

Summary of Public Comments Received by CIFD through Community Participation

Virtual Meeting: February 13, 2023

Question/Comment: The biggest issue we have here in South LA is homelessness, just like everywhere else in LA. How do we measure what is being allocated where? Are there any measurements towards these goals? Like for affordable housing, what is affordable housing in LA: who can afford \$2,000 for rent? How do we keep track of where these funds are going? Where can we find the numbers?

Response: It is incredibly difficult to track so many different funding sources that contribute to lots of related initiatives. The Los Angeles Housing Department does have a [tracker online](#) on their use of HHH funds. We are also required to report to HUD annually on planned use of these funds and our outcomes. You can find these reports on [our website](#).

Question/Comment: Would like to see more beautification projects.

Response: Great idea. CDBG can be used for this purpose and to reduce blight in certain areas.

Question/Comment: I live in Highland Park and work in El Sereno. There has been a shift in housing instability for some. Are there certain areas where housing instability is becoming more of an issue?

Response: The information that we shared on average median income could be overlaid with housing cost data to show cost burden. We will be looking at housing affordability and cost burden data when drafting the Con Plan. The maps we have shared were pulled from [PolicyMap](#), which is a publicly available data mapping site if you'd like to explore things more closely in your neighborhood.

Question/Comment: What do you mean about areas that should be prioritized for investment, does this mean housing? Or is it broader like recreation, services for low-income families? Most low-income families work 1-2 jobs a day. Do these funds cover childcare or afterschool programs since this is a necessity for lots of families to enable parents to go to work?

Response: We are talking about neighborhoods when we say "area", but we also want to hear about your funding priorities more broadly. Childcare facilities are eligible for CDBG funding. In the recent past, CDBG funds have been invested in rehabilitating parks facilities, as well as nonprofit centers that provide support to low-income neighborhoods and families throughout the City.

Question/Comment: Parking is an issue for people in dense neighborhoods who can't park near their homes because so many people live in each unit. And there are also people living in their cars. People end up having to walk 4 blocks on the street and there are also homeless encampments on the sidewalk.

Response: It's a very complicated and layered issue. For example, new developments near transit stops can provide less parking spaces to build more units, but there is a tradeoff for the neighborhoods that already have parking problems. We also want to address the needs of the people that are forced to live in their cars and in encampments which speaks to the Mayor's declaration to get people inside. These are the connections between issues we need to be hearing about. These comments and concerns will continue to be communicated to our elective officials so that it informs their decision-making regarding funding decisions.

Question/Comment: Would like to see more year-round shelters. People need help year-round to get into stable housing. There doesn't seem to be much support for families with children. I know a woman who spent her nights riding the bus because her son was 13 and they were not allowed at a woman's shelter together.

Response: Thank you for this comment. We will share these concerns with our team and the Mayor's office. Another example of an intersecting issue and speaks to the Mayor's declaration to get our unhoused neighbors into housing. You can also continue to share additional concerns in the chat and via email to CIFD.planning@lacity.org.

Question/Comment: Have you engaged with an organization called Chrysalis? I worked with them for 10 years in downtown and the San Fernando Valley. Not everyone needs wraparound services, some people just have tough times, and we need to understand their specific set of needs.

Response: We haven't yet but we are going to have a focus group specifically on the Mayor's declaration so they would be a great participant in that focus group since they work in the homelessness space. The City, in partnership with the Los Angeles Homeless Services Authority, continues to assess ongoing and changing needs among the unhoused and decides how best to invest funding to meet the varied needs. Please send any emails we should contact to CIFD.planning@lacity.org.

Virtual Meeting February 15, 2023

Question/Comment: I work for a community-based organization that works with older adults and seniors and worked with the City to develop the Accessory Dwelling Unit (ADU) Accelerator program which houses extremely low-income seniors for 5 years. These seniors do not have a Section 8 voucher. We are tasked with trying to transition them to permanent affordable housing. How are we going to develop more housing if there's no affordable housing to place them into and there is not any more land to develop housing? When the voucher waiting list was recently opened there was a huge demand that was much higher than the available vouchers. I think we need to think outside the box in housing (i.e., the ADU program) provide incentives to

those who build ADUs who rent to older adults and others at risk.

