

October 11, 2021

Via Email

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Metro Board Member - Los Angeles County Board of Supervisors - Sheila Kuehl,  
Metro Board Member - Los Angeles County Board of Supervisors - Holly Mitchell,  
Metro Board Member - Tim Sandoval

RE: District NO HO Housing - Metro joint-development project in North Hollywood, CA

The Board of the Studio City Residents Association (SCRA) applauds Metro's commitment to affordable housing as highlighted throughout the May 2021 Joint Development Policy draft and in Vision 2028, the 10 year strategic plan from 2018. To create a more equitable city for all Angelenos, Los Angeles must take actions to redress the harms of the past that have resulted in the dual crises of housing affordability and homelessness today. Permanent affordable housing is the solution.

Vision 2028 "encourages the development of affordable housing near transit in order to give more people, especially in low-income communities, better access to transit." The joint development draft states "Metro will pursue all new JD sites for housing developments with 100% of residential units as Income-Restricted".

SCRA calls on Metro to live up to their vision, recognize the depth of today's housing emergency and commit to including District NoHo under the new joint development policy.

District NoHo is a billion dollar Metro joint-development project in North Hollywood, CA encompassing one of the busiest transit centers in Los Angeles [terminus of Red Line and Orange line]. 75% of transit riders are people of color. 62% of transit riders live in households earning less than \$25,000/year. The current residents of the vibrant

community adjacent to District NoHo share similar demographics. This project offers a unique opportunity to create the affordable housing our community needs. The existing plan falls short. Metro must REIMAGINE DISTRICT NOHO HOUSING.

The current plan calls for a new transit center, 500K sq.ft. of office space and 100K sq.ft. of restaurant/retail. The plan includes 1500 residential units - but just 300 or 20% are affordable units. Additionally, the residents of the affordable units are segregated into two buildings on the edges of the complex.

Segregated housing does not further the vision of a more equitable Los Angeles. 20% affordable does not meet the needs of the community or the guidance in Metro's original request for proposals to have 35% affordable housing. 20% affordable does not match the Board's goal of 100% income restricted housing. 20% does not meet the draft policy's floor of 25% affordable.

The market will build market rate housing. The City and Metro must lead in creating affordable housing. SCRA says METRO MUST DO BETTER

Very truly yours,

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