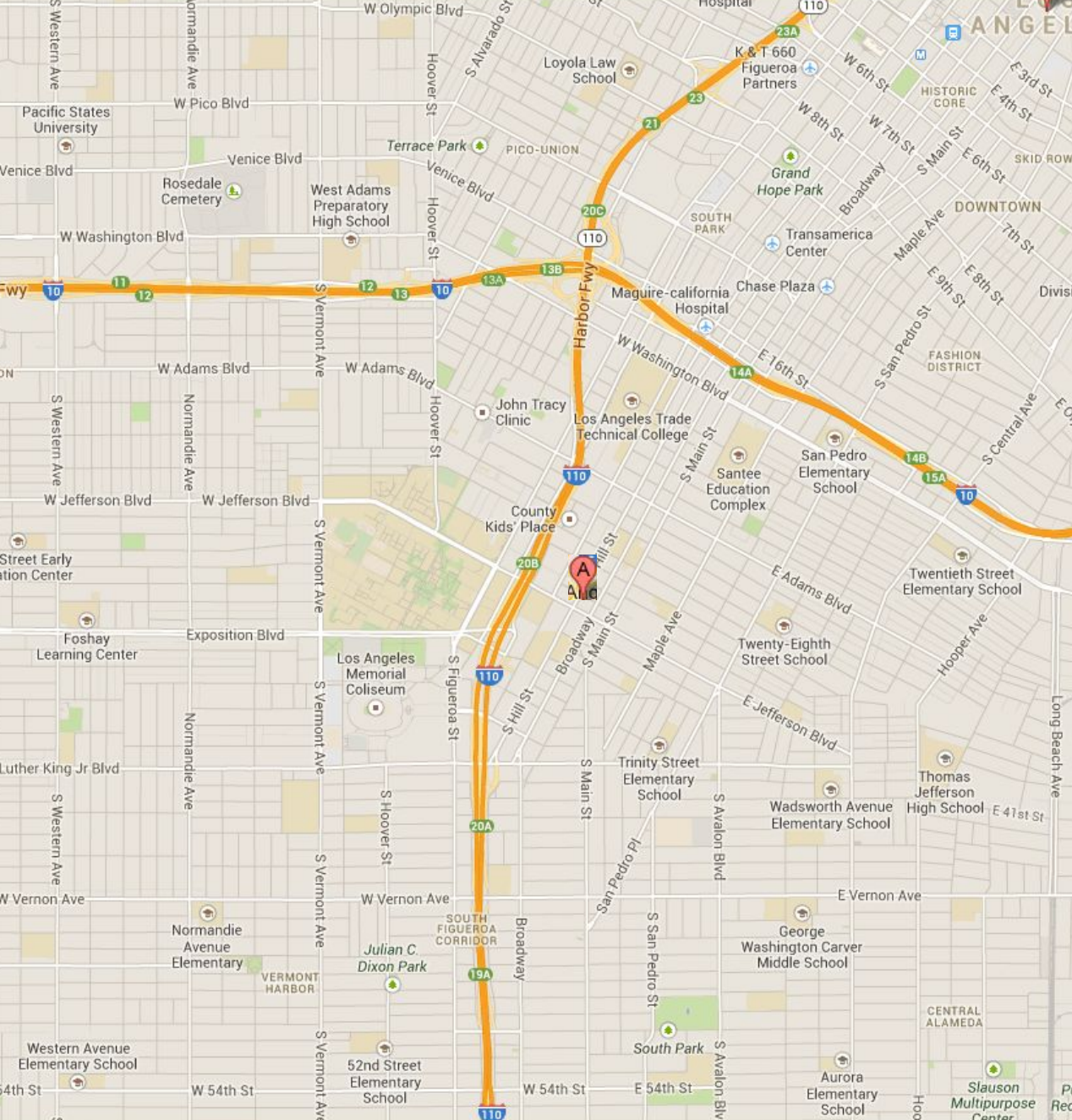


Community Engagement and Transit Oriented Communities: Creating the People's Plan in South LA





Median household income
\$25, 243
40% below the poverty line

93% People of Color
73% Latino (Hispanic)
13% African American
5% Native American

*2010 census for 90007, 90037, 90011

Recent trends:

- Decrease in Black population is twice that of the rest of the city
- 90007 zip: Latino population decrease by 15%
- 30% of residents paying more than 50% of their income on rent
- Severe overcrowding



Our Community: South Central Los Angeles

Hardships

- "Those of us who have lived in our apartments for a while and have rent control, we suffer harassment, lack of services, because the investors want to get us out."

