



Presented by Tafarai Bayne
Community Affairs Manager

“People's Planning for Improvements without Displacement:
Transportation, Housing and Environmental Justice”
Thursday, February 2/2, from 2:00PM to 3:30PM
Location: Executive Center 1
Level: Intermediate





What is a Land Trust?



*“A **community land trust** is a nonprofit corporation which acquires and manages land on behalf of the residents of a place-based community, while preserving affordability and preventing foreclosures for any housing located upon its land. “*

TRUST South LA was established in 2005 as a democratic and permanent steward of land.

Our goals are to:

- Establish community control over land in our target area
- Preserve and create opportunities for working class families to remain in the community and to live in healthy conditions
- Build the capacity of and empower local residents to have a say in the future of their neighborhoods





Current Funding Sources



EQUITY SECURED:

- ❖ -\$2MM from Weingart Foundation – first in and deeply committed to the vision.
- ❖ -\$500k Ahmanson Foundation
- ❖ -\$500k Rose Hills Foundation

- ❖ -\$2MM CRA/LA (extracted from market rate project deals in downtown Los Angeles as funds committed for affordable housing)
- ❖ -\$2.5MM from CDD of CDBG funds, for S&W Park acquisition

- ❖ -\$500k EQ2 (a program related investment from Wells Fargo (this is a patient, low-cost loan)
- ❖ Total: \$8MM





TRUST South LA Structure



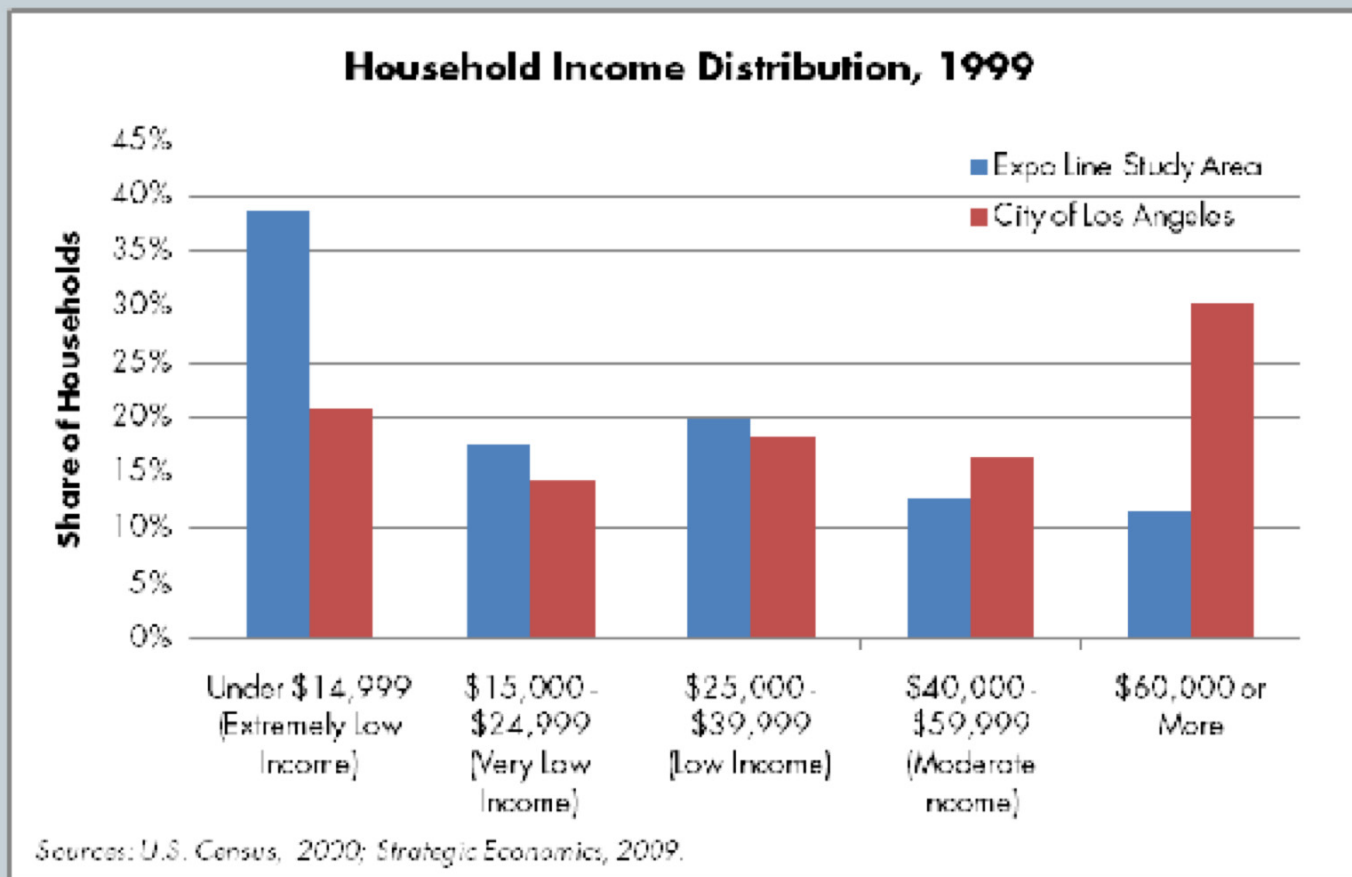
Membership

- ❖ Lives or works in the area
- ❖ Eligible to live in housing 60% AMI and ↓
- ❖ Pays annual dues \$25 or 3 hours volunteer
- ❖ Participates in annual meeting elects Board





High Share of Residents with Extremely Low Incomes



Low Household Incomes Throughout the Area

Median Household Income in the Expo Line Study Area, 1999



Source: U.S. Census, 2000; ESRI, IBI Group, 2008, Strategic Economics, 2009.

