

## Communication from Public

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**Date Submitted:** 04/03/2021 05:30 PM

**Council File No:** 20-1433

**Comments for Public Posting:** General comments regarding the Mayors proposed budget for 2021-2022; Housing advocate district 11, Mar Vista, Bonin. Hi all, I've attached my community input for the upcoming meeting for Mayor Garcetti's proposed budget. My thoughts for the big issue when it comes to housing in LA is that we need to stabilize the working class as does all of LA County and the state of CA as a whole. The number of unhoused residents has increased by over 50% in the last 10 years, during that time rent increased by over 65%. The working class CANNOT afford \$2,000 a month for rent and the income needed to afford rental controlled studios in many of our local neighborhoods is close to \$100,000. Best, Tieira <https://htwws.org/santamonicaairport/> "Study found that L.A. rents rose nearly twice the national average. Rent in Los Angeles has risen over 65 percent over the last decade, nearly double the national average, according to a new study. The study, by RentCare, found that the average rent in Los Angeles has jumped 65 percent to \$2,527 since 2010" "found that the average rent in the city of Los Angeles has ballooned to \$2,527, a whopping 65% increase since 2010. That's significantly higher than the national average rent increase of 36% over the same period. In Westwood, the average rent is nearly double that. The Westside neighborhood of UCLA students and young professionals has an average rent of \$4,944 a month, The Times previously reported. That's not only the highest rate in L.A. but also in all of California." <https://www.latimes.com/business/real-estate/story/2019-12-27/l-a-rent-rose-65-percent-over-the-last-decade-study-shows>

1. **CDBG (Community development block grant)**- If allowed, I think this grant would be great for youth services programs that offer work, counseling, and/or extracurricular programs for youth from disadvantaged communities, not limited to (all youth who want to better themselves should be allowed to participate even if they aren't getting into trouble). Too many of our young people are getting themselves into trouble, sometimes very serious trouble that could land them in prison for a period of time. Part of Reimagining LA should be helping to prevent our young people from getting into trouble, community programs made specifically for them are great for that. EX: If we see kids getting into trouble, excessive fighting, petty crimes etc, let's step in to prevent a problem from spiraling further out of control. Juvenile facilities aren't always the answer, structure and other options should be made available.
2. **HOME**- Can we define what low income is in LA? ***Many working class individuals don't seem to usually qualify for these social service programs and THEY should.*** The working class (let's say up to \$130,000), seniors, students, those with low or no income all deserve housing that they can afford. We've seen a high jump in the number of unhoused residents in LA because the city has ***pushed the working class into poverty.*** Also when it comes to affordable rental housing, we should never trap residents in poverty by placing ***income restrictions.*** I believe a set market rate of affordability should be set based off of what the average working class person makes, let's say \$50,000, and we set a market rate of affordability based off of that average. Any renters that can't pay the market rate would simply be subsidized. ***Let me repeat, I don't believe in SETTING income restrictions once residents are housed and that seems to be what happens, why????? The voucher system is not efficient and it is not working as well as it should or at all, I mean a 20 year waitlist????!?? The voucher program should be implemented within each sub city/neighborhood within LA, working with the ONE social service program that I mention in this letter. The city must work harder to end REDLINE, racist and classist zoning, build homes in all sub cities including Santa Monica and Beverly HILLS, yes you do have jurisdiction, the state does, take them to court if necessary!***

*"A household earning the Los Angeles area's median income cannot afford a rent-controlled studio in Santa Monica, according to a new [report](https://www.smdp.com/renters-need-to-earn-95000-to-afford-rent-controlled-studio-in-santa-monica-new-report-says/187500) from the city. Rent Control Board. By U.S. Department of Housing and Urban Development affordability standards, a family would need an income of at least \$95,429 to afford a studio, which is about 31% higher than the median household income of the Los Angeles area and 1.7% higher than the median household income of Santa Monica. A family would need a six-figure income to afford any unit larger than a studio."*

<https://www.smdp.com/renters-need-to-earn-95000-to-afford-rent-controlled-studio-in-santa-monica-new-report-says/187500>