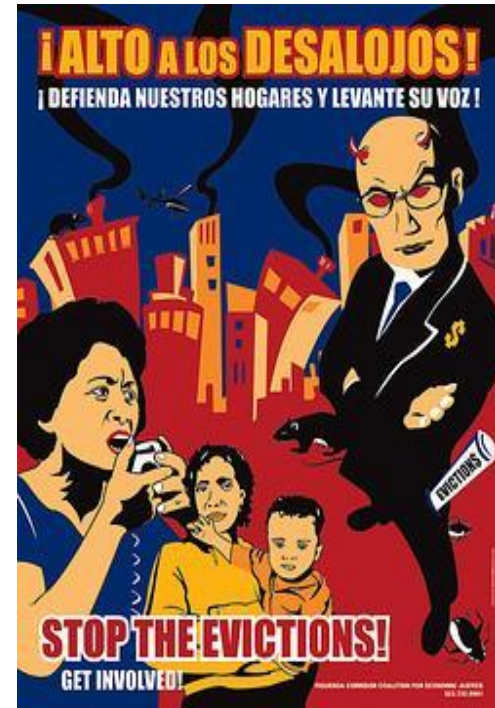
- "I had to move to the living room and rent the bedroom to survive because what I get from disability is so little."

- "What you do is eat tortillas