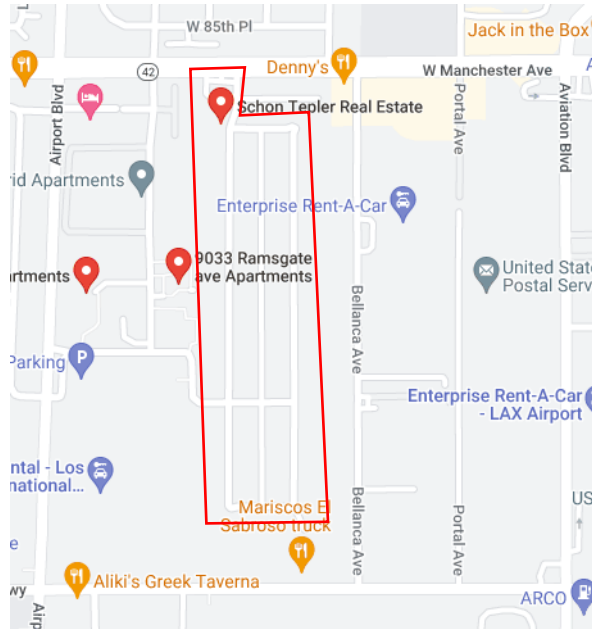


WPNC Community Plan Update

FAQ: Reading-Ramsgate Neighborhood as Affordable Housing Resource

Based on original land use plan for Westchester, area for affordable housing density (circa 1950).

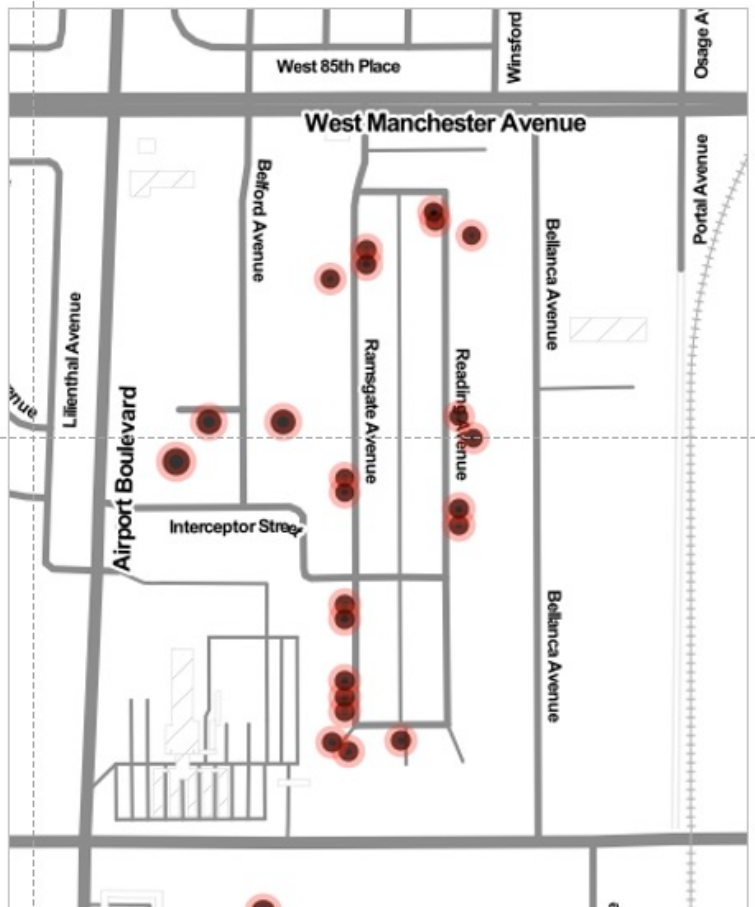
Qualifies for TOC 3 density development, and new projects are not improving # of affordable units in the area.



NCWP PLUC Study (2019) << information needs updating

ID'd this neighborhood as an Ellis Act TOC Hot-Spot

House #	Street	Evictions	Eviction Date
5760	Morely	4	4/10/18
5762	Morely	4	4/15/15
8716	Ramsgate	4	11/2/17
8722	Ramsgate	4	11/2/17
8911	Ramsgate	2	11/2/17
8917	Ramsgate	2	3/8/18
9007	Ramsgate	4	11/2/17
9011	Ramsgate	4	11/2/17
9033	Ramsgate	4	11/2/17
9037	Ramsgate	4	11/2/17
9043	Ramsgate	4	11/2/17
9051	Ramsgate	4	4/14/15
8733	Reading	3	4/3/18
8748	Reading	2	5/26/15
8834	Reading	2	2/11/18
8922	Reading	4	11/2/17
8923	Reading	4	11/2/17
Total # Unit Evictions		59	
HOUSING UNITS			
Avg # Units per Eviction		4	
Total Parcels		150	
Projected Total Units Evicted		600	
PEOPLE EVICTED			
People Evicted Low (1 per)		600	
People Evicted Med (2 per)		1200	
People Evicted High (3 per)		1800	



