

Harbor Gateway North Neighborhood General Membership Meeting

Tuesday, January 28, 2025

Held via Zoom webinar

Present: Joan Jacobs (Vice Chair), Rosalie Preston (Secretary), Majenni Nixon (Treasurer), Laivern Frerichs (District 1), Nita Stonehocker (District 2), Dave Trejo (District 3), Arvie Powell (District 4), Eva Cooper Pace (District 5), Marvin Bell (District 6), Barbara Tyson-Frazier (District 7), Oscar Ruiz (District 8), Frankie Mays (Community Organization), Jackie Jackson (Youth Advocate), and Craig Kusunoki (At Large Representative)

Absent: Miguel Vazquez (Chairperson), Finesse Simmons (Youth Representative)

1) Welcome/call to order/Board roll call: In the absence of Chairperson Miguel Vazquez, Vice Chairperson Joan Jacobs called the meeting to order at 7:06 p.m. The roll call determined that a quorum was present.

2) General public comment on non-agenda items that are within the Neighborhood Council's subject matter jurisdiction: There was none.

3) Reports

a) LAPD: No Senior Lead Officer was able to attend as they are still assigned to the Palisades fire staging area. They should be reassigned back to the HGNNC next week.

b) Council District 15: Field Deputy Nicholas Chavez said that Senior Lead Officer Tyson Hamaoka has been working with Caltrans to remove vehicles that are parked and not moving from the Caltrans lot on 116th Place east of Avalon Blvd. and next to Stanford. He is also working with LAHSA on the issue of an encampment at Imperial Highway and Lanzit. For those who are not receiving it, he urged sign up for the Council District 15 weekly e-newsletter at cd15.lacity.gov. It comes out every Saturday morning with legislative updates and news from each of the five communities. Councilmember McOsker has introduced a Council File which advocates for a pro-active brush clearance program that would expand from the current annual check to help prevent a future fire tragedy. The Councilmember will be hosting disaster preparedness Town Halls throughout CD 15.

(Laivern Frerichs entered the meeting at 7:17 p.m.)

Councilmember McOsker will be working with Fire Stations to learn what repairs they need and their other needs and also exploring funding for more frequent fire hydrant checks. He will also be addressing the issue of fireworks and their potential to start fires. The City Attorney will work with the Fire Department to increase the penalties for fireworks-related offenses and to combat smuggling of illegal fireworks. Nicholas has been reporting fallen palm fronds caused by the recent strong winds. He has also reported the illegal removal of the two camphor trees from the Menlo Avenue side of the auto repair business at 762 W. Gardena Blvd. The Port of Los Angeles has opened its annual grant program for proposals that relate to the Port or improve the nearby communities. There will be a virtual workshop to explain the application on February 19 with a March 19 deadline. Metro is holding a workshop on February 5 in person and via Zoom regarding its beautification projects at intersections along the I-110 freeway, including at the 91 and the 105. There has been some progress in reducing the number of side shows with fireworks at Figueroa Street and Alondra Blvd. All fireworks are illegal in the City of Los Angeles. There is an app, My Safe:LA to report their use and which tracks the repeat offenders so that LAPD can pro-actively notify the offenders of the law. The street lights are still out along Vermont Avenue on the east side at the Metro C line, for over a year now. Rosalie Preston has reached out to a Metro staff member to assist with following up. Nicholas said that he is

aware that Bureau of Street Lighting has been making a lot of lighting repairs in our area recently.

A District 7 stakeholder noted that the lights have been out on San Pedro Street under the 105 freeway for a long time.

District 4 Stakeholder Luisa Gratz asked for a list of telephone number for various City services. She also noted that fracking is being done below her home, causing damage to her home and those of neighbors. She has been reporting it to Edber Macedo of LA City Planning, but nothing has been done to stop it. Nicholas Chavez said that he and CD 15 Planning Director Pamela Thornton met with CalGEM, who say that the J1 Garner well on 126th Street is permitted. They will be meeting with the LA City Fire Department on the well issues.

Council District 8: Field Deputy Laura Garcia had a conflicting meeting, so could not attend.

c) Elected officials: Kasie Hervey from Supervisor Holly Mitchell's office said that the updated South Bay Community Plan meeting had been held today. A recording of the meeting is posted. The next Racial Justice Learning event will be "The Color of Money" on February 26 at Southwest College. Submit names of community members for Black History Month recognition to Kasie at khervey@bos.lacounty.gov.