Response: Thank you for highlighting that there's still an extreme demand for affordable housing. ADUs are a newer strategy to try. It's been in the news a lot lately and it's one strategy to increase units in a place like LA that has lots of single-family neighborhoods.

Question/Comment: I work for a homeless service organization. Even if people have vouchers, they can't use them because the rent is too expensive, and they can't find a unit in time. They face barriers like low credit scores or have evictions on their records. Emergency vouchers only provide a time-limited subsidy and then people need to pay for housing on their own. Lots of voucher funding doesn't end up being used. Wages are too low to sustain any rent in Los Angeles, not with one job.

Response: Great points. We've learned some lessons from the emergency vouchers that provide incentives for landlords to accept the vouchers and something we can look into expanding.

Question/Comment: Agree with lots of comments about developing more affordable housing, but we also need to stabilize and revitalize neighborhoods. We are not supporting the infrastructure in these communities, just increasing the number of people in these neighborhoods and sometimes creating overcrowding conditions.

Response: We keep hearing about how issues are interconnected. Many issues are dependent on each other. Increasing the density in the City would increase the need for additional or strengthened infrastructure and should also go hand in hand with additional housing development. We've also heard more about overcrowding in the City and how this issue impacts public health outcomes (like higher COVID-19 rates during the pandemic).

Question/Comment: More funding for small business development in inner-city neighborhoods.

Response: Definitely an eligible use of CDBG funds. Small entrepreneurs in different parts of the City are eligible for existing programs and this is definitely a continued need.

Question/Comment: Spend more on shared or group housing, stop building \$400-600,000 units that take years to develop.

Response: Definitely another concern in the City, the high cost of construction. Lots of news items on the cost of developing affordable housing and related to the Mayor's declaration of emergency on homelessness. Are there ways the City could streamline processes or lower costs?

Question/Comment: Sadly, the average cost of living in LA for a family of four is \$4,050 without rent. Are there going to be wrap around services so those can remain housed? This is important.

Response: LA is a very expensive City to live in and this concern speaks to the Mayor's declaration of emergency on homelessness which is directing City departments to look at ways they can support and align with each other's work, but also providing services so that once unhoused persons are getting off the street they are also staying stably housed so that they don't return to homelessness. The City is looking to provide services in any housing it is producing in response to the Mayor's declaration. Understood that this is a critical need.

Question/Comment: Coordination with the County is critical to addressing the homelessness issue especially the Department of Mental Health.

Response: The City and the County have both issued declarations of emergency on homelessness and are both looking to create stronger connections to the Department of Mental Health. Helps that LAHSA is also doing a lot of this regional work on homelessness and coordinating these relationships.

Question/Comment: City could offer incentives to develop ADUs and rent to vulnerable populations like seniors, could be more than they payment standards for Section 8. Landlords know that the market values are often higher than Section 8 payment standards, could we provide more than they would be getting on the private market? Wraparound services would also help the optics of attracting landlords. Helping the public understand who these subsidized residents are and what is the City doing to increase their stability?

Response: Great points. Not just offering incentives on the construction of ADUs, but also providing incentives to rent to certain priority populations. Programs like the Emergency Voucher Program did allow for incentives for landlords to participate in the program. Unlikely that we would be able to provide payment standards that are higher than the private market because we would still need to comply with HUD regulations. But we should be asking ourselves what would both keep existing affordable housing landlords and attract new ones. We could do more of a public relations campaign with landlords about who these residents are to increase both landlord and public acceptance of hosting subsidized units in their communities.

Question/Comment: Jobs are a vital component in all of this. One of the biggest barriers to getting and retaining a job is the lack of affordable childcare, for children of all ages. Even if the children are of school age, the parents' work hours are often longer than the school day and of course the kids have vacations during the year.

