Communication from Public

Name:	Tieira R.
Date Submitted:	03/01/2021 02:20 PM
Council File No:	07-1175
Comments for Public Posting:	REZONE DISTRICTS-HOMEOWNERSHIP- District 11 requesting use of the Santa Monica airport, to be used for affordable housing that includes both affordable rentals and homeownership options for the working class, seniors, students, veterans, and others in desperate need of housing. This is our time to get it right we it comes housing accessibility for all on the coastal cities. District 11 is not zoned correct, please LA City request from Santa Monica more airport space and/or have a city attorney do so. We needed affordable housing 10 years ago, we cannot wait 8 more years for that space, to ask us to do so is unjust!

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02/27/2021

To: Asm. Richard Bloom
Asm. Ben Allen
Pending District 30 replacement, Holly Mithcell
President Council Nury Martinez
District 11 Council Member Mike Bonin
Mayor of Los Angeles Eric Garcetti
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.

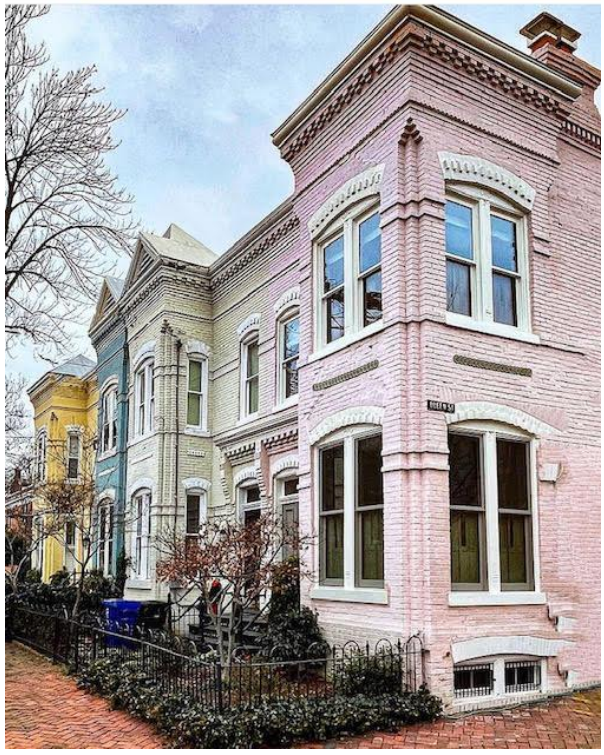
Proposal

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.





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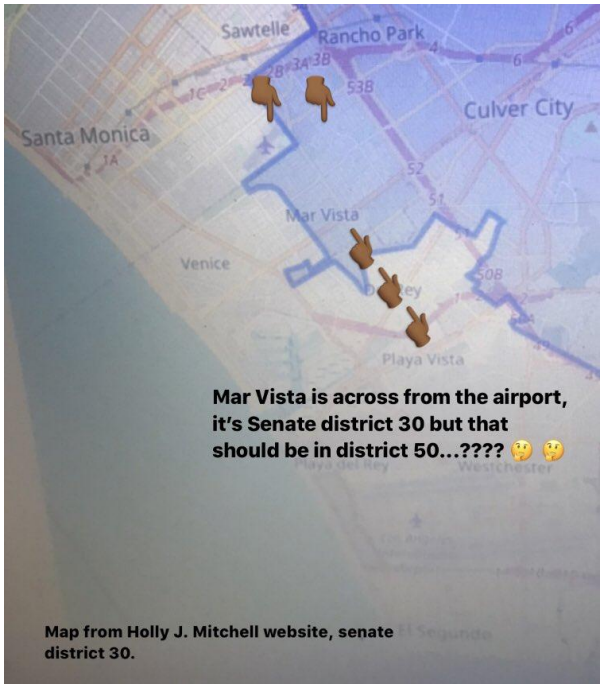


Who

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 my area and Venice that runs into the open airport space off bundy.

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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. Film series as a reality style project in partnership with T.V network 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 trust.

Opposition/ Needs

- Zone council district 11 and assembly district 30 correctly. ***By ending racial & classist zoning that is negatively impacting residents of the westside, working class residents of Mar Vista and Venice could get more open, public land space back in order to be used for affordable housing & park space that they 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. More of the Santa Monica airport space should belong to LA city if not all of it, Santa Monica's refusal to build enough affordable housing has displaced many working class residents on the westside, ***including myself!***

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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.

- 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 *should* 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.**

- **Regarding the FAA; Request that the city attorney 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)**

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

<u>Affordable Rentals</u>

- Set a market rate of affordability for various unit types that never exceeds 30% of the average low wage workers total income after taxes. So low $20,000 and high would be $100,000. Lower & middle income workers would likely receive the large majority of the affordable housing units, so those in the income bracket of $20,000-$75,000. A percentage should be left for those with *limited to no income*. ***Priority for housing would go to long term residents in Venice, Mar Vista, and possibly some Santa Monica city workers & those on the cities waitlist for housing depending how much land space is given to use at the airport for LA City.*** I do not believe in setting ***restrictions*** on how much anyone makes once they are in housing, but each year they would verify what they made. Bachelors could start at $600, but if you're making $50,000 you would likely pay closer to $800. $600 would just be the base, the lowest that could be charged for the lower income worker that is self-sufficient. (TBD)

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For those with limited to no income

- I think this project should work ***as its own housing program*** that simply receives funds from HUD/HCID for some of the renters that need additional financial*** support. Example, 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 cover 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, let's call it ***"District 11 airport"***, could possibly** ***"request from HUD the actual market rate cost of a unit"*** (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.)

Affordable homeownership

- Public bank that offers low financing to potential homeowner(s)
- 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***.
- 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)
- There would be resell requirements for said homes to protect affordability.
- 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.
- 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**."*

I ask you to please consider this request, to start the process of building affordable housing that belongs to the working class 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 it 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. ***To the elected officials, 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
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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."

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