



THE BACK NINE

A PROJECT BY ROSTEN WOO AND LOS ANGELES POVERTY DEPARTMENT

LOS ANGELES POVERTY DEPARTMENT
PRESENTS

The Back Nine

HOLE	PAR	PLAYERS			
1	1				
2	4				
3	3				
4	6				
5	1				
6	1				
7	2				
8	∞				
18					
SIX (6) STROKE LIMIT ON ALL HOLES					

RULES & REGULATIONS

- Parties playing together limited to four (4) players.
Each player takes one stroke at a time.
- Initial stroke on each hole must be played from tee mat.
- If player’s ball is hit by another ball, new position may be taken unless ball has been hit into goal. . . in which case you must take old position and shoot.
- If ball leaves green, replace at spot it went out and take a one stroke penalty.
- You may move the ball 4 inches from any obstruction at no penalty.
- Please leave green immediately after the last put is made.

PLEASE RETURN YOUR PENCIL

*FOR UPDATES ON SKID ROW AND THE DOWNTOWN PLAN,
WRITE DOWN YOUR CONTACT INFORMATION BELOW AND
LEAVE CARD WITH ATTENDANT:*

INSTALLATION PRODUCED BY ROSTEN WOO WITH FABRICATION BY LEEBUILD • ADDITIONAL
DESIGN AND PRODUCTION BY TIFFANIE TRAN • ADDITIONAL PRODUCTION AND ELECTRONICS: RJ
SAKAI • ADDITIONAL RESEARCH AND ADVICE: JIAE AZAD, ANDREA GIBBONS • MURAL EXPERTISE:
DIMITRI KADIEV • THANK YOU: JEFF CAIN, KRISSY CLARK, JESSICA COWLEY, BRYAN ECK AND TAL
HARRI OF LADCP, JIA GU & MATERIALS AND APPLICATIONS AND KNOWHOWSHOP, TOM KRACAUER,
STEVEN SIMON, LAMP AND LAPD. **#BACK9**



5

4

6

3

2

1

WHAT LAND DO YOU
WANT TO BUY?

AND GET YOUR BALL INTO
ENTAINMENT ZONE

10 MILLION

9 MILLION

8 MILLION

LA HOUSING CAPACITY

LATION

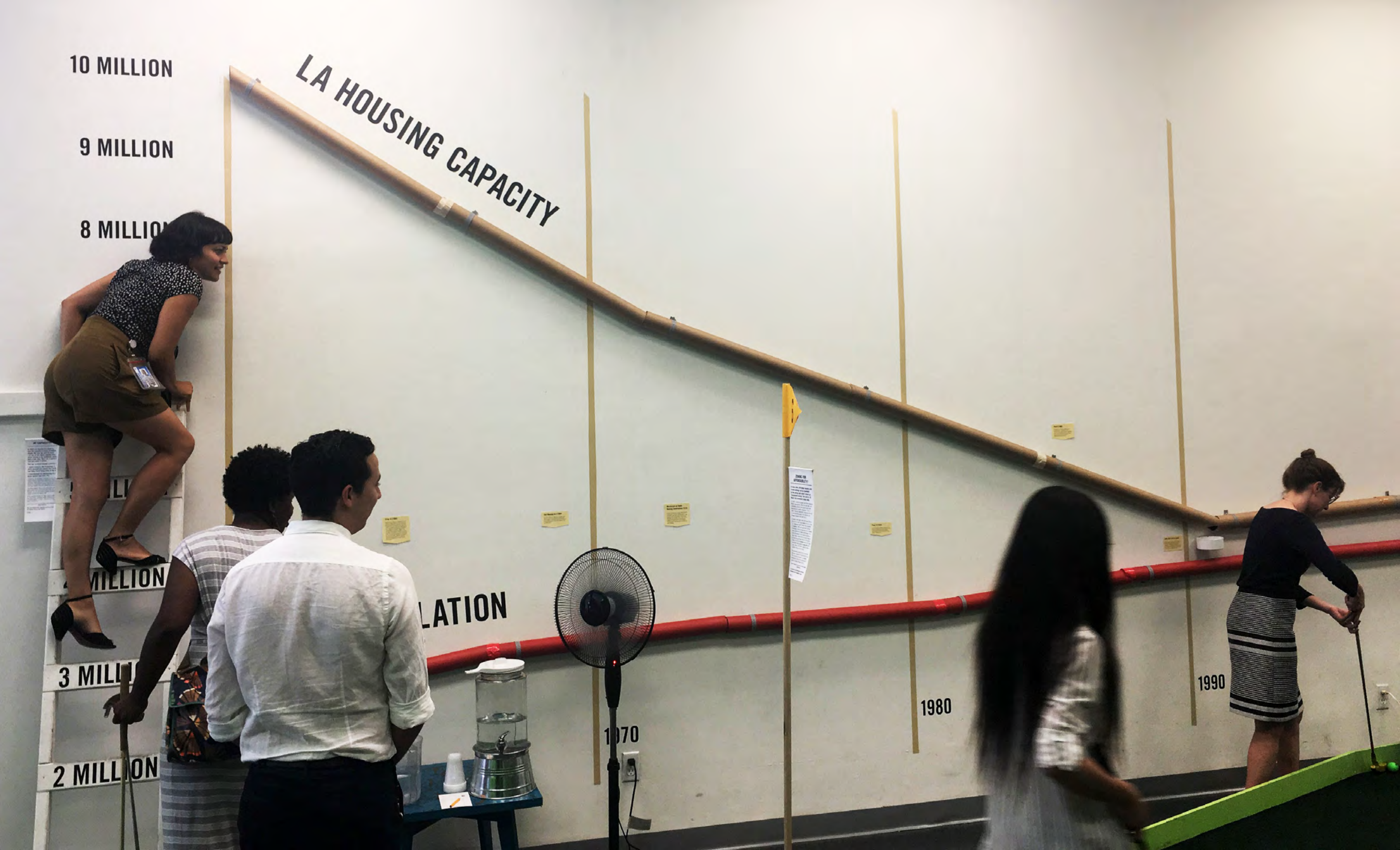
3 MILLION

2 MILLION

1980

1990

1970







HOLES

CONTAINING SKID ROW

HOLE

1

RULES FOR PLAY

Try and get your ball into Skid Row's containment zone!

PAR: 1

In 1973, the city nearly erased Skid Row from the map. The city had plans to clear and redevelop the whole area in the way that they had done with Bunker Hill.

In response to this plan, community organizations developed an alternative plan that preserved the low-income hotels and social services in the 50-block area of Skid Row. This alternative plan carried the day, and this concentration of housing and services became known as the containment zone.

This “containment” has allowed Skid Row to maintain its status as a recovery community, preserving affordable housing and social services for those most in need.

This preservation was not achieved through zoning alone, but today's Skid Row has been protected from redevelopment by the way that it is ***zoned***. Find out how this works by playing through this golf course.

ZONING & RE-ZONING

HOLE

2

RULES FOR PLAY

For this hole, you'll take the role of real estate developer trying to make money.

Pick a hole to "buy land" that will soon be rezoned. The land you buy will soon be rezoned as "hybrid industrial"—meaning that light industrial uses will be permitted but so will other uses like housing.

Pick correctly and you'll be in a good position to make money (er, par).

PAR: 4

"Zoning" is just the laws that say what you can and can't do with land. These laws have big implications for how our cities work, who profits from them, who can live here, who can't.

One of the main types of zoning restricts uses—what kinds of activities are allowed in an area. The basic idea is that some activities are incompatible. You don't want to sleep next to a cement factory or shop next to a garbage dump. Here are some of the most basic zones: M (manufacturing) C (commercial) R1 (low-density residential) R7 (high-density residential).