Response: Childcare was a huge issue during COVID. Parents really struggled to care for their children while they were also expected to work full days. Parents must find a safe place for their children so that they can maintain stable employment. Childcare is an eligible use of CDBG funds. Thanks for that point.

Question/Comment: Do landlords receive any tax rebates or credits for building and renting ADUs?

Response: Not sure. We will need to research that.

In-Person Meeting May 24, 2023

Question/Comment: I am an eviction navigator, and I have seen undocumented families that are being evicted. How is the Mayor going to help navigators to help these families? We don't have enough staff (navigators, attorneys, judges) to support people facing eviction. Agencies that are non-profit and receiving federal, state, and local housing subsidies are evicting families. How are they going to be held accountable? We need more repayment plans for these families and more navigators at the courthouse to prevent families from becoming homeless.

Response: Your insights and concerns on the connection between eviction prevention and preventing homelessness are important. We will continue to share this feedback with our City elected officials and communicate the need for legal assistance and advocacy. We will communicate your concerns about non-profits' property management practices to the Housing Department.

Question/Comment: What are we doing to help undocumented and refugee communities? I work with unaccompanied minors and I have helped undocumented persons through existing programs. There is a lot of red tape, especially for undocumented migrant communities. There is a lack of understanding of what it means to be a refugee (e.g., documentation/language barrier issues).

Response: Thank you for your insights. We will continue to share these concerns with our elected officials so that, as local resources can provide, support for refugees and the undocumented can be enhanced where federal resources are restricted.

Question/Comment: Not enough is being done to fund the needs of the homeless. Consider the funding for more education, police, fire, and medical services for the additional people living in the nine new developments of Central City. Please consider the medical needs of people who are homeless.

Response: Thank you for your comment. We will communicate these specific needs to our local decision makers, council members, and Mayor.

Question/Comment: How are we going to ensure that people already living in the community have access to new, affordable housing? How do we ensure that new construction is not displacing people already living there?

Response: It is an ongoing challenge to create long-term affordable housing that is accessible

to the people in the immediate community that need it. Nonprofits in the area that work with the community can be better supported and provided with information and resources so that, as units come online, they can advocate and prepare their clients. We will communicate this concern to the members of the City Council and Mayor's Office.

Question/Comment: I am a volunteer for an immigrant community. Displaced persons and people experiencing intimate partner violence need housing. We need to minimize displacement and more services delivered to this community. We must address these issues with compassion, especially for those with mental illness.

Response: Thank you very much for your comments. We will continue to communicate to our local decision makers that this community in central LA and beyond needs more safe, affordable housing.

Question/Comment: My colleague and I operate a non-profit to help families experiencing homelessness. How could we obtain grant money? In the run-up to the 1984 Olympics, homeless people and encampments were removed off the streets. Right after the Olympics those people came right back with no significant help. I'm concerned the same thing is going to happen in the run-up to the 2028 Olympics in Los Angeles as it does in other countries.

Response: We are happy to talk with you afterwards about the specifics of applying for grant funds. We invite you to continue to watch out for future Consolidated Plan funding opportunities at LA4Families.org.

Question/Comment: Personal questions about a specific situation and problems paying rent each month.

Response: We can speak with you after the meeting.

Question/Comment: How long have you been planning to purchase the Mayfair? This is the first time we are hearing about it. What is the City going to do differently with the Mayfair Hotel from Project Roomkey? Project Roomkey was a disaster. The neighborhood had robberies, assaults, drug use; the area became unsafe. There was no communication between the community and the hotel; the community needs someone other than the LAPD to contact about concerns.

Response: I understand your concerns and providing notification is something we can take back to the Mayor's Office. This is something new and different. We are considering business owner and resident concerns for the design and operation of the building. We are training our staff to be able to liaise between the community and residents. Resident monitors will be trained in harm reduction, de-escalation, and behavioral health. We are hiring outreach workers that will be another layer of security.

Question/Comment: How can we support families with rent? Many parents must choose between buying food or paying the rent or paying parking tickets. What can we do now to prevent evictions? There are a lot of people right now suffering with addictions. We hear a lot of talk that the city has programs and wants to help us but now it's the time to do it; help us now. We come to this center because we don't have the food we need. Many of us don't have good English or education.

