

**CITY, TENANTS, OWNERS REACH AGREEMENT OVER LINCOLN PLACE**  
*Historic Accord Allows Tenants to Return, Protects Rent-Control Housing,  
Creates Jobs, and Promotes Sustainable Development*

LOS ANGELES - Ending more than twenty years controversy over the Lincoln Place Apartments, the City of Los Angeles, AIMCO and tenants advocates have reached a settlement agreement that ends litigation, returns evicted residents to their homes, and adds hundreds of rental units to Venice.

The agreement, reached May 7, 2010 after 18 months of negotiation under the supervision of Judge Peter Lichtman of the Los Angeles Superior Court, was ratified by the Los Angeles City Council today.

"This is a great day for tenants, for preservationists, for Venice , and for anyone concerned with fairness and justice," said Councilmember Bill Rosendahl, who represents the area and has been aggressive in his fight for Lincoln Place tenants. "This day has been a long time in coming, but it is finally here, and it is a win-win for everyone involved."

"Our lawyers are delighted to have partnered with Councilman Rosendahl, whose commitment and resolve enabled us to end more than a decade of complex litigation," said City Attorney Carmen Trutanich. "The settlement agreement paves the way for the restoration of 700 historic Venice apartments and construction jobs for our workforce, all at no cost to the City's treasury."

Austin Beutner, the City's First Deputy Mayor and Chief Executive for Economic and Business Policy, also heralded the agreements.

"I would like to congratulate all the parties involved in reaching this agreement. My office was proud to play a part in moving this much needed project forward," said Beutner. "Catalytic projects like Lincoln Place are vital to successful economic development and job creation in Los Angeles . Our construction industry was hit hard by the recent economic downturn and the 600 to 800 construction jobs created by this project will have an immediate impact on this community."

Under terms of the agreement, AIMCO, owner of the 38-acre property off Lincoln Boulevard in Venice , will: allow 83 evicted households to return to a rehabilitated Lincoln Place at pre-eviction rental rates; establish a multi-million dollar fund to compensate former tenants not returning to Lincoln Place ; and restore 696 vacant apartments to market as rent-controlled units.

AIMCO may also construct up to 99 new rental units with a clubhouse and other recreational facilities on vacant property where the company demolished 99 units in 2003. In a bow to community sentiment, AIMCO and the City agreed that the height of the new buildings cannot exceed 30' and AIMCO waives any right to a density bonus.

The agreement also:

- Represents the largest ever restoration of rent stabilized housing to the City's rental market
- Facilitates rehabilitation of 668 historic eligible units and preserves them for at least 25 years

- Promotes sustainable rehabilitation of older low-rise rental housing available for working families
- Fosters creation of green jobs to retrofit existing housing stock to accomplish sustainability, weatherization, energy efficiency and water conservation goals
- Satisfies long-standing community desire to maintain current scale and character of residential development on the site
- Productively settles 20 years of conflict between the City, developers, community preservationists, tenant advocates, and resolves 41 separate pending lawsuits
- Resolves all litigation against the City with no monetary liability or payout
- Creates a working group of city officials to support sustainable energy efficient and water conservation goals at Lincoln Place

Rosendahl lauded staff at the Los Angeles Housing Department, the Department of Water and Power, the office of Mayor Antonio Villaraigosa, and other city officials who contributed to striking the deal. He had special words of praise for Trutanich and Beutner.

“Nuch and his staff were a dynamic force in these deliberations,” Rosendahl. “This deal could never have been achieved without him. He is a breath of fresh air, and an advocate for the people.”

Rosendahl said Beutner was “instrumental in making this agreement happen. He cut the red tape, and moved mountains within the bureaucracy to make it happen. Going forward, his stewardship will be instrumental to making this agreement a bricks and mortar reality.”

The agreement effectively ends a stormy political and economic battle that spanned two decades, including the tenures of two property owners, three councilmembers, and more than a generation of tenants. The feud also typified a growing struggle in Los Angeles between tenants and property owners, and a strategic alliance between tenants groups and historical preservationists.

Built shortly after World War II, Lincoln Place was a garden-style apartment complex with 795 units. Since 1993, owners have sought to redevelop the property or convert it into condominiums, sparking lawsuits and public relations battles. In 2003, AIMCO demolished 99 units on the projects’ north side. In 2005, AIMCO evicted all but a handful of tenants.

“That was a brutal day,” said Rosendahl, who fought the evictions. “I am glad that finally a measure of justice is being served. By working together, we support the rebirth of a vibrant rental community, reaffirm with dignity and respect the rights of tenants, and will transform urban blight into civic pride.”

Rosendahl said the agreement demonstrates that there are viable solutions to even the most intractable problems.

“Persistence and optimism pay off,” Rosendahl said. “If you refuse to lose sight of what is right, and if you continue to insist that people of differing opinions seek common ground, there is always hope for a fair solution. In the end, justice finds a way to prevail.”