Of course, the way an area is zoned affects the value of the land. Manufacturing tends to be the cheapest (and dirtiest). High-density residential land tends to be the most expensive—lots of housing = lots of money.

These days, many cities are rezoning—changing their zones to reflect new ideas about how the city should develop. Large parts of Skid Row are currently zoned for industrial uses, but may not be in the future.

ZONING FOR BULK AND DENSITY

HOLE

3

RULES FOR PLAY

Try and get your ball to the hole in the densest part of town.

PAR: 3

Another major function of zoning is to control the physical shape of an area, how big individual parcels of land are, how big the buildings on those parcels are, and how many people can live in those buildings.

Controlling bulk and density also has big implications for the value of a piece of land, and who gets to live there. The bigger the lot size and the potential building, the pricier the land. When a rezoning allows for more bulk and density people call it "upzoning," when it allows for less, people call it "downzoning."

This hole show three aspects of physical development that L.A.'s zoning code can control:

LOT SIZE

DENSITY

BULK/F.A.R.

THE BIG PICTURE: L.A.'S COMMUNITY PLANS

HOLE

4

RULES FOR PLAY

Get your ball from the wealthiest (and least dense) Community Plan Area to one of the densest and least wealthy (Central City).

Barriers are up between Community Plan Areas with significant differences in median income.

PAR: 6

In the 1960s L.A. (like many cities in the US), turned away from centralized master planning and towards decentralized planning—where things like zoning could have more local control—specifically within the 35 “community plan areas” shown on this map.

One of the results of this decentralization is that white, affluent communities have tended to “downzone,” while poor and non-white communities have tended to be “upzoned.”

Historian Greg Morrow argues that this is largely because communities that have the resources to fight upzoning, do so. Those that don’t, get upzoned. While dense areas are good places for developers to make money, L.A.’s wealthy tend to prefer to live in very low-density areas.

AT CAPACITY?

HOLE

5

RULES FOR PLAY

Put your ball in the top tube and try to get it to the bucket below the ladder.

PAR: 1

In 1960 Los Angeles was zoned to have the capacity to house 10 million people. But over the past 60 years, L.A. has on the whole radically down-zoned (mostly in the wealthiest, whitest parts of the city). Now L.A. is zoned to hold just under 5 million.

This has occurred through a mixture of

- ballot-measures like Proposition U which dramatically lowered the F.A.R. (see Hole #3) of many areas in the city.
- local demand for downzoning led by home-owners (see Hole #4).

Presently, the buildable capacity of the city barely exceeds the actual population. Many planners argue that L.A.’s rising rents are driven by our limited housing supply, and our housing supply is in turn limited by our zoning.

Planners project that L.A.’s population will grow significantly by 2040 and that L.A. must densify. So, if L.A. must increase its density, where should that density go?

Most neighborhoods will fight against density, but Skid Row residents might welcome it, provided that it comes in the form of housing they can live in!

SEABREEZIN'

HOLE

6

29 of L.A.'s 35 Community Plans are more than 15 years old. The Mayor has promised to update all of them by 2035, but currently most development requires some kind of piecemeal variance, zoning change, or amendment to proceed. There's a formal process for getting these kinds of changes but this piecemeal approach defeats the point of planning, and seems to encourage bribery and corruption.

In 2016, the LA Times investigated the proposed Sea Breeze development. Developer Samuel Leung wanted to build a 325-unit apartment complex north of the Port of LA, but the project had received "no" recommendations from the Neighborhood Council, the Department of City Planning, and the City Planning Commission. Nevertheless it was passed by the City Council using a special rule change invoked by Mayor Garcetti (that he's only invoked twice).

More than 100 people and businesses connected to the developer Samuel Leung (some family members, some employees, some tenants), had donated over \$600,000 to L.A. area politicians between 2008 and 2015.

RULES FOR PLAY

Navigate the bureaucracy to get your development built.

Note: If you need some help here, talk to the gallery attendant; they might be able to move things along for you, for a price.

PAR: 1

ZONING FOR AFFORDABILITY?

HOLE

7

In many cities, affordable housing units in new buildings can be mandated by the zoning code—what's known as "*inclusionary zoning*." But not in L.A. Here's the convoluted reason why.

In 1995, California passed the Costa-Hawkins Rental Housing Act. While the law does not completely prohibit local government from enforcing rent control measures, it put in place "vacancy decontrol" meaning that once a unit becomes vacant, the landlord can charge whatever they want for it.

Fourteen years later, the 2009 case Palmer v. City of L.A. took Costa-Hawkins much further. L.A. developer Geoff Palmer had proposed to develop a 350-unit apartment complex Downtown. The city responded to his proposal with a directive to make a percentage of his units affordable to low-income households. But, Palmer claimed that the Costa-Hawkins act not only prohibited the city from setting rates on units that *become* vacant, but it also prohibited setting rates on *newly-built* vacant units. (Note: The Palmer case only relates to units for rent and not for sale.)

He successfully sued the city and was therefore able to bypass the mandate from the city. This ruling set a precedent in Los Angeles, dramatically limiting the city government's tools for creating affordable housing.

RULES FOR PLAY

Try and get your ball through Costa-Hawkins windmill and into Inclusionary Zoning.

PAR: 2

SKID ROW TOMORROW?

HOLE



RULES FOR PLAY

Try and get your ball into the “Hybrid Industrial Social Service Housing” zone!

You’ve got one shot. Thanks for playing!

PAR: ∞

As a test case for creating a new system of zoning, the city is rezoning all of downtown (including Skid Row).

With all the new terminology, the city’s plan is a little difficult to understand, but in broad strokes:

- The plan recommends expanding the high-rise residential zoning east from downtown through Skid Row. The areas marked on the map as “Traditional” would have a F.A.R. of 12-18 (pretty big! see Hole #3). Much of what was zoned industrial will become high-density residential.
- In the Southeast part of Skid Row they recommend turning much of what was once industrial into “hybrid industrial” encouraging live/work lofts and residential complexes. (See Hole #2)

There is substantial pressure from the business community to expand the “revitalization” of downtown’s core through Skid Row. The plan suggests somehow that the city protect the streets between 4th 5th and 6th Streets as social service housing. It is unclear what mechanism they could use to do so. Even if Skid Row’s low-income housing and social service can stay, how will it co-exist with the tonier new buildings on the main streets? How much longer will Skid Row be tolerated? Where will it go?

BONUS HOLE

HOLE



RULES FOR PLAY

SIGN ON TO THIS MAILING LIST TO GET UPDATES AND GET INVOLVED.

OK, so that was the last hole. But, do us a favor and drop this postcard into this hole.

The first step in reviewing a new development for a neighborhood is its Neighborhood Community Council. (L.A. has 75 of these, 34 of them created in the last 10 years). While they are just advisory bodies, they carry great symbolic importance and provides a framework for organizing.

Just a few months ago, Skid Row had its first election to create its own Neighborhood Council (distinct from the larger Downtown Neighborhood Council).

The vote lost 860 to 840 but, get this, the DNC had pushed to create, for the first time in the history of L.A., an online voting system for this vote. 850 of the “no” votes were cast online. In addition, a shadow organization using the BID’s letterhead and mailing-list sent out e-mails urging people to vote “no”– distinctly illegal.

The local organization has recommended that the vote either be thrown out and a Skid Row council created, OR a new election be held. We’re still waiting to see what the Neighborhood Empowerment Commission chooses.

PERFORMANCE



Golfers and caddies enter: each in own way stretches yawns and greets the day. Jen & RCB & Tom are in the clubhouse.