<http://www.antievictionmappingproject.net/losangeles.html>

NCWP PLUC Study (2019) << information needs updating

House #	Street	Evictions	Eviction Date	Planning Case #	Status	Developer	Total # Units	Affordable Units	Notes
5760	Morely	4	4/10/18						
5762	Morely	4	4/15/15						
8716	Ramsgate	4	11/2/17	DIR-2018-6560-TOC	Pending	Unnamed ?	30	6 Level?	2 parcels
8722	Ramsgate	4	11/2/17						
8900	Ramsgate			DIR-2018-5175-TOC	Pending	Daniel Cowdrey	27	4 ELI, 1 VLI	2 parcels; did make 1 presentation to PLUC
8911	Ramsgate	2	11/2/17	DIR-2018-4655-TOC	Approved 3/12/19	Scott Walker	30	6 Level?	
8917	Ramsgate	2	3/8/18						
9007	Ramsgate	4	11/2/17	DIR-2018-1277-TOC	Approved 6/14/2018	LLC rep'd by Alix Wisner	30	6 Level?	Probably Scott Walker
9011	Ramsgate	4	11/2/17						
9033	Ramsgate	4	11/2/17	DIR-2018-7606-TOC	Pending	Scott Walker	45	9 Level?	Multi-parcel
9037	Ramsgate								
9043	Ramsgate								
9051	Ramsgate	4	4/14/15						
8733	Reading	3	4/3/18	DIR-2018-6344-TOC	Pending	Scott Walker	34	7 Level?	
8728	Reading			DIR-2019-2323-TOC	Pending	John Nazarian	24	3 ELI	
8739	Reading			DIR-2018-6344-TOC	Pending	Scott Walker	34	7 Level?	
8748	Reading	2	5/26/15	DIR-2018-6344-TOC	Built and sold on 3/17/19	Scott Walker	34	4 Level?	
8827	Reading			DIR-2019-883-TOC	Approved 5/13/19	Chris Aillo	33	5 VLI + 2 RSO	2 parcels (8827 thru 8841)
8834	Reading	2	2/11/18						
8922	Reading	4	11/2/17	DIR-2018-5208-TOC	Approved 1/30/19	Scott Walker	30	6 VLI + 1 LI	
8923	Reading	4	11/2/17						
9044-9058	Reading			PAR-2019-2120-TOC & ADM-2018-6352-TOC	Pending	Scott Walker?			Alix Wisner representing; 3 parcels, 1 application

**Classic Example
TOC 3
Replacement
Development
NCWP is
Getting...**



Take-Aways:

- Lack of community input on design and other non-by right considerations
- Extremely poor rate of return on massive density increase: bare minimum of affordable replace units
 - 4 units becomes 30 < 750% increase in density with zero community consideration
- What's happening to Ellis Act'd tenants? And what about accountability?
 - Potentially massive displacement
 - Best case = ~600
 - Worst case = ~1800

2019 Proposal: "Smart TOC Area Planning" Initiative / Area coherence applied to individual projects

- Security elements: lighting protocol, adjacent alley or commercial, building entrance.
- Public Safety Elements: analysis of total impact re emergency vehicle access (both in geography and access in individual buildings.)
- Neighborhood courtesy element: move-in/move-out, deliveries, ridesharing accommodated within the foot print of the project.
- Privacy design elements:
 - Sides of building adjacent to other properties > privacy windows (high placement, vertical format)
 - Balconies: closed format (avoids junky look in otherwise good design)
 - Prohibit roof-top public/open space solutions
- Front yard landscaping elements: define "vocabulary" of hard and softscape options
- Open space opportunity ore requirement? Leverage \$\$ from Linkage Fee Fund to purchase parcel(s) for area park, and each development applicant given the option to do a "trade" re their open space requirement (within their footprint OR funding towards park development.)

Possibly a good candidate for LA's new Housing Element "Affordable Housing Overlay"?



Affordable Housing Overlay

The Affordable Housing Overlay will provide tailored land use incentives for affordable housing developments in Moderate, High and Highest Resource areas of the City and incentivize affordable housing Citywide on underutilized faith based owned properties, parking lots, and publicly owned sites.