Strategic Economics

DRAFT

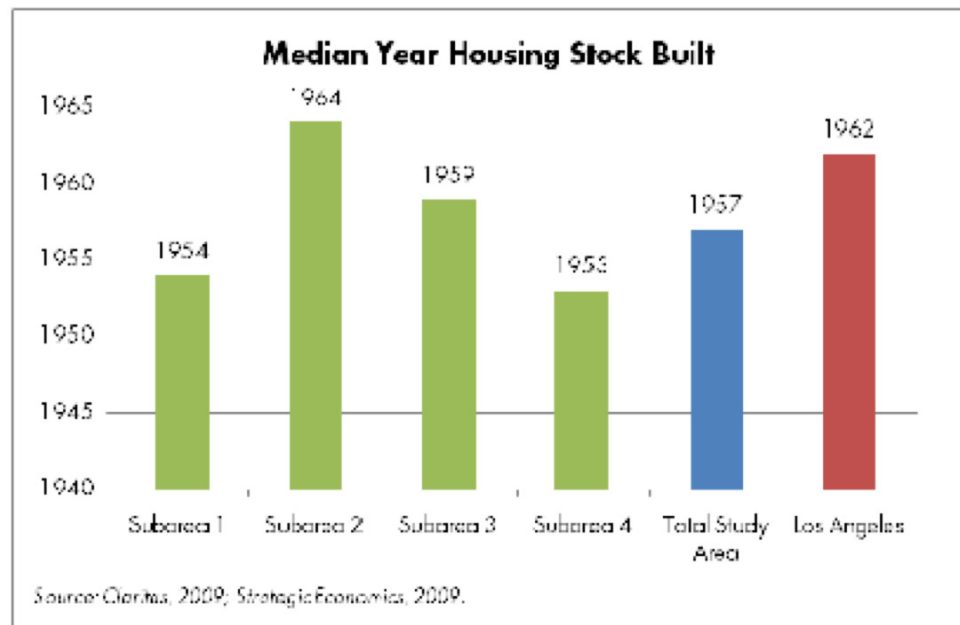
April 2, 2009



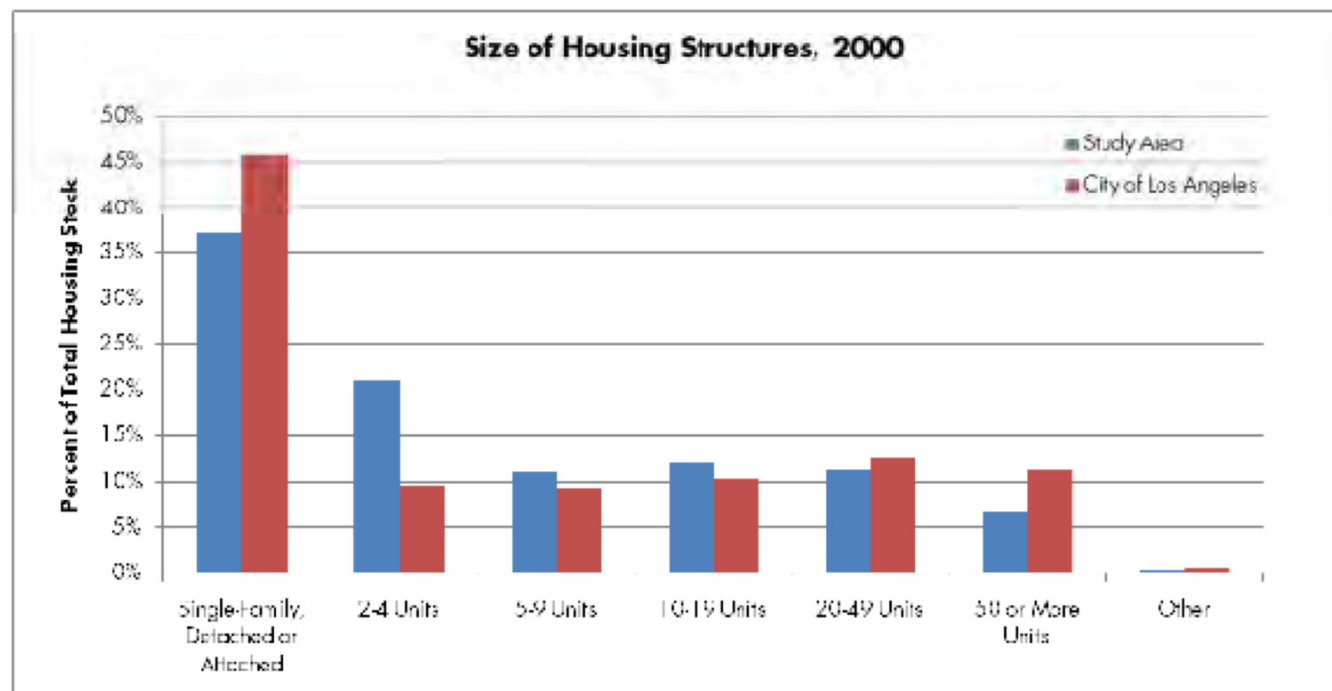
Age of Housing Stock

Relatively old housing stock compared to the City of Los Angeles

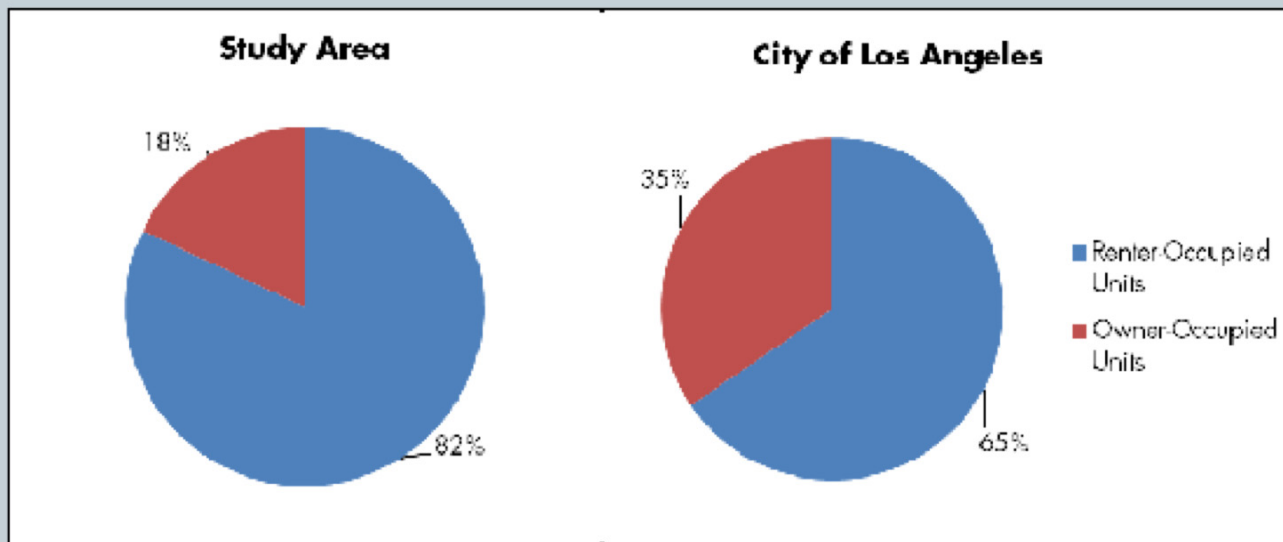
Nearly 30% of units were built in 1939 or earlier in the study area, compared to 17% in L.A. as a whole.



Single-Family Homes and Small Multi-Family Structures Make Up Most of the Housing Stock



Renters Account for Most of the Population





Who needs “affordable housing”?



60% AMI: \$37,900 to \$45,500

	Hourly Wage	Annual Wage
Secretaries and Administrative Assistants	\$21.06	\$43,805
Licensed Practical and Vocational Nurses	\$20.24	\$42,099
Bus Drivers	\$19.85	\$41,288
Automotive technicians and repairers	\$19.12	\$39,770
Primary, Secondary, and Special Ed Teachers	\$19.34	\$40,227
Printers	\$19.01	\$39,540
Computer Control Programmers and Operators	\$18.99	\$39,499
Counselors	\$18.88	\$39,270
Medical Secretaries	\$18.36	\$38,189
Bill and account collectors	\$18.29	\$38,043
Welding, soldering and Brazing Workers	\$17.96	\$37,357





Who needs “affordable housing”?



