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Office Hours:
 Sundays 1:00 - 4:00 pm
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CCED was founded in March 2012 and is an organization of community activists, residents, business owners, workers, and youth in Chinatown. The organization formed in the wake of the campaign to stop Wal-Mart from moving into Chinatown. CCED works with residents and workers to build grassroots power through organizing, education and mutual help. We are a multi-ethnic, intergenerational organization based in Los Angeles Chinatown.

NEXT CCED COMMUNITY MEETING:
 SATURDAY, NOVEMBER 19TH, 2:00 PM TO 4:00 PM
 Chinese American Citizens Alliance 415 Bamboo Lane



Community Movie Screening, April 2016



CCED 2015 Fundraiser

Did You Know?

By: PREETI SHARMA

MINIMUM WAGE FOR LOS ANGELES

Date	26+ Workers	25 or Fewer
July 1, 2016	\$10.50	NA
July 1, 2017	\$12.00	\$10.50
July 1, 2018	\$13.25	\$12.00
July 1, 2019	\$14.25	\$13.25
July 1, 2020	\$15.00	\$14.25
July 1, 2021	\$15.00	\$15.00

From January 1, 2016, the state of California minimum wage is \$10.00 an hour. If you work in the City of Los Angeles, your wage may increase on **July 1st, 2016**. There are two different rates for people who work at a business with 1) 26 or more people and 2) 25 or fewer people. Everyone's minimum wage will be \$15 by 2021.

Tenants' Rights for Rent Control Units

By: KATIE WANG

EVICCTIONS

Some of the reasons that a landlord can use to evict a tenant:

- *Failing to **pay rent***
- *Failing to **follow tenancy rules** after written notice that you violated them and after chance to correct the violation*
- ***Creating a nuisance.** Damaging property or causing trouble to other tenants*
- *The person in possession of the rental unit is a **subtenant** not approved by the landlord*

RATE INCREASE

What Rent Increases are Allowed?

- *If the rent has not been increased in the last 12 months, **up to 3% per year***
- ***Additional 1% for gas and 1% for electricity** if paid by landlord*

HABITABILITY

What are some of the habitability issues a landlord needs to fix?

- *Gas, heating, plumbing, and electrical issues*
- *Floor, stairways, and railing issues*

VOICES IN CHINATOWN

NEW DEVELOPMENTS By: KING CHEUNG

In the last few years, Los Angeles Chinatown has seen many changes. Tenants, business owners, home owners, tourists, and community members have seen new developments enter Chinatown. Developers are building a complex with 299 residential units and 8,000 square feet of retail where the Burger King currently is, at **W. Cesar E. Chavez and N. Grand Ave** which will impact the area surrounding it with more traffic and more young professionals. Another new development will be coming into Chinatown at the intersection of W. College St and N. Spring St. with 770 residential units and 51,000 square feet of retail and commercial space.

Both of these new developments are only market rate housing, with no affordable housing and mainly cater to single people not families. These new developments are examples of gentrification in Chinatown which have increased and will continue to greatly increase the rents for tenants in Chinatown, displace renters in Chinatown, and change the landscape of this area - unless we work together to push back to keep Chinatown a place where everyone can live and thrive.



Resident Speaking About Recent Developments at Chinatown Community Meeting, July 2016

RESIDENT PROFILE: JOHN HSU By: LUCY TRUONG

With roots in Canton, Macau, and Taiwan before coming to the U.S., **John Hsu** remembers visiting his mother at Grand Plaza in Chinatown every weekend during his years as an Eagle Rock resident. **“By the time I retired, I felt these apartments were very good for seniors. There were a lot of activities and the environment was very good,”** says John. **“That’s why I started thinking, after I retire, I’m going to apply for an apartment like this.”**

John and his wife spent two years on the Grand Plaza waiting list, and after living in Eagle Rock for twenty years, they moved into their two bedroom apartment in Chinatown. **“Every morning we play Tai Chi. Seven days a week, one hour a day. We’ve done this for over ten years,”** says John, **“and my wife has enjoyed the lion dance class at the plaza for over ten years as well.”**

Issues started to arise at Grand Plaza in 2013 when Walmart moved into the complex’s first floor and installed a two story ventilation system that pumped fumes into the air. **“They have all the dirty air from the market, pump[ed] it up and sp[a]t in front of our building. You can smell all the smells from down there.”** Additionally, tenants were surprised to receive letters from Grand Plaza management last June announcing a 5% rent increase. **“Sign a new lease, or move out”** was what the letter asked from tenants, according to John. **“We were so afraid of that because seniors’ incomes are fixed. They want[ed] to raise [the rent] every year to kick us out. We were so mad at that that we stood together.”**

The Grand Plaza Tenants Association fought back, and with CCED and Legal Aid of Los Angeles’ help, WalMart moved its ventilator to the complex’s basement while City Councilmember Gil Cedillo assisted in postponing the rent raise. Following this success, John considers the tenants’ association one of the reasons he chooses to stay in Chinatown. He currently assists monolingual Chinese-speaking tenants with reading their mail, and translates for Chinese residents seeing the on-site ophthalmologist at the nearby Angeles Plaza. **“I’m enjoying this kind of volunteer work. So far so I’ve been staying [in Chinatown for] over 20 years.”** Volunteering in the neighborhood has grounded John in a large community of Chinese-speaking seniors. Amidst the heavy development occurring in Chinatown, he hopes the City of Los Angeles will find solutions for the area’s increased traffic and sanitation issues.

SITE VICTORY By: KATIE WANG & CRAIG WONG

The Metro at Chinatown Senior Lofts, a 123-unit affordable senior complex, is located in Chinatown in Los Angeles on N. Spring St between Alpine St. and W. College. Residents at the Metro at Chinatown have come together within the last year to form a **residents’ association** as a result of unfair treatment from management. Working with an attorney and CCED, they gathered, conducted outreach to residents, established officers, by-laws, and goals for their group. Some of the residents had been experiencing bed bugs, unfair and unreasonable charges for bed bug treatment without proof of treatment, being quarantined and not allowed to leave their apartments due to bed bugs, and attempts to evict the members of the tenants’ association.

After working together, pushing back against the management and collaborating with an attorney, the residents were able to influence the management to terminate the employment of the main hostile management staff. They also successfully were refunded for unfair charges. Following these victories, **the residents continued to work together to fight for their rights and to hold the management accountable.** The residents’ association is now reaching out to organize more of the residents and taking on the issue of residents whose apartments continue to flood every time it rains.