4) Speaker: Neighborhood Housing Services-services for low-income homebuyers, support for home improvement and ADU construction, 62+ minor home repairs: Danielle Cartwright, Community Engagement for Neighborhood Housing Services, explained that they have been a not-for-profit lender for forty years. They offer financial counseling and education, affordable lending services, project management services, help people connect with real estate services, support neighborhood revitalization and provide technical support for small businesses. She then shared flyers about some of their current and upcoming programs, such as the Greenline Home Program for first-time homebuyers of low to moderate income (\$35,000 down payment), the senior home repair grant program (grants up to \$5,300) for home safety and fall prevention. On February 8 from 10 a.m. to 1:30 p.m. they will hold a Legacy Summit for estate planning and small business estate planning. On February 1 they will be providing mammograms from 9 a.m. to 5 p.m., something that they usually host once a month. Grants for building ADUs are currently not available. Their main office is located at Rosecrans in Compton.

5) Speaker: What are land trusts and how to set one up to protect your apartment building from continual rent increases or being demolished: No official speaker was available, so Rosalie Preston read out some background, partly from a program which KCRW posted online in April 2023. The community land trust model is a way of preserving affordable housing that dates back to the civil rights movement when it was used to help protect black sharecroppers from displacement. It was rarely used in Los Angeles until 2020 when a Los Angeles County pilot program used \$14 million to help five local land trusts acquire and rehabilitate eight residential properties across the County. The focus was on saving smaller, multi-family apartment buildings, which make up a lot of local affordable housing stock but are rapidly being purchased by speculators. Community Land Trusts are nonprofits that buy up property so they can use it for the benefit of a community (parks, community gardens, civic spaces, or affordable housing). When a community land trust buys a residential building, it owns the land under that building and promises to keep it permanently affordable. Tenants own the units they live in by way of a 99-year contract that hands over responsibility for the building to residents. Usually those tenants pay rent into a common fund and form a co-op that makes decisions about remodels, community rules, and repairs. In some ways, it's similar to a condominium conversion. But the goal is not profit—it's community building. Measure ULA (known as the "mansion tax") is supposed to dedicate almost a quarter of its funds for alternative models of affordable housing, including community land trusts. Currently the Los Angeles Community

Land Trust Coalition is composed of five Community Land Trusts from across LA County. These include Beverly-Vermont CLT, El Sereno CLT, T.R.U.S.T. South LA, Fideicomiso Comuntario Tierra Liebre, and Liberty Community Land Trust. Two more that are forming are Chinatown Communities for Equitable Development and Pacoima Beautiful. On November 22, 2024, the Los Angeles City Council unanimously approved a motion to create a policy that would give tenants the option to purchase their buildings, helping to maintain affordable rents. Relevant Departments will report on a framework for what are known as Tenant Opportunity to Purchase Act and a Community Opportunity to Purchase Act policies.

6) 2025 Board election – voter registration now open; voter registration event on Sat. February 1 with free shredding, information on creating a GO bag for emergencies at 555 W. Redondo Beach Blvd., Gardena, CA 90248; Candidate Forum via Zoom in mid-February: Vice Chair Joan Jacobs reminded stakeholders that they can register to vote in the Neighborhood Council Board election up until March 18. The HGNNC is holding a voter registration day for the election on Saturday February 1, with free shredding for the first three hours. A Candidate Forum to be conducted virtually is still being organized. The recording will be posted to the Neighborhood Council website.

7) Administrative motions

a) Approval of \$736.78 to Minuteman Press for printing of 10,000 January 28 General Membership meeting flyers: It was moved by Rosalie Preston, seconded by Nita Stonehocker, and passed 13 (Bell, Cooper Pace, Frerichs, Jackson, Jacobs, Kusunoki, Mays, Nixon, Preston, Ruiz, Stonehocker, Trejo, Tyson-Frazier)-0-0, with Powell ineligible due to lapsed trainings, to approve the expenditure.

b) Approval of \$1,575 to Walking Man for delivery of 10,000 January 28 General Membership meeting flyers: It was moved by Barbara Tyson-Frazier, seconded by Majenni Nixon, and passed 13 (Bell, Cooper Pace, Frerichs, Jackson, Jacobs, Kusunoki, Mays, Nixon, Preston, Ruiz, Stonehocker, Trejo, Tyson-Frazier)-0-0, with Powell ineligible due to lapsed trainings, to approve the expenditure.

The meeting was adjourned at 8:40 p.m.

Minutes taken by Rosalie Preston, Secretary