Response: Thank you for your insights. We understand how serious and urgent the situation can be for so many. We will continue to share these concerns with our elected officials so that federal and local resources can provide support for nonprofit service providers and the families they help.

Virtual Meeting May 25, 2023

Note: *Additional responses will be added before posting the complete report on the CIFD website.*

Question/Comment: Why is the City trying to build low-income or no-income housing in one of the most expensive cities in the world? There are plenty of places outside of L.A., such as O.C., Riverside, and San Bernardino Counties, which can accommodate no-income housing. Furthermore, the people who come to L.A. by the busload should be put to work in these no-income projects and build their own housing and grow their own food.

Response: Thank you for your comment. We believe that the City should be able to house people of all income levels, not just those in higher income tiers. The City requires people at all income levels to participate in the workforce to have a strong economy, and these workers also need housing within reasonable distances to their places of employment. The surrounding Counties also face similar affordable housing constraints and concerns.

Question/Comment: What can you do to provide jobs to those who are unhoused? The first step would be to identify everyone and then provide them with the services they need, health care then employment supports. And continue to provide supportive services so they do not fall back into homelessness.

Response: Thank you for your comments. We do with LAHSA and provide funding for supportive services, including employment supports, for our unhoused neighbors.

Question/Comment: How can my small biz/non-profit work with the right partner to assist victims of domestic violence? Funding that can assist with more resources to effectively assist victims as they transition. Can you please provide guidance on contact info?

Response: We can connect with you directly. As a registrant, we will reach out via the email with which you registered.

Question/Comment: I live in this area, and we need more street maintenance. The current condition of the streets deteriorates cars. We also need to maintain sidewalks as there are many dangerous holes that are dangerous for pedestrians.

Response: Thank you for your comment. We will direct your input to Council District 1. Residents are also encouraged to contact their council district office.

Question/Comment: We should invest more in caring for planted trees. I have seen some dry up because they are not being watered. The City should also do more street cleaning so that tourists are not afraid.

Response: Thank you for your comment. We will share this information with the relevant city department and decision makers.

Question/Comment: What is the purchase price of the Mayfair Hotel?

Response: The final purchase price is still being negotiated; however, it was listed for nearly \$79M, and we are planning on using \$27.7M in CDBG funds to assist in the purchase.

Question/Comment: Can we use the HOME funds to build 100% low-income housing and if so, how do we apply? Also, how can we get access to the addresses of public land that is available for building affordable housing and how can we as developers qualify to bid on these sites?

Response: Please see the website <https://housing.lacity.org/partners/affordable-housing-managed-pipeline> for more information about the use of HOME funds and how to apply. You can also email lahd-nofa@lacity.org.

A list of potential candidate sites for public land program can be found here: https://planning.lacity.org/odocument/d7d2e196-366b-4607-8d62-ca61bb43928a/Appendix_4.8_-_Potential_Candidate_Sites_for_Public_Land_Program_%28Adopted%29.pdf.

Question/Comment: The purchase of the Mayfair is not equitable. You are concentrating most of the interim and permanent supportive housing in low-income areas.

Response: Thank you for your comment. The Assessment of Fair Housing (AFH) process is underway and will identify the primary conditions that limit fair housing access in Los Angeles. The AFH will produce final, priority actions in order to: reduce segregation, eliminate racially and ethnically concentrated areas of poverty, reduce disparities in access to community assets and reduce disproportionate levels of housing need for families with children, people with disabilities, and people of different races, ethnicities and national origin. The trends and strategies borne from the AFH will inform the prioritization of investment of funds. Please track the progress of the report

here: <https://housing.lacity.org/residents/assessment-of-fair-housing>

Question/Comment: How would the City help the communities around the Mayfair? When the Mayfair was used as a temporary homeless shelter during COVID we had a huge issue with crime and open-air drug usage.

Response: Thank you for your question and comment. We will share this information with the relevant city department and decision makers.

