



**CF #20-1433-S2**

**HOME Investment Partnerships Program American Rescue Plan (HOME-ARP)**

**Summary of Public Comments Received Oct 2021-Feb 2022**

Public Meetings: The Community Investment for Families Department (CIFD) hosted two virtual public meetings in October 2021 during which the HOME-ARP funds and the Affordable Housing Managed Pipeline, Project Homekey and Eviction Defense Programs were discussed. The meetings were attended by a total of 67 community members.

Several questions were submitted on the Affordable Housing Managed Pipeline and Project Homekey programs that addressed the cost per unit, how the Project Homekey housing units will be transferred to nonprofit operators, how residents can locate affordable housing, how the income-restricted affordable units are monitored by the Housing Dept., and strategies to promote investment with the community in affordable housing development. No questions were submitted on the Eviction Defense Program.

Emails: CIFD shared a proposed allocation summary of the HOME-ARP funds with about 25,000 subscribers by email and posted it to its website in January 2022. CIFD received five feedback emails from the public, which are attached and described as follows:

Two comments were against the proposed uses of HOME-ARP in general.

One comment addressed protections for landlords, including tenant proof of financial hardship, mandatory enrollment in rent relief programs, limits on unauthorized occupants, and for the City to cover nonpayment and fees by tenants, regarding the Eviction Defense Program. This commenter also followed up with a phone call.

A comment expressed support for funding and expanding domestic violence shelter and services for women.

Another commenter proposed that the Santa Monica Airport and the Penmar Golf Course be converted into community-owned affordable housing.



CIFD Planning <cifd.planning@lacity.org>

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## Consolidated Plan Amendment 2021-22 - City of Los Angeles (47-03)

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Wed, Jan 12, 2022 at 6:19 PM

To: cifd.planning@lacity.org

You must be kidding...

\$31 MILLION of taxpayers' money for Homeless, who are coming to Los Angeles from all over the country?

Maybe you should show compassion by donating all City of Los Angeles and County employees salaries to those p[rojects].

You are thieves, stealing working people's money.

Outrageous...



CIFD Planning <cifd.planning@lacity.org>

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## Re: Consolidated Plan Amendment 2021-22 - City of Los Angeles (47-03)

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**James Thompson** [REDACTED]

Thu, Jan 13, 2022 at 11:51 AM

To: Community Investment for Families Department <cifd.planning@lacity.org>

This is an insane use of taxpayer dollars.

Vote no!

James P. Rhompson, Esq.

[REDACTED]

Sent from my iPhone



CIFD Planning &lt;cifd.planning@lacity.org&gt;

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## Landlord's comments regarding proposed program

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Bat Sheva Okrent [REDACTED]  
To: cifd.planning@lacity.org

Tue, Jan 25, 2022 at 11:43 PM

1/25/22

From:  
Bat-Sheva Okrent - Landlady  
[REDACTED]

to:  
Angela Peavy, Consolidated Planning Community Investment for Families Department [1200 W. 7th Street, 9th Floor](#)  
[Los Angeles, CA 90017](#)

[cifd.planning@lacity.org](mailto:cifd.planning@lacity.org)  
213-808-8954

Re.:  
Landlords comments concerning:  
Community Investment for Families Department  
Third Substantial Amendment to the  
47th Program Year (2021-22) Housing and Community Development Consolidated Annual Plan (47-03)

Proposed Programming of Funds for the HOME Investment Partnerships Program – American Rescue Plan And Changes to a Community Development Block Grant (CDBG) Coronavirus Aid, Relief, and Economic Security Act (CARES Act) Project

Dear Ms. Angela Peavy,  
Below are my comments and demands related to the new proposed program as mentioned above. This program should not only be designed to protect tenants, but must include sections specifically designed to protect landlords as well. The program must include the following sections:

1. "Tenants, who do not pay rent - MUST first - produce verifiable proof of financial hardship related to covid. Second - Tenants ***must*** participate in the Rent Relief Program and be approved. If a tenant refuses to participate or is disapproved by the program, then the tenant must pay full rent or be evicted."
2. "A ***LIMIT*** on the number of unauthorized occupants that a tenant may bring into his/her apartment, (against the consent of the landlord), in addition to the existing tenants authorized by the rental agreement". This limit must take into account the number of bedrooms in the apartment and the number of already existing tenants living there.
3. "city will pay landlords' utility bills and maintenance expenses when tenants do not pay rent."

4. "City program will reimburse landlords' expenses incurred, due to non rent payment since the beginning of the pandemic".

