

Communication from Public

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Comments for Public Posting: Mar Vista community affordable housing advocate; District 11 Bonin- General Comment. Please support affordable housing by June 2021 on public land spaces on the westside. Residents are in desperate need of affordable housing SOONER not later. Attached are two housing projects that have been submitted to the PLUM committee and district council. 1. Ocean View Farms 2. Penmar Golf Course 3. Santa Monica airport
<https://htwws.org/santamonicaairport/>

02/27/2021

To: Asm. Richard Bloom

Asm. Ben Allen

Asm. Sydney Kamlager

President Council Nury Martinez

District 11 Council Member Mike Bonin

Mayor of Los Angeles Eric Garcetti

Mar Vista CC

Venice NC

LDP & Commision

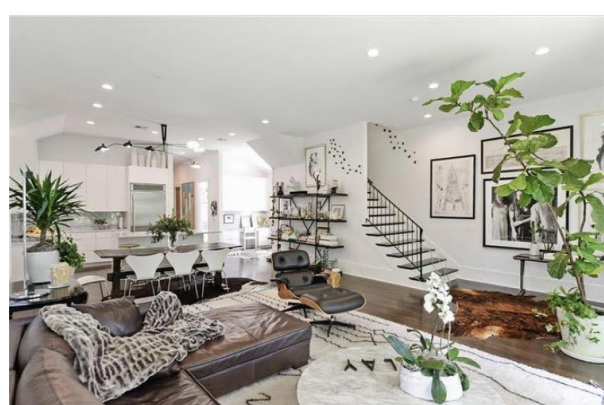
HCID & HCLA

Regarding

- Affordable Housing for district 11 working class residents, seniors, students, those living with disabilities, and others in need of affordable housing.
- District 11's incorrect zoning in relation to the Santa Monica airport, Santa Monica's intentional and continual displacement of working class residents on the westside.

Proposal

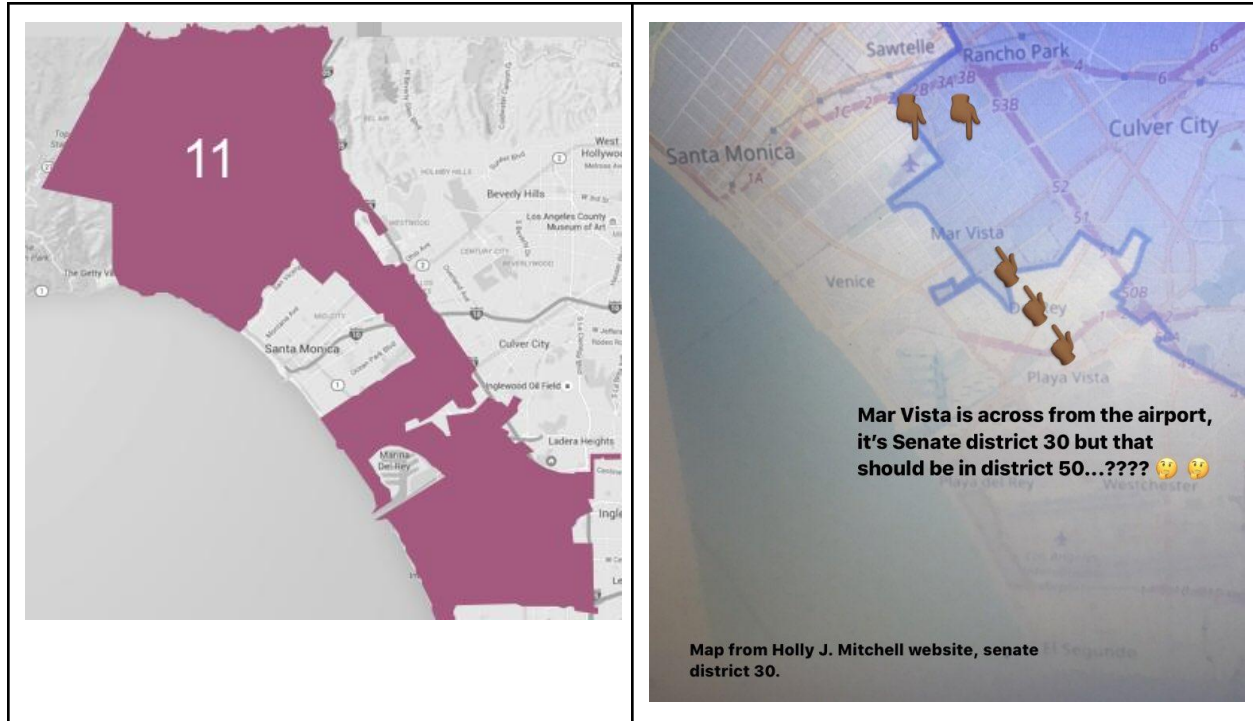
Requesting closure of the Santa Monica airport by January 2022, with an intention to use the open & safe space of the airport as early as June 2021. In June, the goal should be to begin the process (if not sooner) to build affordable housing in the open airport space that includes both affordable rent and homeownership options. The community is being proposed as a walkable, affordable community that includes affordable bungalows, apartments, condos, and townhomes.