Henriëtte: The sun comes up exactly at 6AM. Just as red as when it went down last night. Standing on the edge of the lake, in the distance I can hear calm quiet voices of two men in a boat. They are part of the shadows of the lake. I feel the earth tremble. It starts breathing faster in anticipation of the sun. The light comes in, gets rose, pink, more intense, the shadows move back. Everything is still and there it is: the first ray of sun from behind the mountain. The mountain becomes a silhouette and dark as the rays climb over its ridge, until the full sun is there and lights up the lake, the mountain, the boat, the men and me. And we warm up and breathe.

Jamaya: Its daybreak... the first day of the fishing season... I was sooo excited that day. 10 years old and I'd never been fishing before. I read that the city of Bridgeport has stocked the streams of Beardsley Park with hundreds, maybe thousands of trout. I had dreamed about catching my first trout for months, when I got my fishing rod on Christmas.

Lee: When I went to North Carolina for Christmas I wanted to see snow because I hadn't seen none since I left Texas. My family, who was visiting from Minnesota didn't want to see no snow. Then it started snowing on Christmas Eve at 6PM. The day after I gathered all the kids for a good old-fashioned snowball fight. I just stood there and let them throw snowballs at me

until I got tired of that shit. Then I started throwing snowballs back and running after them and grabbing snow and rubbing it in their faces. I made my first snow angel. We built a snowman. It was still there when I left on January 10th.

Damitri: In the fall... Riding in a car with my mother and aunt Thalia, who was driving. We rode to Grand Rapids from Detroit Michigan. They as sisters laughed and chattered gleefully. I looked out the window and marveled at the hues of color of the fall leaves. I couldn't stop from looking at the splendor. I felt one with nature.

Jamaya: At sunrise we troop off hunting trout. By noon, my worms are all gone, eaten by the fish that got away. It didn't stop my excitement. I was gonna hook my first fish with my new rod. Nighttime came, no fish, no exhaustion. Most of us had caught nothing, but we were ready for more. Wet, hungry and happy, I was ready to get up tomorrow, grab my lucky fishing rod and spend another day in beautiful Beardsley Park.

Walter: Laying on my back following the flight of a Robin, a Bluebird, a Hawk, soaring across the orange hot summer sun. Closing my eyelids and still seeing the sun's brightness through my shuttered eyes. The aroma of fresh grass and peach trees, itching legs, sweaty feet, crawling ants.

Sherri: Sunshine – breathe --- Gnat in my mouth – sneezing – a-choo – snot goes back down my throat. Uh, oh gotta pee — that's nature.

Everyone rushes away. Jen - from the clubhouse.

Jen: When the last CEO of the “United States of America, Incorporated” was sworn into office I took in the inauguration from my community garden in Georgia. Down the hill (and a few kilos away from those regrettable Guidestones) there was a lake, man-made. Across the lake stretched a beautiful waste of space: 18 pristine holes plus all the desired accoutrements, and I felt like the Birdie. Fast forward 8 years to Inauguration Friday 2017. Orange Friday, if you will. I felt like a Bogey. Over-par trying to be under, metaphorically. As a shareholder of this corporation I should benefit from a positive profit margin. I can reinvent my dividends, and you can too.

Trump golf course video:
<http://www.trumpnationallosangeles.com/default.aspx?p=DynamicModule&page-id=100113&ssid=100124&vnf=1>

TRUMP (Larry) – puppet enters:
I think I’m in a minority, but I feel golf should be an inspirational game, something people aspire to. I’ve made deals on a golf course that I would have never, ever made over a lunch. I actually told the people at Wharton, “You should give a course in golf.” There’s something about the camaraderie. You get to know people better: they’re your partner. I’ve always said about Obama: I don’t mind that he plays golf, but he should play with people he wants to make agreements with.

Golf should be something beautiful, elegant, something people aspire to play ----eventu-

ally. What I’d like to see is a limited number of courses like mine -- beautiful courses, with exorbitant greens fees, that naturally drive up the cost -- and price regular folk out of the game. If you can’t afford the greens fees then the best thing for you is to watch golf on TV, or attend tournaments at my clubs. But, don’t try to play the game if you can’t afford it: that’s just “bringing it down.”

It may be elitist, and perhaps that’s what golf needs. Let golf be elitist. Let people work hard and aspire to some day be able to play golf. Because of the expense of playing, and the land needed, golf is never going to be basketball, where all you need is a court. Let it be aspirational instead of bringing it down.

Golf Group #1: *Golfers conversing in the Clubhouse:*

V.O. Larry - Golf Announcer: We’re here at Trump international Palos Verdes for the Trump pro-am developer tournament. Joining us today are many of the biggest players in the city –and I don’t mean golf. I mean the movers and shakers, the visionaries that are making the NEXT Los Angeles.

RCB - Steve Mnuchin: The affordability crisis is going on in city centers around the world. Some say it is because of “rampant selling of luxury apartments to foreigners who don’t live in them.”

Jen – Suzan Potz: As if the small number of foreign owners are responsible for the housing crisis!

RCB - Steve Mnuchin: I know quite a few people who have second homes in Los Angeles and I’m so glad they do.

Jen – Suzan Potz: I’m happy that expanding diversity is still legal in our city of Angels.

RCB - Steve Mnuchin: Yes, the Bloomberg’s, the Sangshins and the Mittals are joining our city. Even if they’re here only for a few weeks -- they throw some key parties, these amazing multiplying events.

Jen – Suzan Potz: Investment capital coming to town should be great news in any free market society.

Jen and RCB great KMK/Jamaya and Tom

V.O. Chas - Fact Checker: Foreclosure is currently a mechanism for dispossession and gentrification, but it could be turned into a force for redistribution of dwelling space in favor of those who inhabit. If tax foreclosure could convert vacant condominiums into publicly owned housing for low-income families.

Jamaya - Patrik Schumaker: The neighborhood integrity people – they were mad trying to put a halt on development - but I agreed with them when they said City Council members make money granting variances project by project.

Tom - Franklin Graham: You developers are forced to compete to gain special exemptions?

Jen – Suzan Potz: It pushes up the affordability requirement and the cost per square footage.

Jamaya - Patrik Schumaker: Yes, we’d rather have fixed guidelines instead of this shake down by City Councilmen --- cutting deals and extorting campaign contributions.

They all leave the clubhouse and go to their 1st hole.

V.O. Larry - Golf Announcer: The foursome about to tee up includes Treasury Secretary **Steve Mnuchin**; **Franklin Graham**, son of Billy; **Suzan Potz** of Downtown Leaders Forum, and **Patrik Schumaker** now the director of Zaha Hadid architects, London. Looks like Franklin will be the first to tee up.

Tom - Franklin Graham: Could I open with a word of prayer?

All: Of course. Of course.

Tom - Franklin Graham: Glory is to those who participate in God’s creation. Glory is to the gardeners the nurturers, those who tend the earth and the make things grow. Glory is to those who maximize the potential of everything: for the benefit of all. Amen.

All: Of course. Of course.

RCB - Steve Mnuchin: Patrick, you’re a developer -- an architect, running one of the most prestigious firms in the world. I assume you’re here for something other

than charity golf.

Jamaya - Patrik Schumaker: Yes we have some projects in development here in LA. But, the market is rather problematic. It’s my opinion that housing for everyone can only happen in a self-regulating free market. We don’t have a free market in real estate. That’s why we have a housing crisis. A housing crisis exists in all the desirable cities where we see massive shifts to urban concentration.

RCB - Steve Mnuchin: We see it in San Francisco,

Jen - Suzan Potz: We see it in New York.

Tom - Franklin Graham: We see it in Los Angeles.

Jamaya - Patrik Schumaker: We all feel it in our bones: the move to the center.

Lee - caddie: I didn’t see it in Sherman, Texas...

RCB - Steve Mnuchin: But, prices are sky high. There’s a “so called” housing gap.