because that makes you feel full."

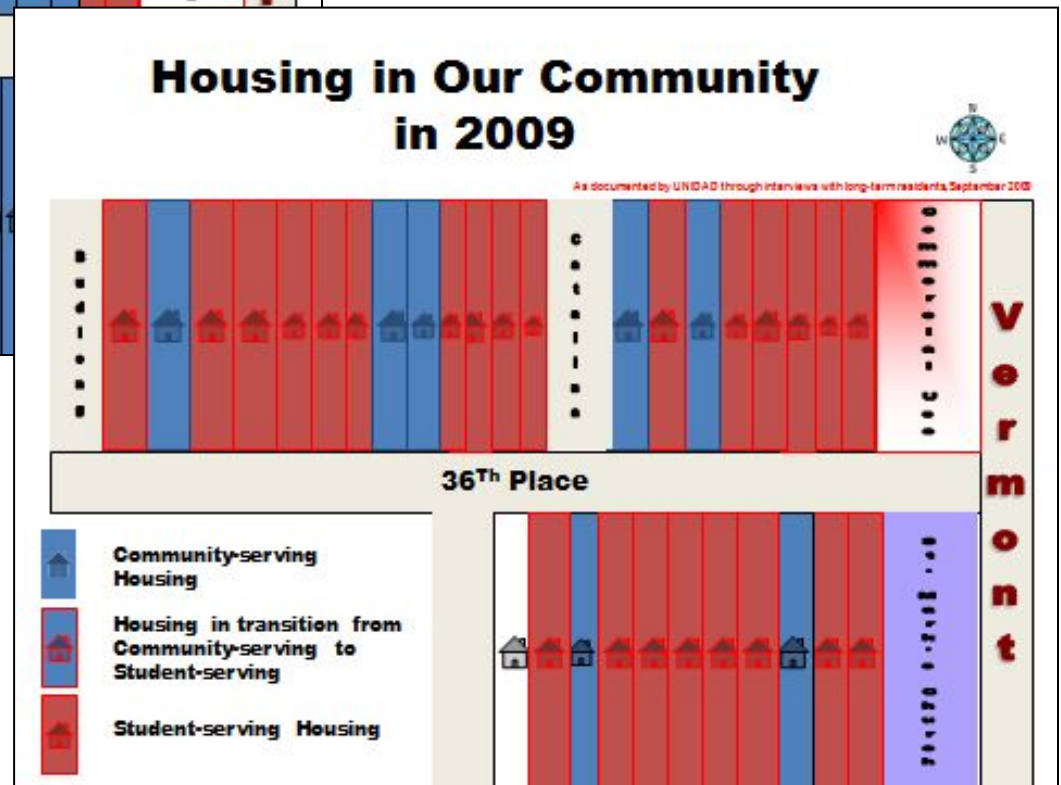
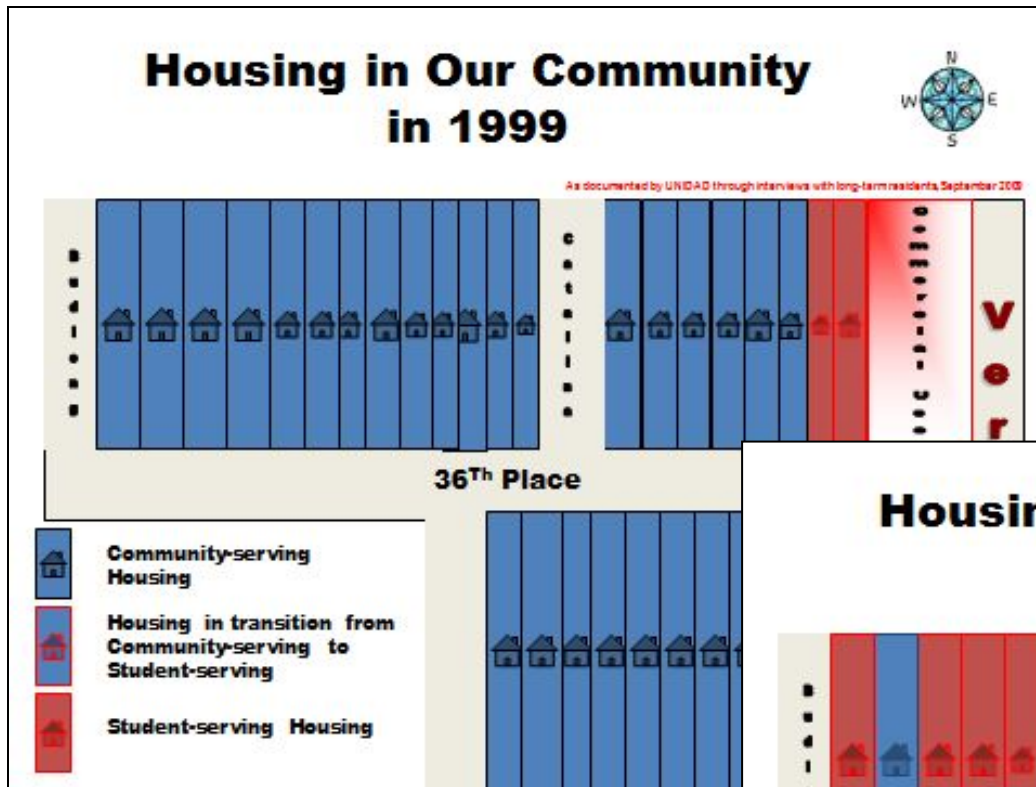
- "We don't go to the doctor when we are sick because we can't afford it."