Ms. Peavy,

Thanks for bringing the above mentioned sections to the attention of the program's committee members.

Also, please confirm receipt of this email.

Lastly, please email me back the committee's response to each of the above mentioned sections.

Thank you,

Bat-Sheva Okrent



CIFD Planning &lt;cifd.planning@lacity.org&gt;

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## HOME Investment Partnerships Program American Rescue Plan (HOME ARP)

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**Maryam Zar** [REDACTED]

Wed, Mar 2, 2022 at 1:20 PM

To: cifd.planning@lacity.org

Cc: Sandra Cervantes &lt;sandra.cervantes@lacity.org&gt;, Mike Bonin &lt;mj.bonin@lacity.org&gt;

I urge LA City Council to support women experiencing homelessness, and to allocate measurable funding to women fleeing or attempting to flee domestic violence - invariably facing homelessness.

City shelters only offer 72 hours of relief for this subset of the vulnerable population, and the threat of homelessness is all too real for women. The underlying conditions are ripe for the compounded vulnerability that directly leads to homelessness.

Additionally, for many of these women, homelessness is accompanied by the added burden of being a single parent. Once the onset of homelessness impact the children, the likelihood that they- next generation - will also slip into homelessness, rises exponentially!

If we are to soberly tackle homelessness in this city, we need to address female homelessness, particularly with a focus on those fleeing domestic violence. Now that we have money to allocate to target vulnerable populations in order to stave off homelessness, we should take the opportunity to address female homelessness with resources that have an impact.

Thank you.

Best,

Maryam Zar

Former City Commissioner, CSW

Former Chair of the Westside Regional Alliance of Councils

Former member of the DV Alliance

Founding Chair of the Pacific Palisades Taskforce on Homelessness



CIFD Planning &lt;cifd.planning@lacity.org&gt;

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## Santa Monica Airport; residents need the Attorney General and HCD's support to capture the incorrectly zoned airport.

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Tue, Feb 1, 2022 at 11:22 AM

To: housing &lt;housing@doj.ca.gov&gt;

Cc: HousingElements@hcd.ca.gov, california@yimbyaction.org, City of Santa Monica <planning@smgov.net>, Santa Monica Housing Division - Displaced <displaced@santamonica.gov>, Housing Update <housingupdate@smgov.net>, housing@scag.ca.gov, HousingElement@lacity.org, housing@planning.lacounty.gov, contact@abundanthousingla.org, contactCD4@lacity.org, Councilmember Bonin <councilmember.bonin@lacity.org>, sue.himmelrich@smgov.net, Kristin McCowan <kristin.mccowan@gmail.com>, HCIDLA - Planning <cifd.planning@lacity.org>, planning.media@lacity.org, Black Agenda-SM <SantamonicaBlackAgenda@gmail.com>, "Santa Monica Black Lives Assc." <info@smblla.org>

Hi all,

Our petition letter for the incorrectly zoned Santa Monica airport & Penmar golf course will go out today. We are requesting the support of the attorney general to assist pro-housing advocates in capturing the incorrectly zoned airport from the FAA and Santa Monica City so that we can create the much-needed housing that residents needed 10 years ago. With both the airport & penmar golf course, we can get a walkable/bike-friendly community with dense housing and an open park that runs into an already existing park, Clover in Santa Monica.

Our housing proposal will support residents impacted by housing violence at the hands of the system that has 161,000 residents homeless in CA. We are ready to form a community land trust that will permanently protect the affordability of the housing in the area. The trust will also offer market-rate rentals & homeownership opportunities.

Attorney General Rob Bonta, please support housing advocates capture the incorrectly zoned Santa Monica airport. Santa Monica city has been upholding illegal segregation as it relates to race and class for generations now! We cannot allow the city to continue delaying housing as the blue-collar working class, students, senior citizens, and others fall into poverty at historical rates. The time for housing justice NOW, HCD we need your support too!

Happy Black History Month! #BlackHousingMatters

Best,  
Tieira

  
[www.HTWWS.org/santamonicaairport](http://www.HTWWS.org/santamonicaairport)

Created by Tieira Ryder

<https://htwws.org/santamonicaairport/> 01/27/21

*When the incorrectly zoned Santa Monica airport closes, a closure that should be happening in this upcoming housing element cycle (2021-2029), a walkable community that includes majority affordable housing should be developed. The location is perfect for a community-owned, walkable/bike-friendly residential neighborhood that includes a variety of housing types for working-class residents on the westside, students, seniors, those living with disabilities, and many others in need of affordable housing.*





To be clear, this community would include ***both community-owned rental and homeownership options***. This pro-housing advocacy effort should be led by a housing advocate that understands the needs of the local community, someone that likely falls within the working class and has the best interest of the local community in mind. **When it comes to renting, rent should never exceed 20-30% of a resident's total income after taxes. Please keep in mind, the average worker in LA makes about \$39,000 a year, this rental housing would be catered to those workers but the community itself would be mixed-income meaning it would also include market-rate units (still cheaper usually than private market-rate housing).** Along with market-rate rentals, small business/business placements would be considered throughout the community.