Lee - caddie: And more and more of my money goes to pay for rent.

Jamaya - Patrik Schumaker: Everyone wants to move into the center. We can multiply the density in Downtown LA.

RCB - Steve Mnuchin: All over LA five and

six story apartment buildings are replacing 2 and 3 story structures. Density is being doubled.

Jamaya - Patrik Schumaker: But, developers can easily triple or quadruple or quintuple density, build 15 story or 30 stories. Zoning limitations are perpetuating the housing crisis.

Jen - Suzan Potz: What can we do to realize the inherent value of downtown?

RCB - Steve Mnuchin: The homeless problem is keeping everything from moving forward.

Jamaya - Patrik Schumaker: It’s not just homeless → its all the poor people. The answer is simple. We need to move them out of the center. We’ve been subsidizing those people in the center of the city. That’s insane. We act as if they own it. But, we’re paying for them. And we’ll continue to pay for them no matter where they are, but that shouldn’t be in the most coveted location.

V.O. Chas - Fact Checker: Back in the day of Urban Renewal, with the passage of the Community Redevelopment Act in 1949 you could declare an area blighted, move everybody out and build something for other people who can afford it. In Los Angeles Corporatizing Bunker Hill is the prime example.

RCB - Steve Mnuchin: The center of the city should be for the people who will create the wealth that houses the people who can’t

afford to house themselves.

Tom - Franklin Graham: Absolutely. It’s better for everyone. More tax money to house the needy.

Jamaya - Patrik Schumaker: The best idea I’ve heard is to move everyone to the desert. Move them to Manzanar.

RCB- Steve Mnuchin: You’ll be accused of “ethnic cleansing”.

They all put their clubs in the golf cart with Sherrie.

V.O. Chas - Fact Checker: In 2007, LA County was flush with cash.

The Board of supervisors was going to build, build, build in the desert -- at the far edges of the County -- to replicate the housing and services of Skid Row, replicate it brick by brick, so that all those people would be cared for and never have to come downtown again -- and they wouldn’t even know the difference. Then the market crashed.

All - traveling in the hot desert moving through the length of the space.

Tom - Franklin Graham: Lawrence, Lawrence of Arabia. The hot desert.

Land cooked, sun bouncing off it. Lawrence on a camel going across the great desert - picked up a man who fell off his camel because of the overwhelming heat –

picked him up, placed him on his camel and together they emerged from the flaming sun into the oasis. Everyone was amazed. Lawrence was alive.

How did he survive? How did he survive with this other man on his camel? Lawrence’s response – “man writes his own destiny”.

RCB - Steve Mnuchin: When I’m looking at downtown, I’m looking at the hole in the donut: Skid Row. As Tom Gilmore declared more than 2 years ago: “Skid Row will be developed.” It’s inevitable. Too much value sitting in the ground.

Tom - Franklin Graham: Then, the man Lawrence rescued killed another man in a blood feud and Lawrence was forced to execute him.

Golf Group #2 enters, introducing each other, small talk.

V.O. Larry - Golf Announcer: OK, approaching the tee we have Council member Jose Huizar and developer Mr. Tom Buildmore.

Walter - Buildmore: The important thing is to stop any more social services or housing from coming to downtown. We’ve done enough. If you want more services, more housing, then put it in some other part of the city.

John – Jose Huizar: We all know the trouble with that. No matter how many people voted for HHH, the same people don’t want



the housing going into their neighborhood. When we start identifying sites in their neighborhoods, forget it. They're gonna freak!

Walter - Buildmore: They're gonna shriek: "Send them to the desert."

John – Jose Huizar: Or keep them downtown.

Walter - Buildmore: The city government will have to force neighborhoods to take them.

Sherrie - caddie: Good luck with that.

John – Jose Huizar: One way to do that --with the least downside-- is to build on vacant city owned properties.

V.O. Chas - Fact Checker: The Fair housing act of 1968, mandated implementing federal housing policy to mitigate segregation not reinforce it.

Golf Group #3 enters, and wants to play through

Jen – Jan Perry: Excuse me Tom, can we play through? Hello Jose.

V.O. Larry - Golf Announcer: Its former Downtown Councilwoman Jan Perry.

Jen - Jan Perry: Addressing the 2-some that they are playing through:

Sorry to butt in, but I'm definitely not willing to give up on realizing the potential of all of downtown. You've simply got to think smarter. A frontal assault like "no more housing, no more services" only generates resistance. There's a better way that's "rational", "neutral" and it gets the job done.

V.O. Larry - Golf Announcer: Jan Perry's foursome includes the president of the Downtown Central Business Improvement District Carol Schatz, President Trump's good friend and supporter, the king of faux Italianate development, Jeffery Palmer and CBS celebrity Weather Anchor Jackie Johnson.

V.O. Chas - Fact Checker: The only thing worse than Palmer's architecture is his bankrolling Trump.

V.O. Larry - Golf Announcer: Or building sky bridges to isolate his tenants from the homeless.

V.O. Chas - Fact Checker: NO, the WORST THING is the lawsuit he won preventing low-income housing in Westlake, claiming it violated the Costa- Hawkins Act.

Sherrie - caddie: What's that? Costa- Hawkins?

V.O. Chas - Fact Checker: It means that you can't have the state determining what the rents are for newly built units.

Jen - Jan Perry: Now, what I mean by smarter: The "Adaptive Re-Use Ordinance" has worked wonderfully for us. Don't you agree Carol?

Henriëtte - Carol Schatz: That ordinance had "nothing to do with homeless policy". It was only about creating loft living in the cool, old vacant commercial buildings in Downtown. It was embraced as the hip governmental thing to do.

Sherrie - caddie: Of course, it did clear out and replace 1,500 low-income residents of Main St. hotels.

Henriëtte - Carol Schatz: No one made the connection until it was abused by a few landlords and that created pushback.

Jen - Jan Perry: But, over all it's still a popular policy. And not only did it create market rate housing on Main and Spring, it also created gaps that were opportunities for market rate buildings inside Skid Row: like the Little Tokyo Lofts on San Pedro. Nobody noticed that, but now that they're re-zoning downtown, the City Planning Department is using these exceptions inside Skid Row to claim the whole area as 'mixed income' housing.

Henriëtte - Carol Schatz: Hey, you’ve got to play the “lie”. Golf lingo: you know, play the position of the ball. In this case the loophole that the Adaptive Re-use Ordinance opened up. Because of the Little Tokyo lofts, you can plausibly claim that Skid Row already is a mixed income residential community. And that’s how it’s represented on the map of the city planners as they make up their new downtown plan.

Jen - Jan Perry: We can open up the entire area for mixed income housing, by redoing the zoning and updating the community plan.

Henriëtte - Carol Schatz: We’ll rationalize the code for the entire city and at the same time, we’ll apply the new code first in Downtown. We’ll be able to build all over Skid Row.

RCB - Jeffrey Palmer: Right now we have to get a variance for every project -- just to build 33 stories in the Garment District.

Christina - Jackie Johnson: I’ve been taking the temperature of downtown development and I know that they’re only giving 3-year leases over there, because every owner is planning to sell to a mega-developer in 3 years’ time.

RCB - Jeffrey Palmer: But right now you’ve got to get a variance, and to do that you’ve got to say you’ll dedicate 5% of your tower to house low-income people.

Henriëtte - Carol Schatz: And another 5%

for the “very low”.

Jen - Jan Perry: What about the “very, very low”.

Christina - Jackie Johnson: How low can you go?

Jen - Jan Perry: Let’s say, 3000 low-income people need housing.

I know a guy who knows a guy, who knows a lady in Shanghai who builds micro-lofts out of modified / welded shipping containers: 100 sq. ft. Say you get 20 units out of one of those. They can stack up 5 high. That’s 100 people housed.