*"LIHTC rents are not based on a tenant's income. Instead, rent is set by the use restriction tied to the unit. This means that a tenant's rent will not change even if the family's income significantly increases or decreases. LIHTC rents are calculated to include a utility allowance for*

*tenant-paid utilities.” (So set a market rate based on average working class income, any resident that can’t afford the market rate set would be subsidized with voucher rental assistance, we should not restrict a residents income once they are housed)*

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

### **3. Emergency Solutions Grant;**

- The current process to get residents rehoused and into adequate shelters needs to be completely tossed out and reimagined! **There are TOO many moving parts of our supposed social service programs.** And can we talk about **“Project NO room key”**??? Like why can’t residents have keys to their rooms? What is that?
- **Housing, healthcare, and food needs to be ONE social service department.** If I as a resident needed to be housed quickly, **I should be able to call 211 and/or the DPSS and request either a hotel voucher for a minimum time of at least 1 month or a rental housing voucher that will offset rental costs based off of the income that I have.** Residents that are able to do this would likely be able to pass a background check and can prove that they’ve been residing in LA for at least 1 year.
- **There are too many essential workers, students, and seniors sleeping outside and in their cars in LA.** Many unhoused residents are self-sufficient, they simply cannot afford the \$2,000 a month rent that is wiping out the middle class in LA. **Also, we NEVER surround unhoused residents at night with 100’s of cops in tactical gear like the incident at Echo Park, that was truly shameful!!!!!!** Those are the same tactics that were used by White colonizers against Native Americans. **Our neighborhoods are being gentrified and instead of housing we are met with violence???**
- **Regarding the shelter system;** please reimagine shelters, they should never be closed, like at all! So when a shelter closes because it’s not winter anymore or unhoused residents have to leave during the day but can return at night that means the city is contributing to the buildings that are left vacant! I repeat, **SHELTERS SHOULD NOT CLOSE**, tax payers are not paying for **shelters to NOT operate!** At minimum we should be creating shelters that offer bachelor sized rooms, and we would be giving residents keys of course to those rooms and the shelters/home would never close. Social workers and security on site is fine but I repeat, **SHELTERS SHOULD NEVER CLOSE!** **When a shelter system is active, the goal should be to get residents into affordable housing within a 6 month time frame, residents that have been residing in LA the longest and/or working should get priority.**

- ***So the city spent over 11 million on Public services? That money would have housed about how many residents permanently for about how many years??? And most of the shelters didn't stay open??? I've called many of the so-called luxury vacant apartments, many have stated that they do accept housing vouchers, we could've put that money into a voucher system and potentially housed residents in those vacant apartments that accept vouchers for at least 2 years if not longer? What am I missing with that? Again, we need ONE social service program that works with housing, health, and food in each sub city / neighborhood. If I was an unhoused resident\*\*\* that can pass a background check on my own, I should be able to call either 211 and/or the DPSS and get immediate assistance for housing.***

4. **HOPWA-** Commenting to show support.

### **Community Needs**

For affordable housing projects, ***please meet with residents in local sub cities and neighborhoods in LA to ask them what they need, NOT the residents who already own homes and are not in need of housing, ask the residents that NEED housing what they want to see in their communities regarding housing they can afford.*** Community led efforts are awesome and should be happening more often. ***The city should be required to maintain a certain number of housing voucher assistance based off of the number of workers in each sub-city that make under the required amount to afford rent in the city they live and/or work in.*** A portion of all tourism profits should go into each sub city/neighborhoods trust fund. ***10 years ago, we could find a studio apartment for let's say \$700-\$1000, that cost has now gone up to almost \$1800 and in the 10 year time frame the number of unhoused residents increased by over 50%! If we allow these high priced, so called luxury that used to be the standard for apartments,*** if we allow owners to rent at high prices, they must accept vouchers from residents in need of housing especially when many of the apartments remain vacant for periods of time. Rent should never take 30% of a resident's total income after taxes for a lower-middle income worker. Affordable rental housing should be protected through a community land trust, ***social affordable housing shouldn't have an expiration.*** If each sub city/neighborhood creates a trust fund, that should be able to support residents' housing needs in each area.

Thank You for your time and effort in regards to affordable housing.

Created by Tieira Ryder 04/03/2021

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

Best,

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