

NCWP Special Board Meeting
Approved MINUTES
Submitted by Geoff Maleman

Tuesday, March 15, 2022 – 4:30 p.m.
Via Zoom

Present: Gregg Aniolek, Carey Begbie Westerfield, Michele Cooley-Strickland, Thomas Flintoft, Paula Gerez, Al Hernandez, Brian Lockwood, Matt Lipschutz, John Logsdon, Geoff Maleman, Chip Mallek, Greg Melton, Dennis Miller, Alan Quon, Alexandra Reynolds, Julie Ross, Denny Schneider, Garrett Smith, Cord Thomas, Theresa Torrance, Heather Tuttle, Sylvia Wilson

Absent:

Excused: George Herrera, Jennifer Kingshott, Jana Koppula, Faneeza Mohamed, Fred Puza, Glenda Silva, Naomi Waka

1. **Call to Order – President Gerez called the meeting to order at 4:32 p.m.**

2. **Discussion Calendar and Related Public Comment**

- a. Motion to approve sending letter to david.greenwood@lacity.org, NEPAComments@hcd.ca.gov, and CPDLA@hud.gov objecting to the release of funds in the amount of \$66,992,352 for Project Homekey 6531 S. Sepulveda Extended Stay America Hotel since City Charter IX, Sec 907 which clearly states the Neighborhood Councils must be informed and given ample time to participate in the conversation was not provided. Council file 21-0112 should be included on letter.
 - i. FOR Board and Public use and discussion – Please find details below on the REQUEST FOR RELEASE OF FUNDS, PROJECT, PURPOSE, LOCATION, FUNDING, PUBLIC COMMENTS, OBJECTIONS TO RELEASE FUNDS for where our stakeholders can weigh in as well.
 - ii. REQUEST FOR RELEASE OF FUNDS On or about March 15, 2022, LAHD will authorize HACLA to submit a request to both the HUD for release of the HOME-ARP – HOME American Rescue Plan, and to the California Department of Housing & Community Development (CA HCD)'s office for the release of Homekey 2.0 Proceeds – State Homekey Grant Funds, to undertake the following project:
 - iii. PROJECT: Homekey 6531 S. Sepulveda Extended Stay America Hotel
 - iv. PURPOSE: The Housing Authority City of Los Angeles (HACLA) is proposing to purchase the existing Extended Stay America Hotel, located at 6531 S. Sepulveda Boulevard, in the City of Los Angeles, for use as interim or long-term housing for persons experiencing homelessness, and who are At Risk of Homelessness. The existing Extended Stay America Hotel is a 133-unit hotel built in 1999. The property includes a three-story building with guest rooms, a lobby, office, family room, and laundry facilities, and is surrounded by a surface parking lot. Each guest room features a kitchenette with a range, sink, refrigerator, countertops and cabinets. The ground level spaces will be used for offices, supportive service delivery, and community space for residents and staff. Forty-six (46) units will be leased as Chronic Homelessness units, and eighty-five (85) will be targeted to persons who are At Risk of Homelessness.
 - v. LOCATION: 6531 S. Sepulveda Boulevard, Los Angeles CA 90045
 - vi. FUNDING: Estimated: \$66,992,352 The activities proposed are Categorically Excluded, Subject to the Federal Laws and Authorities referenced under 24 CFR 58.5 for the above-mentioned project. LAHD has determined that this project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR). The ERR will be made available to the public for review electronically. Please submit your request by email to the Los Angeles Housing Department, Environmental Services Unit, Attention: David Greenwood at email: david.greenwood@lacity.org.

- vii. PUBLIC COMMENTS Any individual, group, or agency may submit written comments on the ERR to LAHD at david.greenwood@lacity.org and CA HCD at NEPAComments@hcd.ca.gov All comments received by March 14, 2022 will be considered by LAHD and CA HCD prior to authorizing submission of a request for release of funds. Comments should specify which notice and which project they are addressing.
- viii. OBJECTIONS TO RELEASE FUNDS HUD and CA HCD will accept objections to its release of funds and LAHD's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of LAHD; (b) LAHD has omitted a step or failed to make a decision or finding required by either HUD or CA HCD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD or CA HCD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD Los Angeles Office of Community Planning and Development Department via email to verify the actual last day of the objection period at CPDLA@hud.gov. Potential objectors should contact HUD Los Angeles Office of Community Planning and Development Department via email to verify the actual last day of the objection period. Furthermore, potential objectors shall also contact CA HCD at email: NEPAComments@hcd.ca.gov or address: California Department of Housing & Community Development 2020 W. El Camino Avenue, Suite 200, Sacramento, CA 95833. Potential objectors should contact CA HCD via email or by address to verify the actual last day of the objection period. Ann Sewill, General Manger Los Angeles Housing Department 1200 West 7th Street, 9th Floor, Los Angeles, California 90017

Yolanda spoke against the project because of issues related to safety, drugs and sexual assault at the site and said she supported the proposed letter

Lisa Gaines suggested getting copies of all the analysis documents and urged the board to push for a say in who should operate the project

Dave Evans spoke in opposition to the project and said an EIR should be required for this project

M/S Smith/Lockwood made motion to approve the letter as revised after board discussion: fixing typos, changing "ample" to "reasonable," adding language that indicates NCWP wants a seat at the table and to be a conduit in communicating with neighborhood stakeholders on this project and copying the media. The motion passes 18-3 (AYES: Aniolek, Cooley-Strickland, Flintoft, Hernandez, Lockwood, Lipschutz, Logsdon, Maleman, Mallek, Melton, Miller, Quon, Reynolds, Ross, Schneider, Smith, Torrance and Wilson NAYS: Begbie Westerfield, Thomas and Tuttle.

3. Public Comment (*non-agenda items*)

Lisa Gaines spoke re: fast-tracking of funds for Project Homekey projects

Kraig Metzinger spoke re: his concerns about Councilman Mike Bonin

Dave Evans spoke re: EIR requirements

Call-in User 3 spoke re: other NCs experiencing similar projects in the area

Diane Sher spoke re: NCWP letter recipients

4. Adjourn –President Gerez adjourned the meeting at 5:28 p.m.

Next Meeting: Tuesday, April 5, 2022 – 6:30 p.m.