Do that thirty-three more times and BAD-ABING!

I can do whatever I want with my building.

RCB - Jeffery Palmer: Better yet, build 72 towers – 33 stories high - with 5% for the lowest of the low –get them all off the street – and use that as the mechanism to transform the whole damn skyline.

V.O. Chas - Fact Checker: According to USC demographers, millennials are no longer moving to LA. New immigration is down and most immigrants have been here twenty years or more. The birthrate is down and the main demographic challenge for Los Angeles is to treat its school children right and hope they stay in the area.

V.O. Larry - Golf Announcer: Speaking of neighborhood: now teeing off on hole #4 we’ve got a contingent from the Downtown Neighborhood Council.

Golf Group #4 enters
Caddie: Lee, Sherrie, John, Chas – VO: Larry – Golfer: RCB, Tom, Walter, KMK

RCB - Charlie: There’s an emerging threat we’ve got to deal with: Skid Row has filed to secede and start it’s own Neighborhood Council.

Jamaya - Jay: What? No way.

RCB - Charlie: No for real, and there’s a vote this April, which means it could be a done deal before the new zoning goes into effect in 2018.

Jamaya - Jay: They could really get in the way. I can’t believe they got it together to call for a vote. They’ve got to be stopped.

RCB - Charlie: Yeah, as you might expect, it was pretty comedic. But, somehow they stumbled across the finish line. They submitted their 200 needed signatures --- 3 times. They got rejected twice: people with no address, getting signatures on any old piece of paper instead of the official forms. It was crazy. In the end they submitted over 600 signatures. On the last day, somehow, the signatures were accepted.

Walter - David: How the hell did THAT happen?

Jamaya - Jay: Yeah, but can they keep it together to vote.

RCB - Charlie: I imagine they’re just assuming it’s going to sail through. That they’re going to vote and nobody else is going to care. But they couldn’t be more wrong.

Tom - Regis: I think we can squash this thing. We just have to appeal to reason. Something like: so look, I’m on a DLANC Committee and I’m against a Skid Row Neighborhood Council.

“A SRNC, who would be against a SRNC? Scrooge? The Grinch? Who would be against Neighborhood improvement? Who would be against residents coming together and solving their own problems? Not us. We’re not against the SRNC. We’re against distracting DLANC from the important work we need to do in Skid Row with City Hall.”

RCB - Charlie: This year 2017: Prop. HHH passed. We’re in year two of a ten-year plan to end homelessness. The mayor’s budget this year will dramatically increase money to address homelessness.

Tom - Regis: “Now is the time to be on the same page. Now is not the time to create a new Neighborhood Council. Yes this is about Skid Row, but it’s about all of downtown Los Angeles.”

Jamaya - Jay: I don’t know about this good guy appeal to reason thing

-- it’s so Obama.

Walter - David: I agree, its way too accom-
modating, too Obama, way to wimpy. It’s
loser. We’ve got to mount a campaign that
guarantees that we win. We can’t let them
somehow stumble to victory on this. We’ve
got to get Rocky Delgadillo involved in this.

RCB - Charlie: I don’t care if we have to put
a call into Vladi. There’s no room for error.
We’ve gotta stop this idea of a Skid Row
Neighborhood Council! It will undermine
zoning changes and stop the development
of market rate housing.

Jamaya - Jay: OK, we all agree, that a
Skid Row Neighborhood Council is a bad
idea. Very bad. Ridiculous. But somehow,
they got it together; their signatures were
approved. In April all of downtown will vote
for or against it.

So we better campaign against it and defeat
it.

Walter - David: It’s going to be a disaster,
because the only thing they want in the area
is affordable housing! That’s a bad idea. It
won’t work. Anything that gets built will be
95% market rate and 5% affordable.

Tom - Regis: We need to get the attention
of our neighbors: we cannot have a bunch
of homeless and criminals decide about our
development plans.

Walter - David: Have you seen them in
action? Very bad. They are hopeless. We
can’t have them in charge, it’s gonna be a
disaster.

Tom - Regis: So, We need to make a flier
explaining what is at stake. It should say:

RCB - Charlie: YES to: let’s clean up those
streets!

Caddie Lee: Do you want your streets
cleaned daily?

Jamaya - Jay: YES to: more market rate
housing so we can provide more affordable
housing!

Caddie Sherri: Are you tired of seeing illegal
activities on every block?

Walter - David: YES to: let everyone enjoy
the same amenities!

Caddie John: Are you Tired of seeing tents
blocking the sidewalk?

Tom - Regis: Skid Row will be developed!
Get with the program!

Caddie Lee: Do you want low-income hous-
ing?

RCB - Charlie: That is good for everyone -
including the Homeless!

Very Good.

Caddie Sherri: Do you want Jobs in your
community for the community?

Jamaya - Jay: VOTE NO to the Skid Row

Neighborhood Council!

Caddie John: You can be the change you
want to see. VOTE YES

Walter - David: Skid Row cannot decide for
itself.

Be a good neighbor, VOTE NO on APRIL 6!

Caddie Lee: With the new council you can
make these decisions that directly affect
you. Vote Yes on April 6!

Walter - David: We should make a TV ad, a
Facebook campaign. Make a movie. It has to
be real. It has to show the current situation.
It’s bad. We show the people in the tents,
show the people shitting in the street.

Tom - Regis: That movie already exists.
Tom Gilmore and Blair Beston made it for
their “Plan for Hope” back in 2014. It was
brilliant.

*Project the (disgusting / revolting) “Plan
Hope” Video—that features melodramatic
music and extremely denigrating images of
homeless people.*

Jamaya - Jay: Great music -- And so hope-
ful! We can just put a text over it:

Larry (VO): “SHOULD THEY VOTE?

“CAN THEY DECIDE WHERE TO DEVELOP?”

Walter - David: We’ll ask Tom Gilmore and
we’ll film him explaining his plans for Down-
town. We’ll show mock-ups for his new
buildings. We’ll put a text under it. But,
serious, I mean: Can you imagine Tom Gilm-
ore having to negotiate with Skid Row folks?

Jamaya - Jay: Here is your TV ad: Show 2
faces next to each other, split the screen:
Tom Gilmore l Skid Roadian. And then a
Voice over:

Larry V.O: “WHO SHOULD DECIDE ABOUT
THE FUTURE OF SKID ROW?”
“TOM GILMORE?” “OR THIS PERSON?”

Larry V.O. continues:
“WE NEED PEOPLE WITH INSIGHT.

WE NEED PEOPLE WHO UNDERSTAND THE
ISSUES.

WHO SHOULD BUILD YOUR FUTURE
DOWNTOWN?

WHO DO YOU TRUST TO MAKE THE RIGHT
DECISIONS?

CHOOSE YOUR NEIGHBOR!”

Lee - The Skidroadian in the frame:
Neighborhood Council: “YES Strategy for
Democracy Campaign.”

Become an active member in your local
council elections by signing up today to par-
ticipate in our “Strategy for Democracy”.

Take ACTION: Set up registration and polling booths at the James Wood Center.

Campaign headquarters based in Skid Row.

Design, distribute fliers with info regarding the council’s election process.

Print Tee-shirts.

Town halls and Barb-a-cues, live music.

Lots of swag

I guess I’ll just canvas door to door, like a Jehovah’s Witness.

Sherri - caddie: Why we can’t wait. We need our own voice. Let us decide what we want and need on Skid Row. After all, we live here. It’s been too long for our voice not to be heard. We are a community and we matter. We want housing that we can actually afford. We are not all drug addicts. We are not all alcoholics. As a single mother of two, I have worked and raised my children in this community that you refuse to recognize. And we aren’t going away.