50% AMI: \$30,300 to \$37,900/yr

	Hourly Wage	Annual Wage
Bookkeeping, Accounting & Auditing Clerks	\$18.22	\$37,898
Pharmacy Technicians	\$17.34	\$36,067
Medical & clinical laboratory technicians	\$16.94	\$35,235
Dental Assistants	\$16.57	\$34,466
Shipping, Receiving & Traffic Clerks	\$15.08	\$31,366
Data Entry & Info Processing Workers	\$14.78	\$30,742





Who needs “affordable housing”?



40% AMI: \$22,700 to \$30,300

	Hourly Wage	Annual Wage
Truck Drivers, Light or Delivery Vehicles	\$14.07	\$29,266
Tellers	\$13.74	\$28,579
Preschool Teachers	\$13.55	\$28,184
Retail Sales Workers	\$13.47	\$28,018
Grounds Maintenance Workers	\$13.09	\$27,227
Security Guards	\$12.80	\$26,624
Building Cleaning Workers	\$12.21	\$25,397
Electrical/Electronic Equipment Assemblers	\$11.60	\$24,128





Who needs “affordable housing”?

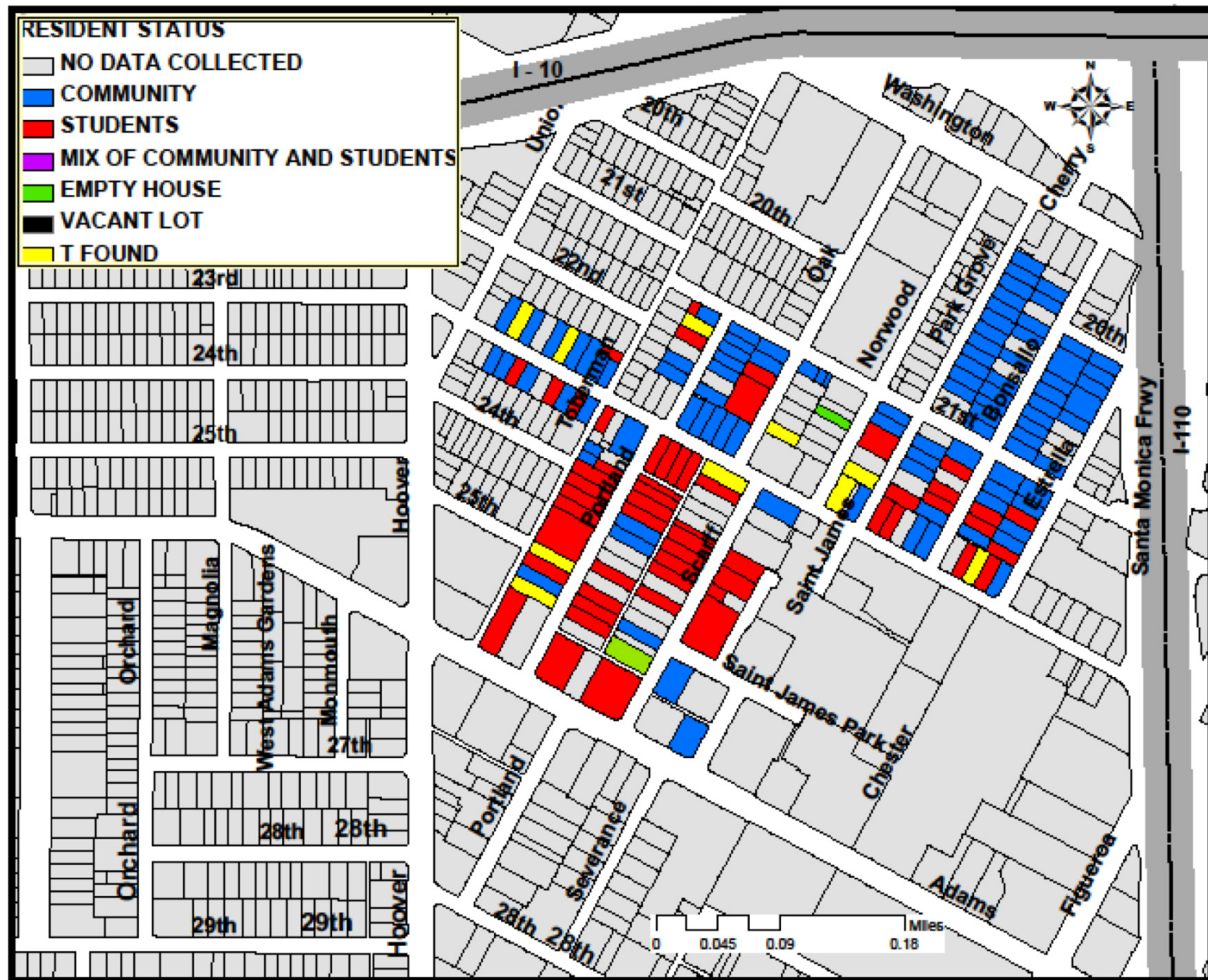


30% AMI: Below \$22,700

	Hourly Wage	Annual Wage
Nursing, Psychiatric and Home Health Aides	\$10.71	\$22,277
Cooks	\$10.57	\$21,986
Childcare Workers	\$10.31	\$21,445
Dishwashers	\$ 9.89	\$20,571
Woodworking Machine Operators	\$ 9.81	\$20,405
Maids and Housecleaning Workers	\$ 9.36	\$19,469
Waiters and Waitresses	\$ 8.55	\$17,784
Sewing Machine Operators	\$ 8.26	\$17,181
All minimum wage employees	\$ 8.00	\$16,640