Question/Comment: [The Mayfair] is creating further disparity in these areas which furthers the loss of economic improvement with small businesses and residential tax dollars to come into the City.

Response: Thank you for your question and comment. We will share this information with the relevant city department and decision makers.

Question/Comment: Similar rooms in other hotels used for this such as Highland Gardens Hotel have cost the city \$5-7k per room per month to operate.

Response: Thank you for your question and comment. We will share this information with the relevant city department and decision makers.

Question/Comment: Has John Liechty Middle School, which is located one block away, been notified of this potential purchase?

Response: Thank you for your question and comment. We will share this information with the relevant city department and decision makers.

Question/Comment: Will there be more moderate-income units?

Response: Thank you for your question. One of the goals guiding the City's plans to increase housing units is to preserve and enhance the quality of housing and provide greater housing stability for households of all income levels.

Question/Comment: Why doesn't the City just broaden and reinstate section 8?

Response: The Housing Choice Voucher (HCV) program (commonly referred to as Section 8) is managed by the federal government with funding appropriated from Congress. The Department of Housing and Urban Development (HUD) provides funding to local public housing agencies to administer these programs across the country. The Housing Authority of the City of Los Angeles (HACLA) administers the HCV program locally with the annual funding provided by HUD. HACLA would welcome additional funding from the federal government to administer

more vouchers.

Question/Comment: How do you stabilize and revitalize a community when you take its economic asset and make them permanent interim homeless housing? Not equitable or responsive to the collective community voice.

Response: Thank you for your question and comment. We will share this information with the relevant city department and decision makers.

Question/Comment: How can we find out about different opportunities for developers which can help with the new development of affordable housing properties?

Response: Please see the website <https://housing.lacity.org/partners/affordable-housing-managed-pipeline> for more information about opportunities to develop affordable housing. You can also email lahd-nofa@lacity.org.

Question/Comment: Will there be homeless housing solutions that allow for pets, particularly dogs?

Response: Thank you for your question. We will share this information with the relevant city department and decision makers.

Question/Comment: I would like to see if the Mayfair could be used as senior low-income housing and/or low-income housing for families. I live 2 blocks away and Project Roomkey was dangerous for surrounding residents and kids in the school a block away.

Response: Thank you for your comment. We will share this information with the relevant city department and decision makers.

Question/Comment: More solutions are needed for long-term camper/van living.

Response: Thank you for your comment. We will share this information with the relevant city department and decision makers.

Question/Comment: Can you include housing opportunities for undocumented unhoused people?

Response: Your comment on considering undocumented Angelenos will be communicated to our elected officials.

Question/Comment: This community [surrounding the Mayfair] is already very unsafe, and I cannot imagine it would get any better if you brought in unhoused people, some potentially who are drug addicts and alcoholics. What is the City's plan on how to keep them away from the community?

Response: Thank you for your comment and question. According to the Mayor's Office, the staff at the Mayfair will be trained to be able to liaise between the community and residents. Resident monitors will be trained in harm reduction, de-escalation, and behavioral health. We are hiring outreach workers that will be another layer of security.

Question/Comment: I would like to know what the research was on crime statistics in the neighborhood before/during the time when Mayfair was used as a temporary homeless shelter.

Response: Thank you for your comment. We will share this inquiry with the relevant city department and decision makers.

Question/Comment: Please have staff from the Mayor's office do a drive along Wilshire in the Westlake Macarthur Park area. The rampant open air drug use and sales are incredibly unsafe for our community members.

Response: Thank you for your comment. We will share this request with the relevant city department and decision makers.

Question/Comment: Will there be a list of the 3,300 City properties currently underused and being considered for temporary/permanent housing?

Response: A list of potential candidate sites for public land program can be found here: [https://planning.lacity.org/odocument/d7d2e196-366b-4607-8d62-ca61bb43928a/Appendix_4.8 - Potential Candidate Sites for Public Land Program %28Adopted%29.pdf](https://planning.lacity.org/odocument/d7d2e196-366b-4607-8d62-ca61bb43928a/Appendix_4.8_-_Potential_Candidate_Sites_for_Public_Land_Program_%28Adopted%29.pdf).