John - caddie: This April we can make history. We can assert our voice as a neighborhood and weigh in on what the future of Skid Row will look like and what the character of Skid Row will be. To do that we have to win the vote.

To win the vote we have to get out the vote:

1. In Skid Row.

2. In the rest of Downtown.

3. In the adjacent Historic Cultural District that includes the Arts District, Little Tokyo and Chinatown, Victor Hights and Solano Canyon.

Each requires a different strategy.

Lee - caddie: In Skid Row, over 600 people signed petitions to us get this far. We need to mobilize these people again. And we need to get them to the James Wood Center to vote.

Sherri - caddie: In greater Downtown the challenges are different. Each of us has connections to people in other parts of downtown. We need all of us to engage all of them and get them to organize and vote.

John - caddie: In the Historic Cultural district -- again the conditions are different. We can work directly with their council to get out the vote.

April 6 from 3-7pm at the James Wood Community Center, corner of 5th and San Julian Street.

All caddies: Be there or be square!

> All line up on both sides of the ‘street’ – suffering from the heat, moving slowly. Caddies / residents line up casually.



Golfers hang out, slowly clean their clubs etc. - they continue their conversation.

Walter breaks out of golfer role to be himself – walks to the middle of the street.

Walter --- as himself: One day it was so very, very, very hot. Standing out front of the VOA Drop-in Center on San Julian. Looking up / down the street at the despair. Homeless men / women trying to stay cool in the mid-day summer heat. Nobody moving much now. Most of the hustling was done early in the morning so now it’s time to beat the heat by any means necessary.

Jamaya - Jay: I’m not worried about any Skid Row Neighborhood council. We can sidestep the whole thing.

Sherri – caddie: walks up to Tom with a letter on a tray.

Very important message for Mr. Regis.

Tom – Regis: reads letter

Oh, here is an update on the Skid Row Neighborhood Council:

1. A shell corporation called United Downtown was set up, and hired Rocky Delgadillo as its council.

2. 12 days before the election Rocky Delgadillo's group got city council to allow on-line voting.

3. Using the Downtown Neighborhood Council server (allegedly without their knowledge) United Downtown sent out emails urging a "NO" vote.

4. The vote to establish the Skid Row Neighborhood Council lost by 60 votes.

5. At an appeals hearing 3 commissioners from other neighborhood councils in the city ruled that there should be a new election within 90 days.

6. The city ignored this recommendation and declared tat the effort to establish a Skid Row Neighborhood Council had been defeated.

They can try again in two years.

Jamaya - Jay: We need to call for a moratorium on low-income housing and any additional social services in downtown LA.

RCB - Charlie: That's already been proposed at DLANC and it's moving its way through committee. And I agree: we just need to get behind that.

Walter --- as himself: For the junkies it's

smack. For the smokers it's crack. Both sides of the street just littered with black bodies. The dealers are all on one side, the customers on the opposite side of the street, trying to stay cool in the little shade they have, just enough to smoke that rock: can't hit that shit in the middle of the day with the sun beaming down on your head, you'll die!!

Tom - Regis: I don't think so, "No more social services, no more housing the homeless." that has terrible optics. Can't do that. But we can open up the area for development. Bring in housing and amenities that enhance the lives of all residents.

Walter: Anyways, I'm watching this junkie do his whole fly. Then he walks out in the middle of San Julian and falls the fuck out! At first nobody paid attention because, like I said, there's a lot of movement going on. But those dealers noticed. They started hollering at the dude to "Get the fuck outta street" because he's gonna bring down the heat on the block and they don't want nothing interfering with their drug sales. So they're scream'in now. But still no response from his dude.

Jamaya - Jay: Housing and amenities will bring about a normalization of the area. As residents demand the same sort of cleanliness, public safety and other accoutrements of civic life that are taken for granted in middle and up scale neighborhoods.

Walter: Outta nowhere comes this one-legged man on crutches. He immediately drops down and starts rifling through this guy's pockets. I start towards them. When I

get there this one-legged man is still shaking this guy down. I notice that the junky isn't breathing. So I tell the guy: "We gotta save this guy's life." His response: "He already dead. You want his shoes?"

Tom - Regis: That's right. I've even heard some of the proponents of the Skid Row Neighborhood Council say that if they form their own Neighborhood Council, they'll invite the developers in to normalize the neighborhood.

Jamaya - Jay: Yes they'll want more low-income housing, but they want it mixed in with higher income units and retail.

Tom - Regis: Once higher income residents and storeowners are in the neighborhood they'll quickly become the leaders and the voice of the Skid Row Neighborhood Council.

RCB - Charlie: The cream will always rise to the top.

Walter: I start CPR and I show the one-legged guy how to do compression. After what seemed forever he started breathing. I hear sirens. I look up and see the Skid Row Fire Department Ambulance, Number 9 coming down the line.

I got up and walked away.

Christina — as self: A volunteer was in Skid Row for the first time to help sweep the streets and came across a little stuffed dog in the gutter. She turned to me and asked

if that would be considered trash and what should she do. Before I said anything, a guy on the street who heard what she said, walked over and asked her what her name was. She said Stephanie.

He said: "Oh, my goodness, that's the name of the dog. It's Stephanie. Stephanie isn't trash." He picked up the stuffed dog, brushed the dirt off it, set it on top of a utility box and walked away.

Sherri — as self: Acknowledge the area as a special area; a recovery area, a social services and supportive housing area --- and give it zoning that protects and affirms the role it plays in the City: development that enhances and supports this special character.

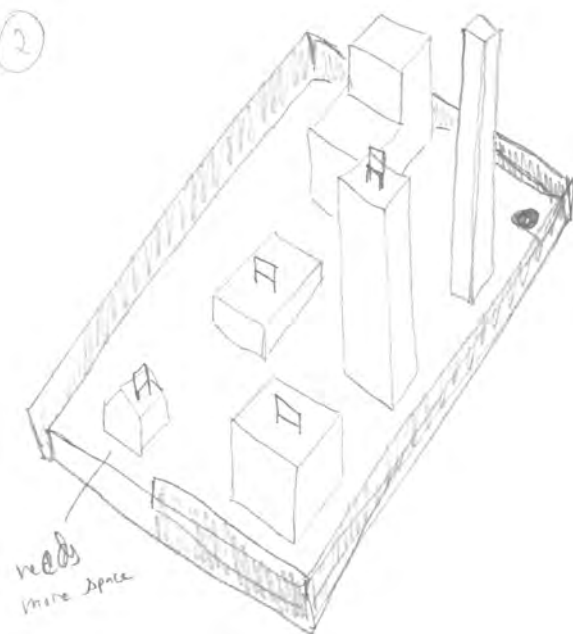
Meaning, don't interfere with things that are there and keep it real for the real people that live there. Create appropriate enhancements: wheel chair and cart lanes, speed bumps and traffic lights that acknowledge people with disabilities.

Keep it a low-income community.

We're just like you but different. We are part of the shadows. We rise with the sun and we warm up and breathe.