Estrella Survey Area

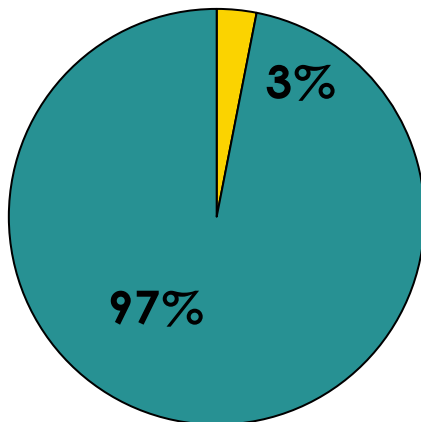




Changes in the Estrella neighborhood between 1998 and 2008



Use in 1998



■ USC

■ Comunidad

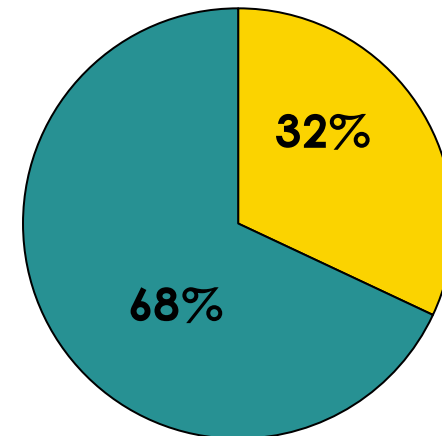
Total encuestados: 341

De la comunidad: 331

De USC: 9

Mixto: 1

Use in 2008



■ USC

■ Comunidad

Total encuestados: 333

De la comunidad: 227

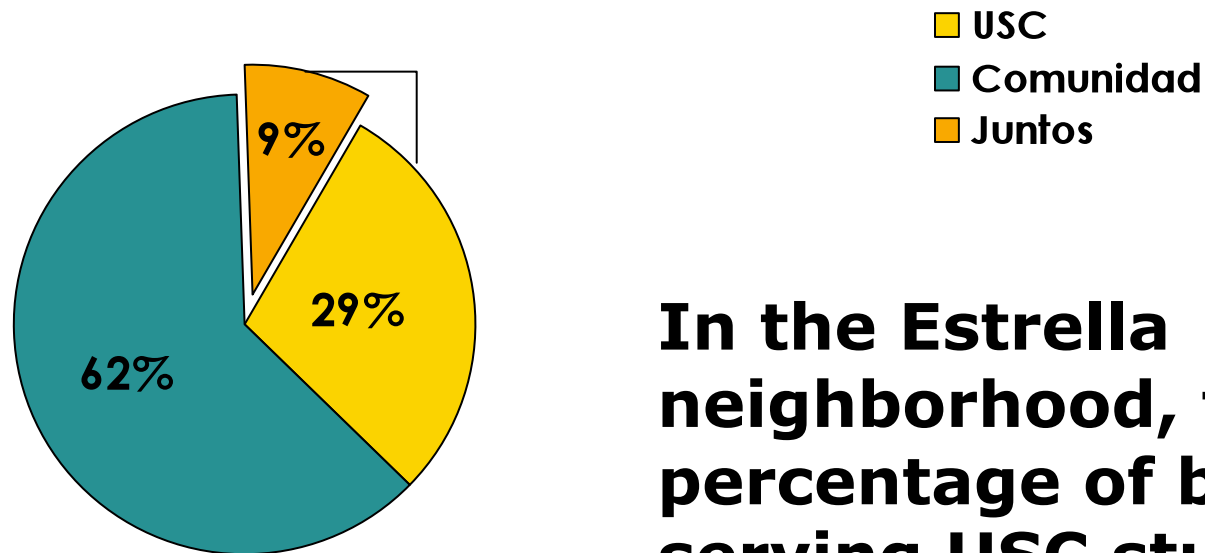
De USC: 106

Source: *Figueroa Corridor Community Land Trust Neighborhood Development Plans: A guide to building a healthy community, Aug 2008*



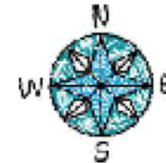


Adding in buildings in process of converting to university-serving in 2008:

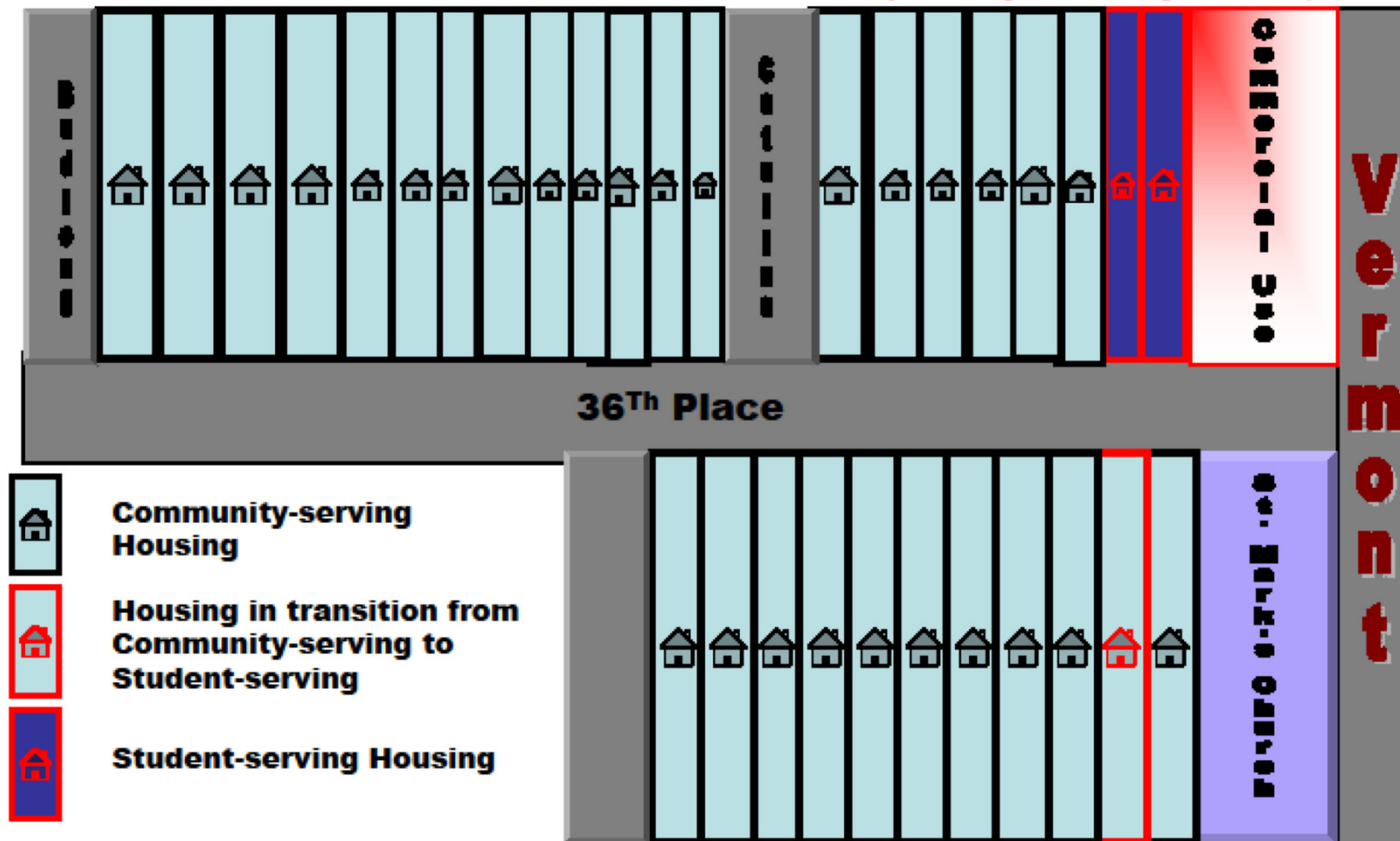


In the Estrella neighborhood, the percentage of buildings serving USC students and faculty increased from 3% in 1998 to 35% in 2008