- "I worked 16 hours a day. I only slept 3 hours. That was the only way I could make it."

- "We deprive ourselves to be able to buy clothes, even Ross was out of reach."



Displacement on one Block, 1999-2009



United Neighbors In Defense Against Displacement

UNIDAD • UNITY

United Neighbors In Defense Against Displacement

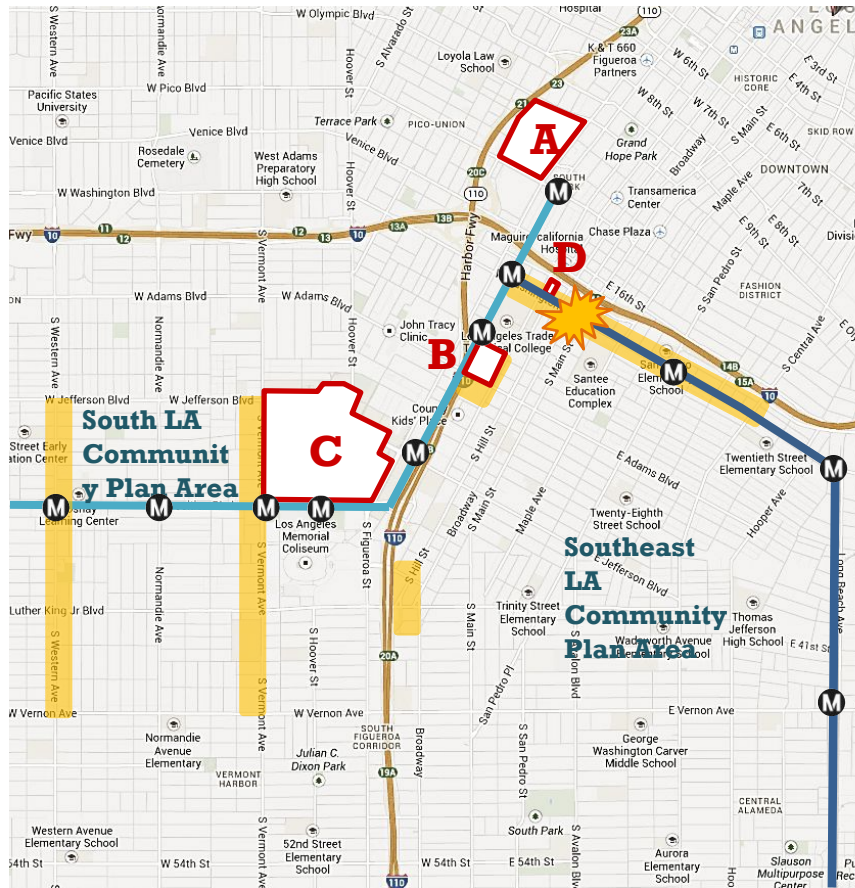
UNIDAD • UNITY








United Neighbors In Defense Against Displacement

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Legen

-  Proposed SoLA Village
-  Metro Rail Station
-  Metro Expo Line
-  Metro Blue Line
-  Major Rezoning through Transit Oriented Development (TOD) Districts

CBA

A. Staples (LA Live) CBA - 2001

Wins
 • **Jobs:** 50% local hiring for permanent jobs;
 Seed funding for a First Source Referral System

- **Housing:** 200+ affordable housing units; affordable housing in-lieu fees for 20% market rate units; seed fund for TRUST South LA (land trust)
- **Parks and green space funding**



B. Palmer (Lorenzo) CBA - 2011

- **Jobs:** Local and “disadvantaged” hiring for permanent and construction jobs
- **Housing:** Lease up of 46 affordable units on site; \$1 million affordable housing grant program.
- **Community Health Center** with 20 years free rent
- **Small Business** fund and discounted rent
- TOD strategies fund



C. USC Development Agreement - 2012

- **Jobs:** 30% Local and 10% ‘disadvantaged’ hiring for permanent and construction jobs
- **Housing:** \$15-20 MM in affordable housing funds
- **Student Housing:** 4,000 net new on-campus student beds (helping relieve the local housing market)
- **Legal clinic** at USC law school for tenant rights
- **Local Small Business** support program



D. Grand Met CBA - 2015

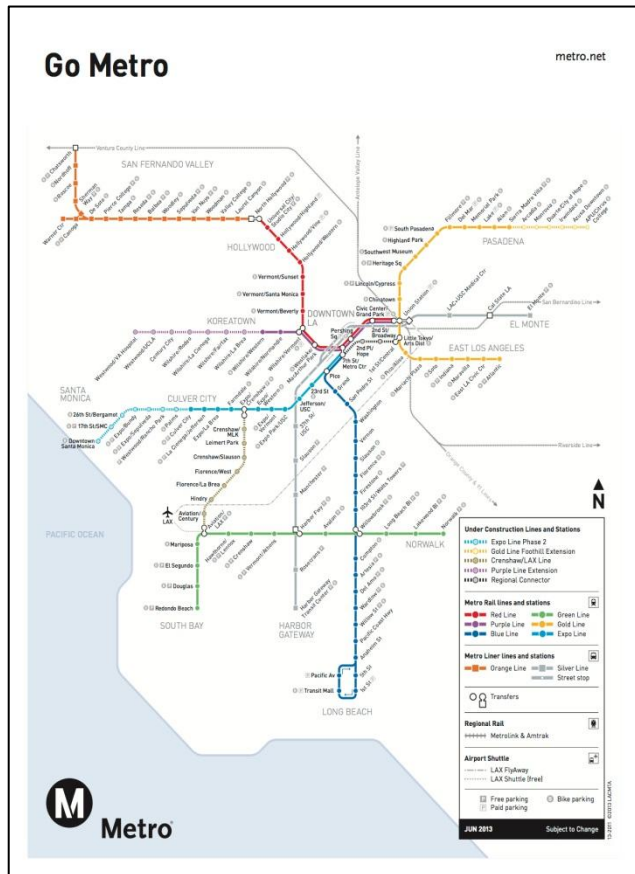
- **Economic Development Coordinating Council**
- **Housing:** 15% on site affordable housing (5% extremely low-income, 10% very low-income)
- **Jobs:** Local and ‘disadvantaged’ hiring for construction and future retail jobs
- **Local Small Business:** 5% commercial space for community-based businesses
- **Community Benefits Fund** to support local small business and social services for family and homeless
- **Development commitment** to support affordable housing and living wage policies