Who

The working class, our seniors, our students, our veterans, and those living with disabilities are being denied their right to safe, clean, and affordable housing in the city of Los Angeles. Rent has gone up over 65% in the last 10 years, during that time the increase in the number of unhoused residents grew by over 50%. The working class is being pushed into poverty, WE CANNOT afford \$2,000 a month in rent for a studio apartment with no parking on a median income. *We need affordable housing that is community owned*, likely through a trust, that protects affordability of housing. If you look at the maps below, you can see where **Mar Vista** is shown below on the map, that is where I'm located. I'm in a small area that really goes unseen and we are in desperate need of more affordable housing and open park space. ***We literally have no open park space even though there are many children in the area!*** Santa Monica has taken too much land space from Mar Vista and Venice, both communities run into the open airport space off bundy.



How this project can be funded

1. **The American rescue plan-** states “ the bill provides \$5 billion to provide rental assistance and supportive services, **to develop affordable rental housing**, to help acquire non-congregate shelter to be converted into permanent affordable housing or used in emergency shelter”.
2. Grants and any other state or federal relief.
3. Consider a series as a reality style project in partnership with a T.V network like HGTV. Should be shown in a positive light of creating affordable housing communities.
4. If the location is deemed to be in a tourist area and/or a percentage of residents from the community work in neighboring cities that have high tourist attractions that generate large sums of revenue, a portion of said revenue from tourism would go into the community trust fund.

Opposition/ Needs

1. Correctly rezone council district 11 and assembly district 30 in relation to the Santa Monica airport open land space. ***By ending racist & classist zoning that is negatively impacting residents of the westside, working class residents of Mar Vista and Venice would have access to more open, public land space in order to be used for affordable housing & park space that residents desperately need.*** The tip of Mar Vista where I live that runs into Venice beach should be in Asm. District 26 or 50 and part of Venice & coastal concerns.
2. Santa Monica's refusal to build enough affordable housing has displaced many working class residents on the westside, ***including myself!*** Santa Monica city is currently showing off Belmar Park online, ***a beautiful space that was once home to black residents on the westside before the city displaced them.*** The city shows off this empty park space as many black residents & others are still displaced today! A resident in the city of Santa Monica recently mentioned that one of Santa Monica's affordable housing apartment buildings with over 200 units, is mostly housed ***with White senior residents from Eastern Europe***, so maybe it's a senior building, but can the city provide a list to show the demographics of the inhabited affordable units? I was a tech worker in the city for a period of time and I was not successful in obtaining affordable housing from the city.
3. Overturn Measure LC in Santa Monica which requires a public vote on the use of the Santa Monica airport space if necessary. This may not be necessary if the district is zoned correctly and the land space is returned to LA City. ***No group of people should be able to deny others housing.*** It is a form of housing discrimination that a mostly white, well off population from Santa Monica that has housing, could vote on an issue and possibly deny other residents the right to the same basic need of housing. ***Also, if the assembly repeals article 34, that could?*** potentially take care of MeasureLC. Community members from Mar Vista and Venice need to spread out and we need more open park space. Long term residents in each of those areas should get priority for housing.***
4. **Regarding the FAA;** Request that the city attorney, if necessary, challenge the rule that states no person can live at the airport while it's operating. There is plenty of open space that can be utilized now. (To begin building affordable housing in June 2021; full airport closure by January 2022)

5. Possibility of toxic air space needs that would require a remedy to keep water and air space clean for the community and surrounding neighborhoods.