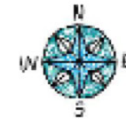
Housing in Our Community in 1999



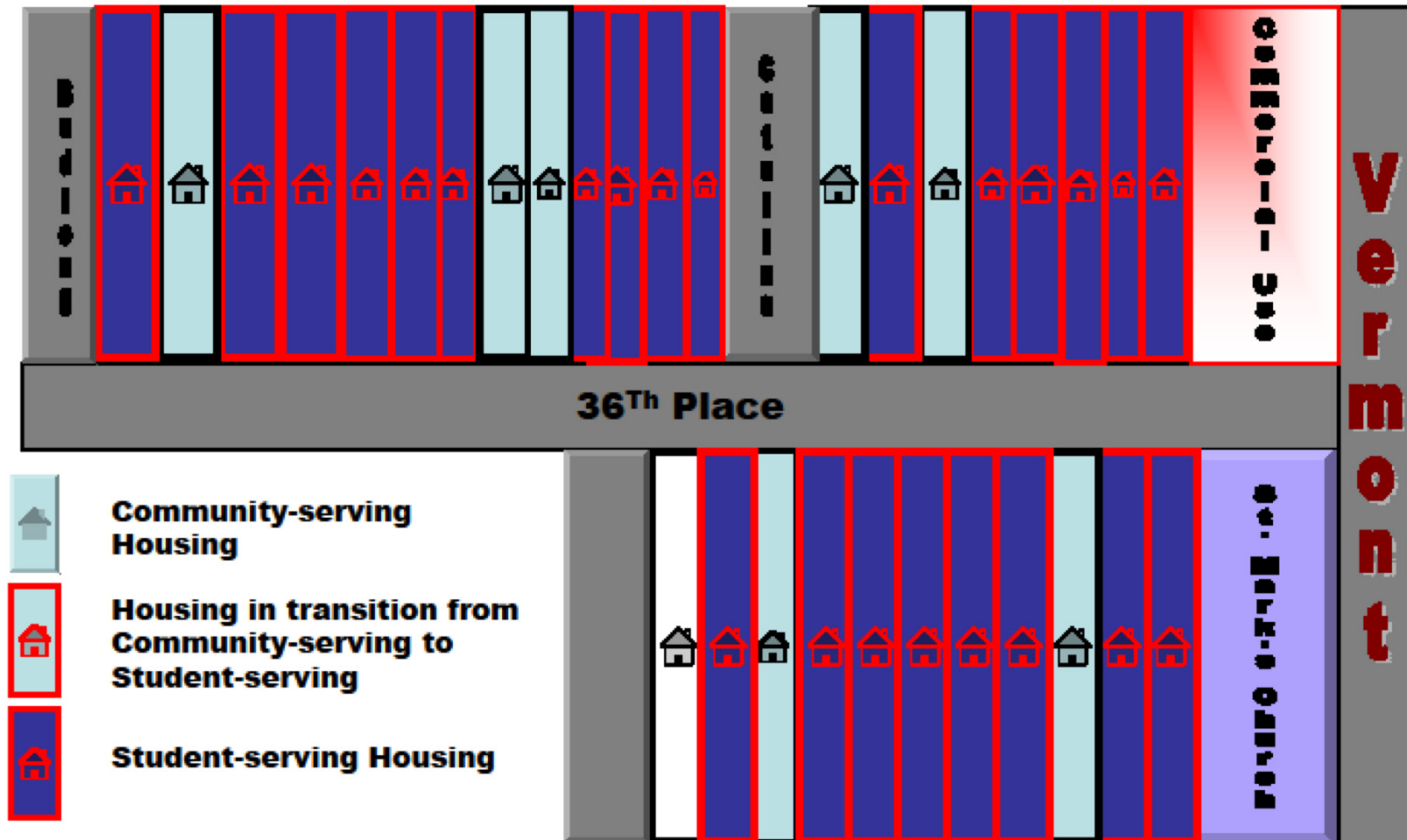
As documented by UNIDAD through interviews with long-term residents, September 2009



Housing in Our Community in 2009



As documented by UNIDAD through interviews with long-term residents, September 2009



2011: the Expo Line is coming!





Impacts of TOD on Neighborhoods



Northeastern University's Dukakis Center for Urban and Regional Policy study of 42 neighborhoods in 12 cities, released October 2010:

- ❖ **Predominant pattern of neighborhood change with the addition of transit:**
 - ❖ housing stock became more expensive
 - ❖ neighborhood residents wealthier, and
 - ❖ vehicle ownership more common.

- ❖ **“We found evidence of gentrification in the majority of newly transit-served neighborhoods, if gentrification is defined as a pattern of neighborhood change marked by rising housing costs and incomes.”**

- ❖ **“Our research also provides support for the conclusion that neighborhoods with a large number of renters are more susceptible to gentrification. Indeed, when we specifically looked at the neighborhoods where the new stations were light rail —neighborhoods which, in our study, were more likely to be dominated pre-transit by low-income, renter households than those in the heavy rail and commuter rail neighborhoods— almost every aspect of neighborhood change was magnified: rents rose faster and owner-occupied units became more prevalent.**





The pending crisis of 'expiring-use' affordable housing



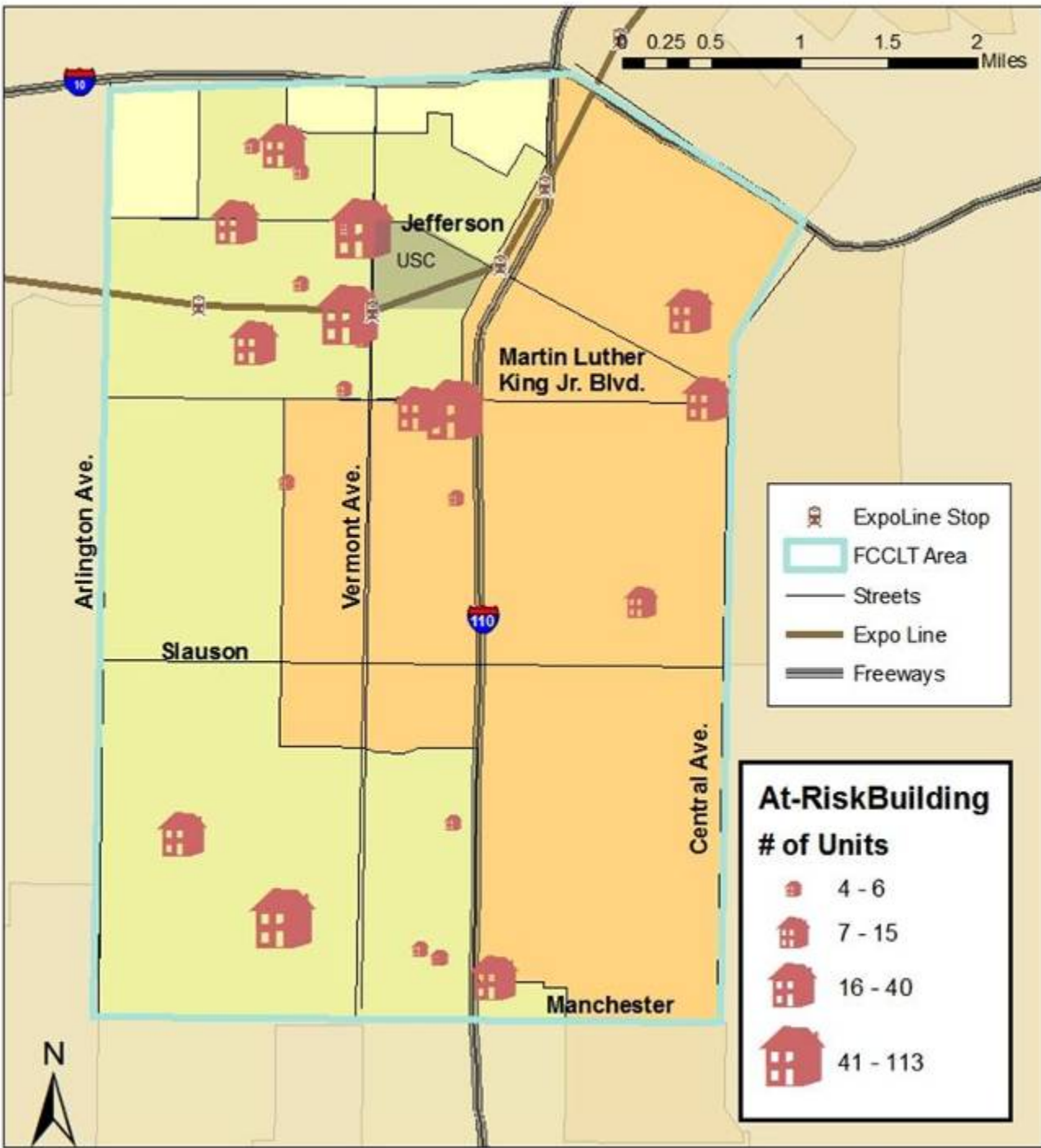
Expiring Covenants in Figueroa Community Land Trust Service Area, South L.A.