THE END

2

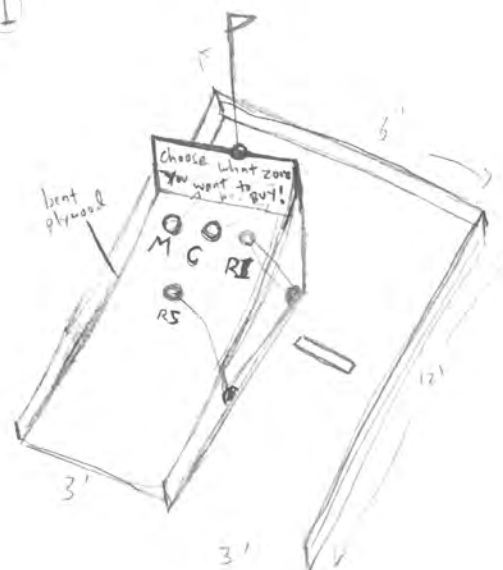


1. should show multi FAR
configs of
different zones

2. Forget showing blocks!

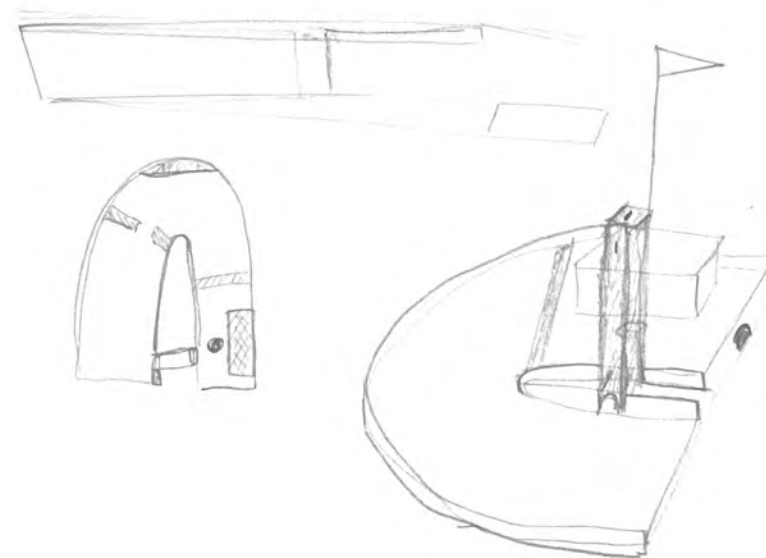
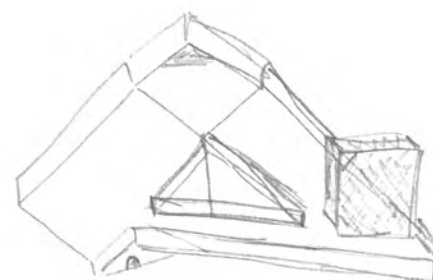
Little signs atop the buildings

1



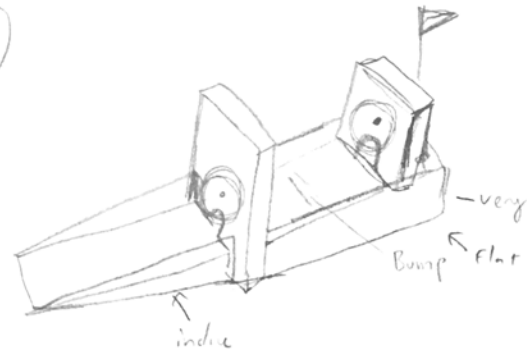
Can be simplified, but
basically a 2-part hole

8. VARIANCE



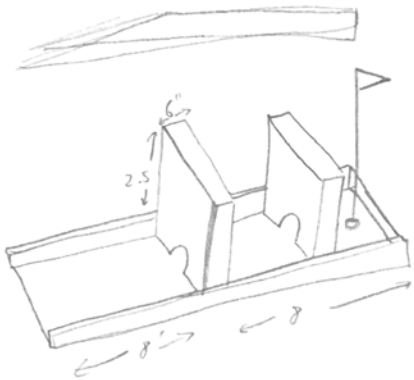


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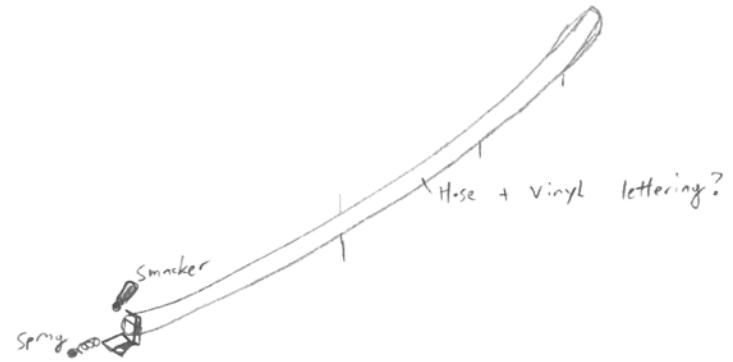


Costa Hawkins

motors with perpetual spinning



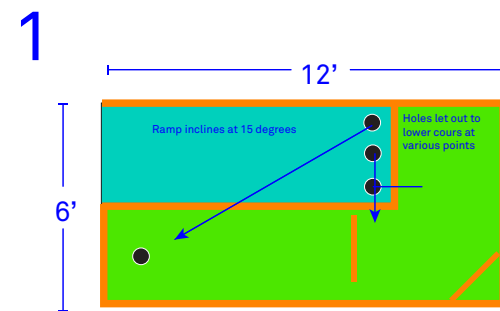
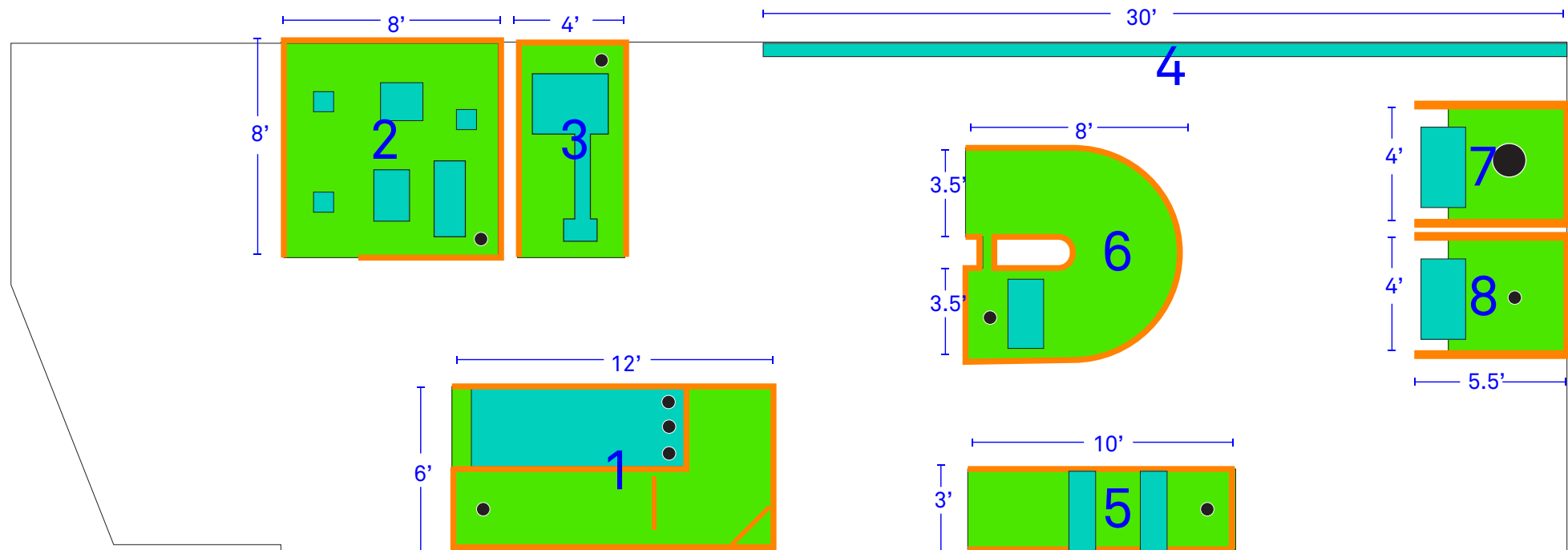
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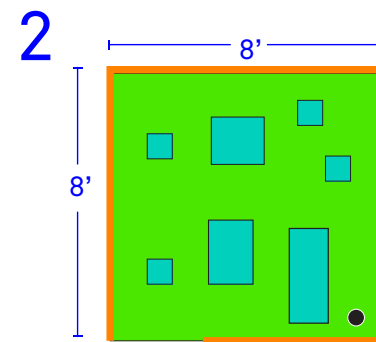
— make this in illustrator first

