



# Neighborhood Council of Westchester Playa

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September 2, 2022

HUD

LOS ANGELES OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT

VIA EMAIL: [cpdla@hud.gov](mailto:cpdla@hud.gov)

Dear CPDLA,

I am the President of the Neighborhood Council of Westchester-Playa del Rey (NCWP), which is an elected body representing over sixty-five thousand constituents. The proposed Homekey at 6531 South Sepulveda, Los Angeles, CA 90045 is within the jurisdiction of the NCWP.

We received information that HUD has issued a Request for Release of Funding Notice regarding allowing a 15-day timeline to object to the release of funding. We have not received a full copy of the notice.

The NCWP objects to the Release of Funding for this proposed Homekey. We have been provided the email I am forwarding from a constituent, Lisa Gaines, setting forth her objections to the proposed Homekey. We adopt those objections as though fully set forth herein.

In addition, we would like to add the following:

LA's 99 Neighborhood Councils together form the grassroots level of the Los Angeles City government. The system was created to connect LA's diverse communities to City Hall, and was established in 1999 by an amendment to the City Charter. Neighborhood Councils hold their meetings in the communities they serve, and they are an important avenue for public participation in the City of Los Angeles. Neighborhood councils serve an important role by weighing in on city business before decisions are made regarding issues that affect residents of the neighborhoods each Neighborhood Council represents.

The NCWP learned of this proposed Homekey on March 3, 2022, when our Council Member, Mike Bonin, tweeted out that the Homekey was approved. By that time, the project had been in the works for at least six months. In September 2021, a CEQA waiver was issued for the conversion of this property to a Homekey. In February 2022, the City Council approved the inclusion of this project in a list of prospective Homekeys to be submitted to the state and federal government for funding.

At no time prior to March 3, 2022, was the NCWP informed by the City or by our City Council Member that this property was one the way to becoming a Homekey.

In addition, none of our constituents has told us he/she knew of this proposed Homekey prior to seeing the Council Member's tweet of March 3, 2022. After the Council Member's tweet, however, the NCWP received hundreds of complaints that they had no idea this was

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happening, that it affects them and their families and neighborhoods, and that they should have been given notice so they could participate in the process.

A few days after March 3, 2022, a staff member representing our Council Member appeared at our NCWP meeting to tell us about the proposed Homekey. The information we received was basically that it was approved by the City and Council, and there would be comment periods to object sometime going forward. By that time, we were already days into the first comment period. Both the NCWP and our community members were blindsided by this information. I also ask that you consider my previously filed objections in my letter dated March 16 2022.

Our City Council Member's failure to inform us of this proposed Homekey and give us the opportunity to meet with our constituents and vet their concerns and work with our Council Member on a matter that affects our entire Westchester community violated the City Charter provisions. In addition, it violated HUD regulations regarding community notice and outreach, as set forth in Ms. Gaines' email I am forwarding. Our NCWP and our constituents in the community were denied the right to participate in this process.

For the reasons set forth above, and for all the reasons set forth in the emails of our stakeholders, I request that the Request for Release of Funding be denied.

Respectfully submitted,

DocuSigned by:  


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Paula Gerez, President

Neighborhood Council of Westchester / Playa