Council Districts

- Other CDs
- CD 8
- CD 9



Map Prepared By: Shoshana Krieger
Source: LACRA; Mapshare; Metro





Example 'expiring-use' properties



- ❖ University Gardens:
 - ❖ 113 units at Jefferson/Vermont
 - ❖ CRA covenants will expire jan 2011
 - ❖ HUD covenants extended until ~2055
- ❖ Roland Curtis:
 - ❖ 48 units SW of Expo/Vermont
 - ❖ HUD covenants already expired
 - ❖ CRA covenants will expire jan 2011
- ❖ Billy G. Mills:
 - ❖ 102 units N of Expo/Vermont
 - ❖ Section 8 contract set to expire may 2010





Data Sources



- ❖ Draft of TOD and Affordable Housing study by Bay Area-based Strategic Economics (*apr 2009*)
- ❖ Figueroa Corridor Community Land Trust Community Walk (*mar 2008*)
- ❖ UNIDAD Community Walks (*fall 2009 & spring 2010*)
- ❖ U.S. Department of Labor, Bureau of Labor Statistics, Metropolitan Area Occupational Employment and Wage Estimates, Los Angeles-Long Beach-Glendale, CA Metropolitan Division
- ❖ Report by Northeastern University's Dukakis Center for Regional Policy - Maintaining Diversity In America's Transit-Rich Neighborhoods: *Tools for Equitable Neighborhood Change* (*oct 2010*)
- ❖ Report for Figueroa Corridor Community Land Trust by Shoshana Krieger, based on CRA/LA- and LAHD-supplied data on expiring-use properties (*aug 2010*)





Real estate conditions in local area



- ❖ Low income households
- ❖ Older housing stock
- ❖ Most housing stock in houses and small buildings
- ❖ High percentage of renters
- ❖ High percentage of single-family homes occupied by renters
- ❖ Investment in public transit infrastructure
- ❖ High number of 'expiring use' subsidized affordable housing properties
- ❖ Limited opportunity sites for new affordable housing development
- ❖ USC 20-year Master Plan, and extensive new private student housing developments, are deeply impacting local real estate dynamics



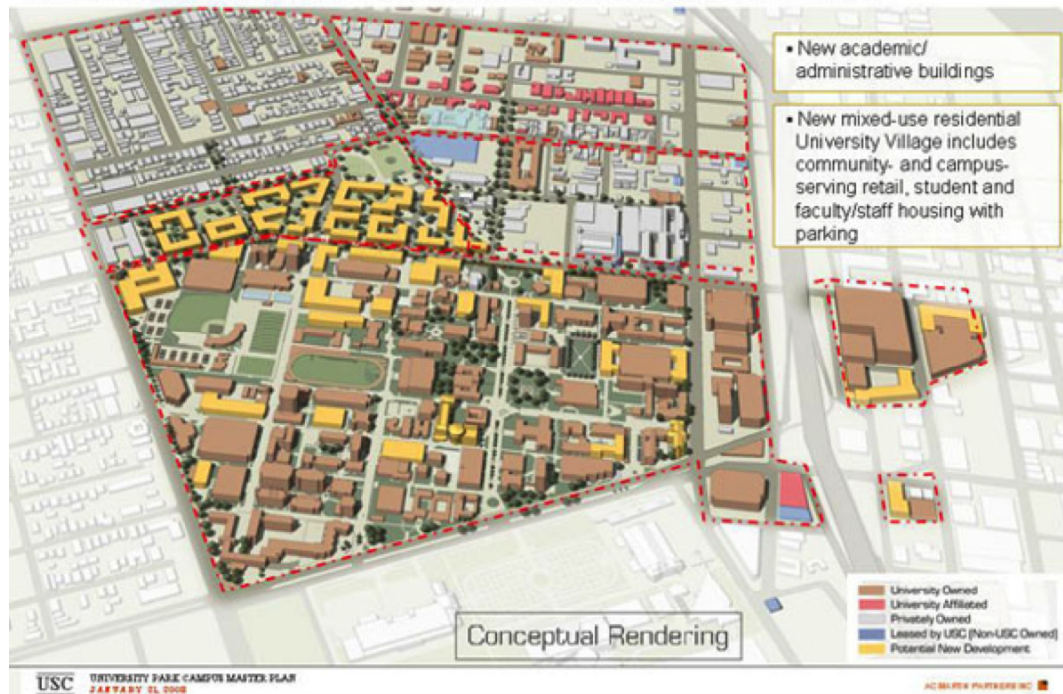


USC MASTER PLAN

UNIVERSITY EXPO PARK PROJECT AREA



Master Planning Districts: *Potential Development on University-Owned Property*



USC's plan for growth through 2030

Includes demolition and redevelopment of University Village and Construction of housing for 5,200

350,000 sq ft retail

300,000 sq ft academic; and

165,000 sq ft hotel/convention center

500,000 sq ft academic and admin space

Redesign of both Jefferson and Hoover streets





Economic benefits of project*



- **\$1.1 billion construction-related economic impact to LA County economy**
- **\$2.8 million in one-time revenue to the City from construction**
- **\$1.7 million annually in revenue benefits to the City from Operations**
- **12000 new jobs – approximately 4000 construction jobs and 8000 permanent jobs**

*** Per Presentation on the University Park Development Project, USC's Real Estate & Asset Management, 6/16/10**



Goals for stabilizing housing opportunities for the existing community



- ❖ Protect renters from eviction and displacement
- ❖ Preserve at-risk subsidized rental housing
- ❖ Acquire privately-held student housing units and convert to permanent affordable housing
- ❖ House the maximum number of USC's residential student population on campus possible
- ❖ Facilitate production of new, affordable housing
- ❖ Expand local hiring opportunities, in permanent and construction jobs, both on- and off-campus





Community Planning & Leadership Development








- ❖ Extensive community surveying, data collection and planning activities which prepared community members to be community Planners
- ❖ Organizing Methodology training series which helped the membership and organization take an outward look at approaches to community development





Community Walk Findings: MLK/Main



-  Prevalence of liquor stores, motels and toxic industries
-  Trash dumping, especially in alleys
-  Dangerous intersections, unmarked crosswalks, and cars driving too fast
-  Sidewalks in bad condition, and not enough shade trees
-  Few parks, and dangerous conditions in existing parks





What makes a community healthy?