### **Housing proposal for the Santa Monica airport**

*(Total acres of the airport is approx. 227 acres. Planning4LA has 17 acres in the current LA City housing element (Mar Vista); SMC Bundy Campus area [SMAirportBundyCampus](#). Please note, we are also requesting Penmar golf course for this project. **Proposal was created by Tieira Ryder**)*

### **Affordable Homeownership**

1. Affordable, reasonably priced homeownership for working-class residents, priority for long-term residents living or working in the Santa Monica, Venice, & Mar Vista zip codes.
2. Consider a set number of market-rate "for-sale" homes.

3. A variety of home types should be considered for development but especially multi-family housing such as plexes, condos, townhomes, and apartments. **Consider co-op ownership.**
4. **Priority consideration should also go to first-time homeowners in LA County, my recommendation is residents that have lived/worked at least 10 years in LA County.**
5. Priority consideration for historically displaced residents from supposed marginalized communities. Consider a 30-40% "right to return", "right to housing" for ADOS families. **(Google the history of displaced Black families in Santa Monica, Venice, and/or Manhattan Beach if you need more info.)**
6. The millennial generation should also receive a percentage of priority consideration, they currently own a measly 18% of the homes in Los Angeles. ***"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."***
7. At no time would a small or large equity firm be granted permission to purchase a home within the community nor would an option be granted to purchase the community as a whole.
8. ***My recommendation on income qualifications for residents that are first-time buyers is working-class residents making between \$30,000-\$130,000.***
9. If potential owners require financing, ownership could be subject to ***credit union or bank approval. Consider public, city-owned bank.***
10. The actual cost of homes should match that of the actual average wage of what most working-class residents make. There would likely be re-sell requirements as affordability would be protected by a trust.

### **Affordable Housing Rentals**

1. Community-owned rental housing in mixed-income developments.
2. The recommended height for apartment buildings is 6-7 stories.
3. Set an ***“affordable rental rate” based on what the average person from the working class makes. At this moment, most workers in LA make about \$39,000 a year. Affordability is usually priced for residents in the \$17,000-\$70,000 range.***
4. Community-owned market-rate rentals to be included, most likely still cheaper than the private market, market-rate rental housing.
5. No income ***restrictions*** once residents are housed.  
<https://www.nhlp.org/resources/lihtc-admissions-rents-grievance-procedures/>
6. Reserve a portion of the housing for ***limited to no-income residents***, considering subsidizing with; 1. HUD and/or new digital voucher program. 2. subsidize low to no income residents with market-rate apartment & business rentals. 3. Consider HCID/HACLA westside chapter. Social services for housing, food, and health-care should be ONE efficient program.
7. Affordable bachelors, studios, 1, 2, and 3 bedrooms.
8. As with *affordable homeownership*, the rental units & placements would be for various types of community members but especially ***keeping in mind our core working class which includes the essential workforce, students, seniors, veterans, those living with disabilities, etc. etc.***
9. Student apartments would be bachelor-sized apartments with smaller fridges and MUST have a kitchen area sink and a small area to put a

hot plate (or something similar) so they can cook if needed. (Similar to this <https://urbanize.city/la/post/micro-unit-apartment-building>)

### **More info on the proposed community as a whole**

1. Consideration of business placements within the community.
2. Open park space, recreation center within the walkable community.
3. Consider the possible need to build new schools.
4. Consider a quality westside transit system especially for college students between SMC and/or UCLA. (cut down on car traffic congestion because students wouldn't need to drive)
5. College student housing should have its own small park area that has a WIFI and outdoor/indoor workspace for them.
6. Consider large home space for displaced minors within the community aka a "group home" to provide stability.
7. ***Request consideration for golf course closure(s) as well as other vacant land plots and buildings that have potential use for affordable housing that is community-owned and suits apartments, condos, townhomes, small and/or tiny homes for locals.*** Request more interim housing and healthcare sites on the westside for residents with long-term behavioral health needs.
8. The bigger goal is to adopt a similar social housing policy for each city in California with pro-housing community advocates from said cities leading the efforts!