Citywide coalition working for equitable TOD

<http://www.allianceforcommunitytransit.org/>



Opportunity for Equitable Transit-Oriented Development

By 2039 there will be:

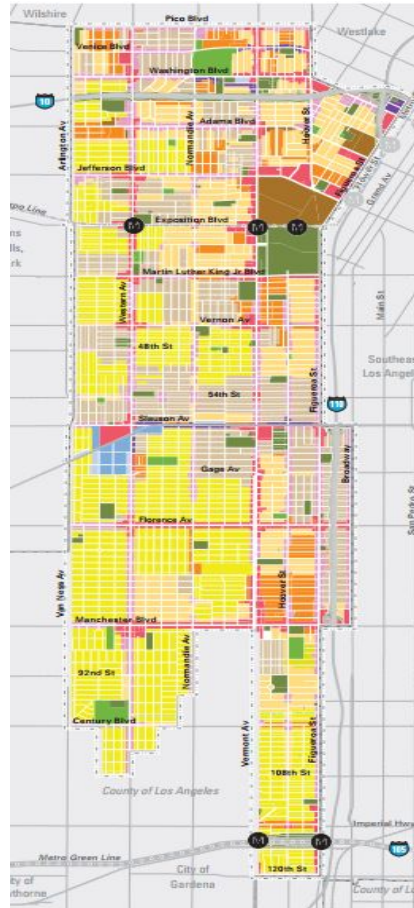
- \$40 Billion in transit investment
- 42 new rail stations, totaling 113 stations citywide

80% of future development is expected to be done along these transit corridors

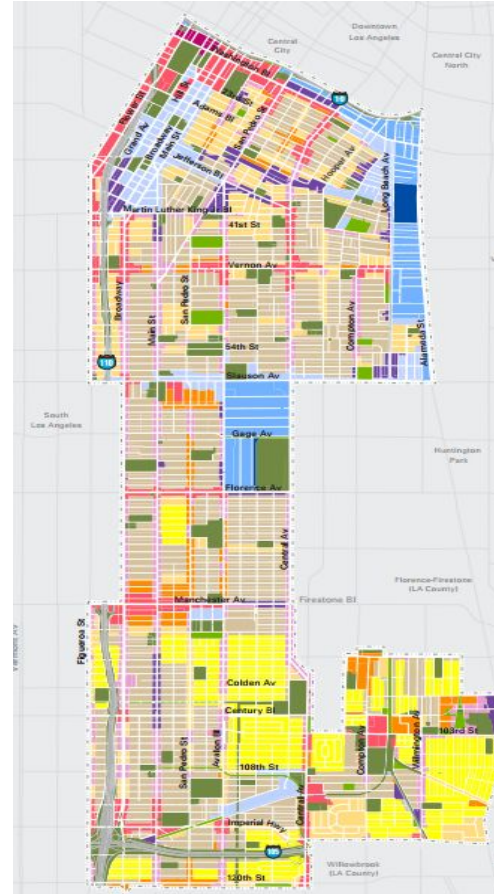
Measure JJJ – Goals

- ▶ Requires good jobs and affordable housing in developments over a certain size and requesting zone or general plan amendments
- ▶ Establishes parameters for Transit Oriented Community zones

South Los Angeles



Southeast LA



Community Plans Campaign: Zoning for Anti-Displacement



The Peoples Plan



City Planning Commission Hearing

June 2017



What did we win?

- Strongest affordable housing incentives
- Expanded replacement requirements
- First ever No Net Loss monitoring program
- Policy/program support for right of return & RSO enforcement
- Strongest demolition protections in City
- Support for community-serving small businesses and street vendors
- Local and disadvantaged hiring goals
- Stronger protections against predatory lending
- Publicly accessible open space
- Oil extraction prohibitions
- Improved air quality standards

Thank You



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