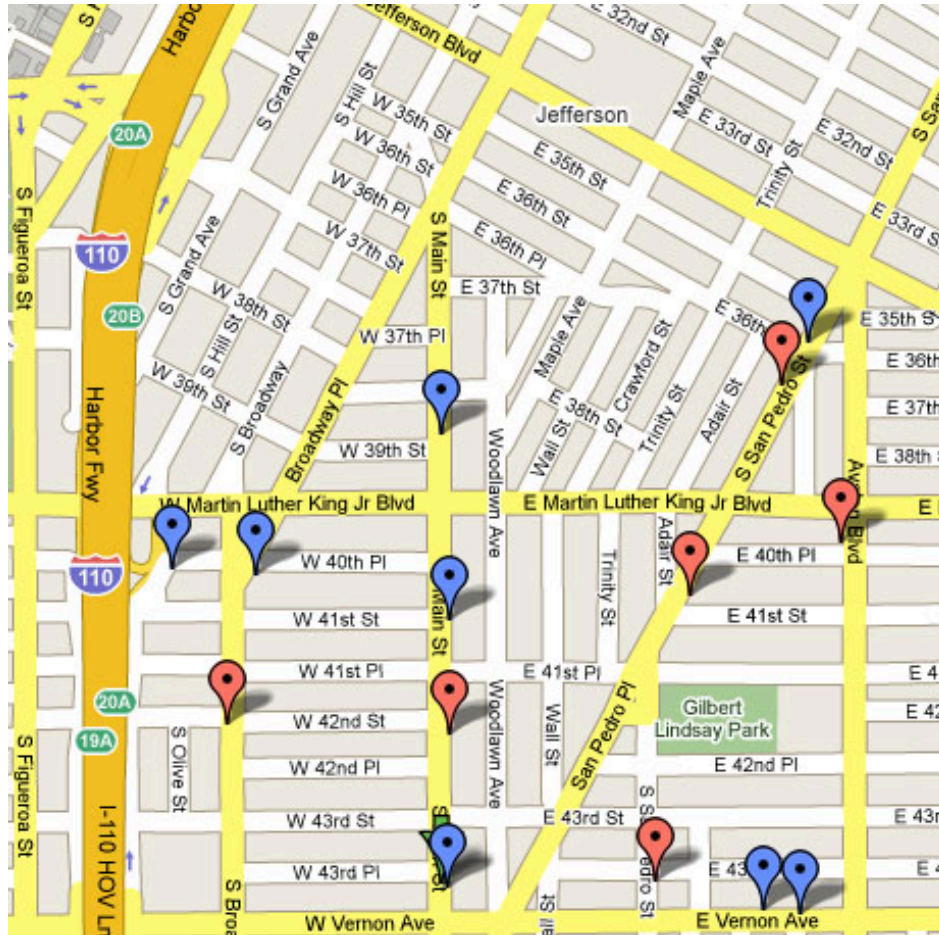


- ❖ Parks and recreation spaces
- ❖ Access to fresh and affordable food
- ❖ Affordable Housing
- ❖ Access to health care
- ❖ Knowing their neighbors
- ❖ Cultural Events
- ❖ Good Jobs





Opportunities



Vacant Lots and
Nuisance Properties





Community Planning & Leadership Development



Neighborhood Improvement Projects & Activities

- ✓ Accountability sessions with City Officials
- ✓ \$1M Safe Routes to Schools proposal for Ricardo Lizarraga Elementary with CRA
- ✓ Recommendations for Bicycle Master plan
- ✓ Active participation in redrafting of LA City Community Plans (South LA and South East LA)
- ✓ Training/relationships with City Council offices in dealing with nuisance liquor licenses





Trust South LA Values



The Land Trust holds the following values as we strive to create healthy families and neighborhoods, and a healthy city and planet

- ❖ We support the development of communities that are healthy places to live, play, eat, work and go to school
- ❖ We support the right of community residents to stay in their own community
- ❖ We support the right of community residents to participate in planning for the future of their neighborhoods
- ❖ We believe that community space should be actively used;
- ❖ We believe that any developments built on Land Trust land should make good use of local public space and public resources





Trust South LA Principles



We commit to:

- ❖ Educate and develop our consciousness, skills, and experience individually and collectively. We take responsibility to understand the context of the community, and our environment and together create a strategic plan.
- ❖ Develop a new generation of leadership through sharing tools, knowledge and creating opportunities for youth. Intentionally take a step back to allow for youth and young adults to step in and take ownership of their learning and participation.
- ❖ The inclusion of all people, regardless of gender race, class, sexual orientation, nation of origin, immigration status, physical ability, religious and spiritual beliefs, etc.
- ❖ Take responsibility to take care of the earth, minimize what we take from her, and help heal what has been harmed.





Free the Streets



Taking underutilized land in the community and securing both temporary and permanent programming opportunities to revitalize the neighborhood.

- ❖ South LA has the lowest ratio of park space per resident in the city
- ❖ This contributes to health and quality of life issues that must be addressed as we seek to build healthier communities.



CicLAvia makes the streets safe for people to walk, skate, play and ride a bike. Shop owners and restaurants are encouraged to open their doors to people along the CicLAvia route. 10.5 Mile stretch of city streets are programmed and turned into a giant park for a day while soft closure to minimize impact of traffic.