Affordable Rentals

1. Reasonably priced affordable apartments for lower and middle income earners. The recommended height for apartment buildings is 4-5 stories. Rent would need to match the average wage of the essential worker in mentioned cities. Rent should not take more than 30% of an essential workers income; (if market rate set takes more, renter could potentially get part of rent subsidized)
2. Set an “*affordability market rental rate*” based off of this income bracket (about); \$20,000-\$100,000, but priority should** be given to those that fall within the lower to middle income bracket, as well as workers that have established residency from mentioned cities. (*income bracket \$20,000-\$75,000*) No income *restrictions* once residents are housed.

<https://www.nhlp.org/resources/lihtc-admissions-rents-grievance-procedures/>

For those with limited to no income and/or displaced minors

1. ***Offer portion of the housing for residents with limited or no income, to be partnered with westside chapters of HUD/HCID-LA etc.*** We can set a market rate, but it is understood that some residents may have limited or no income. If we set bachelor apartments at \$600 but a potential renter couldn't afford that market rate we set because they had limited or no income, then the funds from HUD would ***subsidize*** whatever costs the renter couldn't afford. This would likely be for seniors, single parents, students, those living with disabilities, veterans, and/or chronically homeless but self functioning. This project for rental units, let's call it “***District 11 airport***”, could possibly** “***request from HUD the actual market rate cost of a rental unit apartment***” (EX: We set a market rate of \$600, but maybe* a bachelor should** cost \$1,200 in Los Angeles, HUD would cover the difference in the housing projects trust fund. Money to be used for expenses related to rent,

including admin, onsite safety & security if necessary as well as maintenance for rental units.) Rent would also likely be subsidized by renters paying market rate or slightly above market rate for rental units.

2. Consider large home space for displaced minors within the community aka a "group home" to provide stability.

Affordable homeownership

1. Public bank that offers low financing to potential homeowner(s)
2. Set a market rate for the total cost of a home that the homeowner would pay. When it comes to **restorative justice & equity**, the city would offset any cost that went above the actual ***inflation rate of what a home should be for the income bracket listed above.***
3. Home types can be single bungalows or attached/detached townhomes. The homes *could*** function similar to that of homes that are in HOA's. (TBD)
4. There would be resell requirements for said homes to protect affordability.
5. Income limits should be set for the working class, residents in Mar Vista and Venice get priority. **30% of the housing should be offered to African Americans as a restorative, affordable housing initiative that returns homeownership opportunities to black displaced families on the westside, as a right to return.** This would not replace any federal reparation payment. I do believe that restorative justice & equity as a whole should include homes that are not required to follow resell requirements, that can be done as a larger restorative housing program but likely would not be part of this specific proposed project. TBD.
6. Request consideration of **affordable homeownership** for the millennial generation, or a percentage of the core group, as they own less than 18 percent of the real estate in Los Angeles. (EQUITY)

“Equity is defined as “the state, quality or ideal of being just, impartial and fair.” The concept of equity is synonymous with fairness and justice.”

To our elected officials, I ask that you please consider this request to close the Santa Monica airport in order to begin the process of building affordable housing that belongs to the working class, seniors, students, and others in need of said housing as early as June 2021. We cannot wait 8 more years for the airport space to close as the wealthy in that area occupy too much of the open space in comparison to surrounding cities and they also use the space to drag their cars over in the airport area while we are all in desperate need of housing, housing that we needed 10 years ago! No resident should have to beg for housing that they can afford, no elected official or Gov't should have that type of power that can deny the basic need for housing. ***Thank you for taking the time to read this request from a community housing advocate in Mar Vista that has been displaced, I'm looking forward to your response! As a courtesy, I've sent this letter to officials in the city of Santa Monica.***

Best,

Tieira Ryder

<https://htwws.org/santamonicaairport/>

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Links

https://www.surfsantamonica.com/ssm_site/the_lookout/news/News-2020/August-2020/08_28_2020_Santa_Monica_Names_New_Sports_Field_After_Once_Thriving_Black_Neighborhood.html

<https://www.latimes.com/opinion/livable-city/la-oe-sharp-santa-monica-airport-housing-20190331-story.html>

“Santa Monica’s estimated population of 92,478 residents in 2019 was only a blip above what it was in 1970, when 88,289 people called the city home. This growing imbalance between jobs and housing has created a massive influx of daily commuters into Santa Monica (even well-compensated tech employees) who either can’t find or can’t afford housing near these job centers. Meanwhile, the population in neighboring jurisdictions has swelled, displacing lower-income residents.”

Created by Tieira Ryder
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