Comments Received via Email during Consolidated Planning Process

Question/Comment: What are the procedures for qualifying for a small business grant?

Response: Please reach out to the City's Economic and Workforce Development Department at: <https://ewddlacity.com/index.php/small-business-loans> Or, I have the following contact information: For more information, please contact Alex Lakshtanov, EWDD Industrial and Commercial Finance Officer, at 213-744-9368 or Alex.Lakshtanov@lacity.org.

Question/Comment: We would like to see more small business funding grants or loans available. Such programs would help us offer more employment opportunities to minority

communities.

Response: We will communicate your comments on expanding grants and loans to small businesses. We also copied the email addresses of LA Small Business Commission's and Economic & Workforce Development Department for you to reach out about existing programs.

Question/Comment: **1.** Homeless shelters do not accept pets, which are important emotional support animals for homeless people. There needs to be pet-friendly options at all existing shelters or new options that are pet-friendly; **2.** Please fix the Peck Park pool in San Pedro. In its state of disrepair, it is an eye-sore and attracts crime/vandalism, and used to serve as a sustainable option for low-income community members on hot days; **3.** The Peck Gym roof must be completely re-done to provide a safe place for kids to play basketball; **4.** There must be more safe, resource-adequate locations for long-term homeless/van parking. These parking locations (as well as shelters themselves) should have rules that prohibit air freshening devices, which can cause debilitating health effects; **5.** Public facilities should not have air freshening devices, which can trigger Multiple Chemical Sensitivity (MCS) in some people; **6.** Data in the presentation about homelessness did not paint the full picture, such as age distribution of the homeless. Also, what is the process for selecting the 300 people for the Mayfair project?

Response: **1.** Comment is noted. **2.** Comment to be shared with the Recreation and Parks Department. **3.** Comment to be shared with the Recreation and Parks Department, Councilmember, and Mayoral Offices. **4.** Comment is noted and will be shared with the Housing Department and LA Homeless Services Authority. **5.** Comment is noted and will be shared with departments and other funded partners across the City. **6.** Comments and suggestions for presenting information are noted. The city will engage in a process alongside LA Homeless Services Authority, to competitively solicit and select a service provider to support the interim housing residents.

Question/Comment: Coming to speak on behalf of Alzheimer's Los Angeles, an organization that provides support services to people living with dementia and their caregivers. I am here to highlight the story of one of the families we serve: a woman (wife and stepmother) was recently diagnosed with dementia, and the family is struggling to make ends meet. There are many more families like this one in Los Angeles. I urge the city to designate a portion of the community investment funds discussed to help families dealing with dementia cover rent and other key expenses. I am not able to attend the meeting. I have attached Alzheimer's Los Angeles' testimony for the Housing and Community Development spending plan.

Response: Thank you for your comment. We will share this request with the relevant city department and decision makers.

Question/Comment: Please fix the streets so that mud and bugs do not collect on the corners.

Response: Thank you for your comment. We will share this comment with the relevant city department and decision makers.

Question/Comment: I am a real estate agent and I have a property listed in LA at 1564 W 36th Pl, Los Angeles, CA 90018. I am curious if the SB 9 & SB 10 impact the buildability of that parcel. Due to the housing shortage at the low and moderate-income levels, will the area in question be rezoned?

Response: Thank you for your question. For details concerning SB 9 and SB 10, please submit your question to the LA Housing Department <https://housing.lacity.org/ask-housing>. You can also contact your council district office for the area in question.

Question/Comment: Will this meeting help with sorting out funding allotments? My housing development is labeled as the “poorest and least educated housing project in LA”, but are proud to be “#1 Most Active Community Center in LA.” We would like to know how we could empower the Watts Empowerment Center to reach more of the community.

Response: Thank you for your comment. These meetings were held to inform the public about the proposed funding allotment for 2023-2024. We invite you to continue to watch out for future Consolidated Plan funding opportunities at LA4Families.org.