CicLAvia Expansion Into South LA







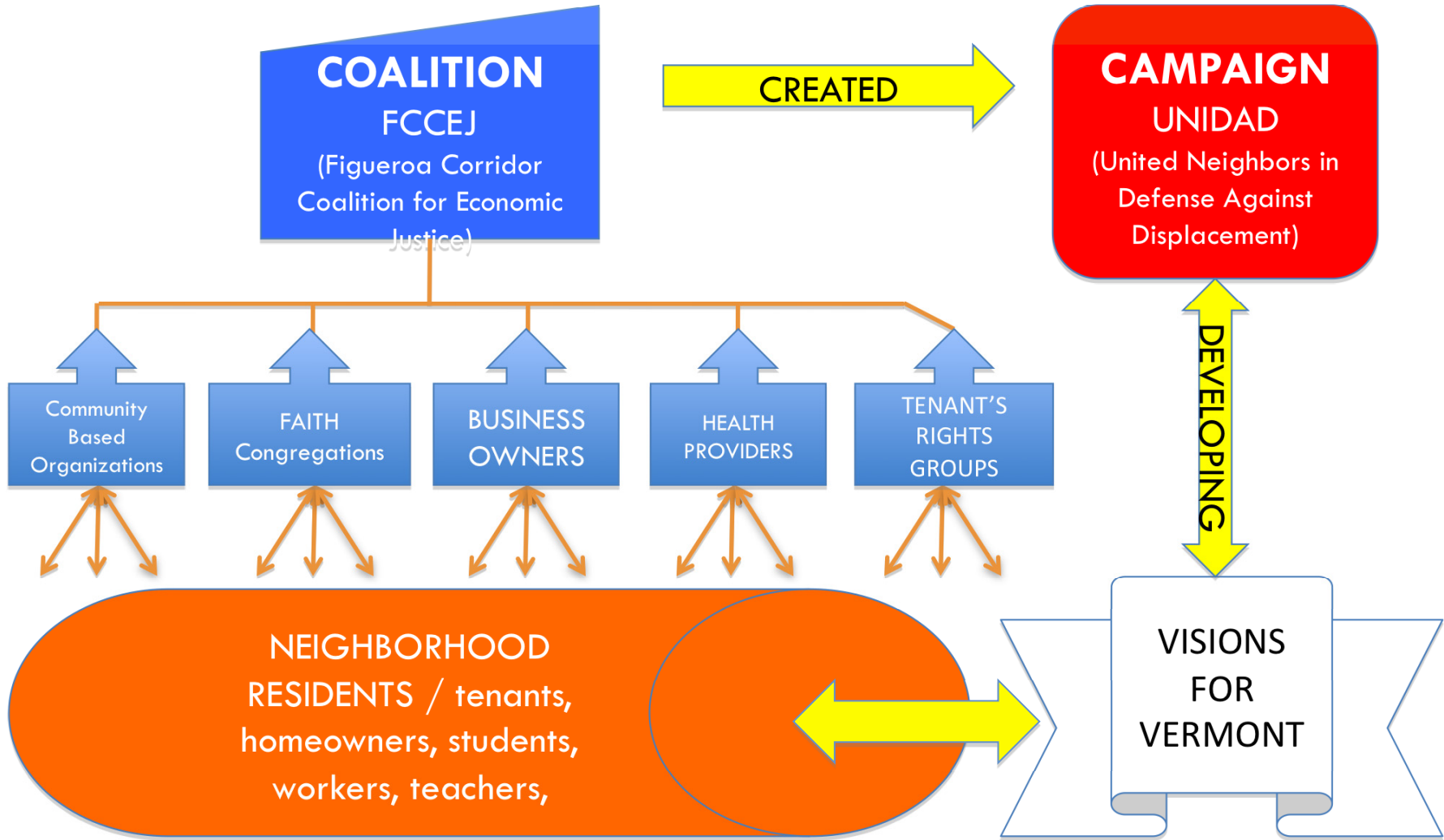
UNIDAD

United Neighbors In Defense Against Displacement

UNIDAD • UNITY



UNIDAD Structure



Nexus Study Boundaries



Priorities for USC community benefits

- Local/At-Risk Hire commitments on Jobs
- Helping Stabilize Family Housing Market
- Small Business Incubation and Direct Support
- Public Health/Safety Improvements that Include and serve the local community as well as Student population





LORENZO PROJECT



- ❖ Luxury mixed-use housing project at former Orthopedic Hospital site (specially zoned for Health Services), with a total of 919 units in first phase
- ❖ Located at the foot of Expanded Subway Line
- ❖ approximately 34,000 square feet of retail uses, including approximately 6,000 square feet of restaurant use.
- ❖ Parking for the Proposed Project would consist of over 3,200 spaces
- ❖ Developer a big Anti-affordable housing advocate





Community Benefits agreement Signed

- ❖ Provide 7,500 square feet in the Project for a community-serving medical clinic that will be rent free for 20 years, providing at least 20,000 patient visits a year for low income and uninsured South LA resident, and to provide operations funding and start-up costs for the clinic.
- ❖ \$1 Million Dollars for affordable housing development
- ❖ Small business support programs,
- ❖ Permanent and construction jobs agreements,
- ❖ Funding to support better TOD planning in the area





Bethune Library



- Library on Vermont Ave 1975-2005 popular community center

- Community Struggle Failed to prevent Closure and Land was Left Shuttered then Demolished for 4 years

- RFP for mixed use put out in Oct 2009 and proposal based on a vision built with local church and community residents from TRUST South LA was accepted

- 55 units of affordable housing and a 15,000 sq ft retail space - directly across from USC.

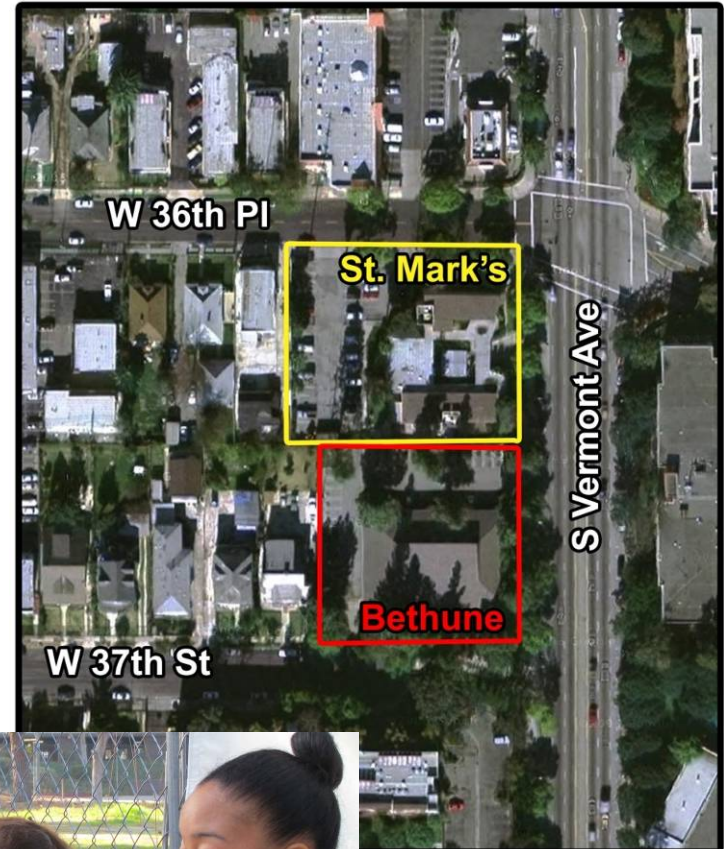




Bethune Crossings



Community Redevelopment Agency of Los Angeles shutdown has resulted in project being put at risk.





Slauson & Wall Village– 7 acre industrial site



Partner with CRA to remediate
7 acre brownfield site

Work with City to establish 4
acres of park

Engage community in housing
and park design and
management

Build 80+ units of family
housing

Land will be transferred as
housing asset to Los Angeles
Housing Department via CRA
closure





www.trustsouthla.org

www.facebook.com/trustsouthla

www.facebook.com/tafarai

tafarai@trustsouthla.org