- x population estimates is post
- x housing construction
- x lines for affordable housing

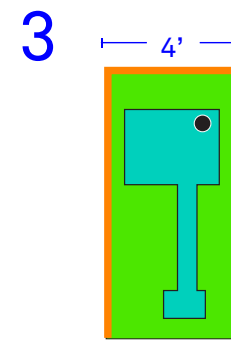




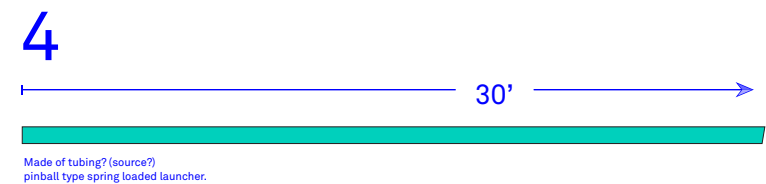
minimally raised floor to accommodate "hole"
orange denotes railing 2"



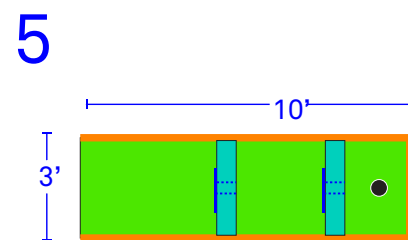
minimally raised floor to accommodate "hole"
orange denotes railing 2"
Seven "buildings" (made of 1" MDF) are raised out of carpet



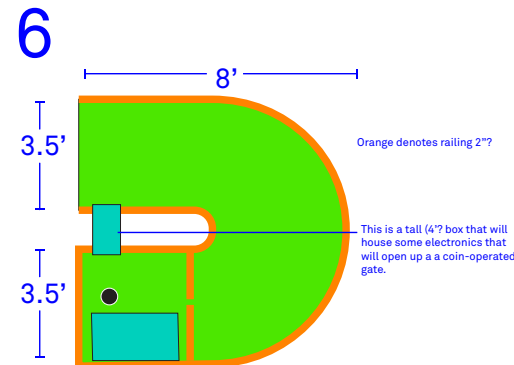
orange denotes railing 2"
Can be flat to the ground. Los angeles shape built up from layers of cut foam matting and carpet.



Made of tubing? (source?)
pinball type spring loaded launcher.

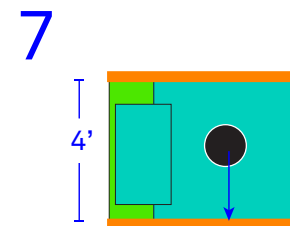


Slight ramp up to first "Gate" ~ 5 degrees
Blue boxes are 3' high MDF construction with a "gate" punched through
Boxes hold simple servomotor that rotates a disc "gatekeeper"
orange denotes railing 2"

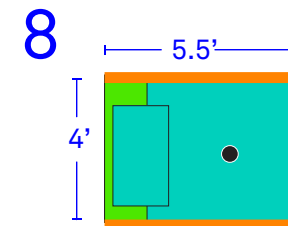


Orange denotes railing 2"

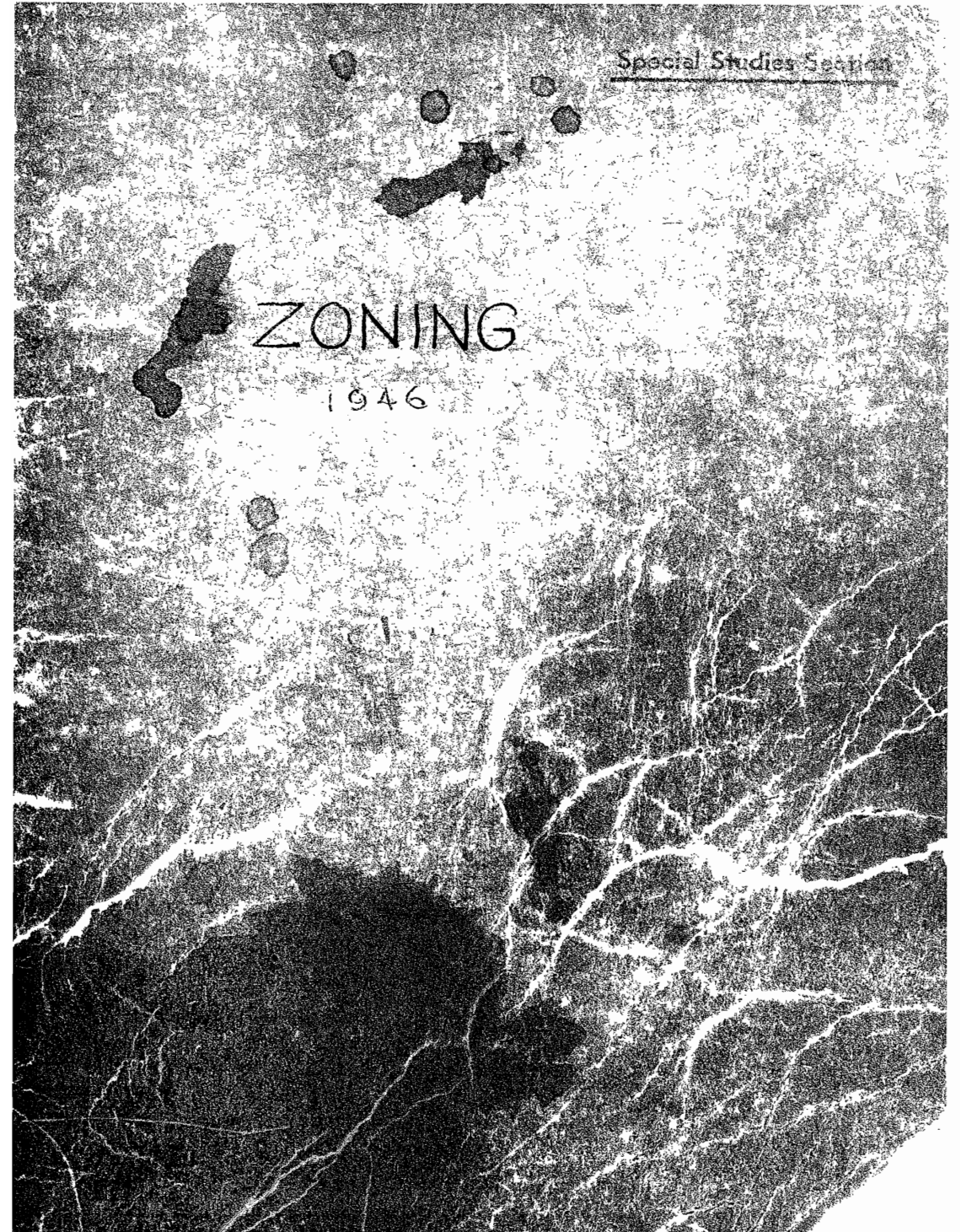
This is a tall (4'?) box that will house some electronics that will open up a coin-operated gate.



Little ramp shoots up to larger ramp with hole cut out of it.
Hole leads to ball return, missing the hole allows the ball to fall back to putter.



ARCHIVE



**REPORT OF THE
CITIZENS ADVISORY COMMITTEE**

ON THE

LOS ANGELES CITY

CENTRAL BUSINESS DISTRICT REDEVELOPMENT PLAN

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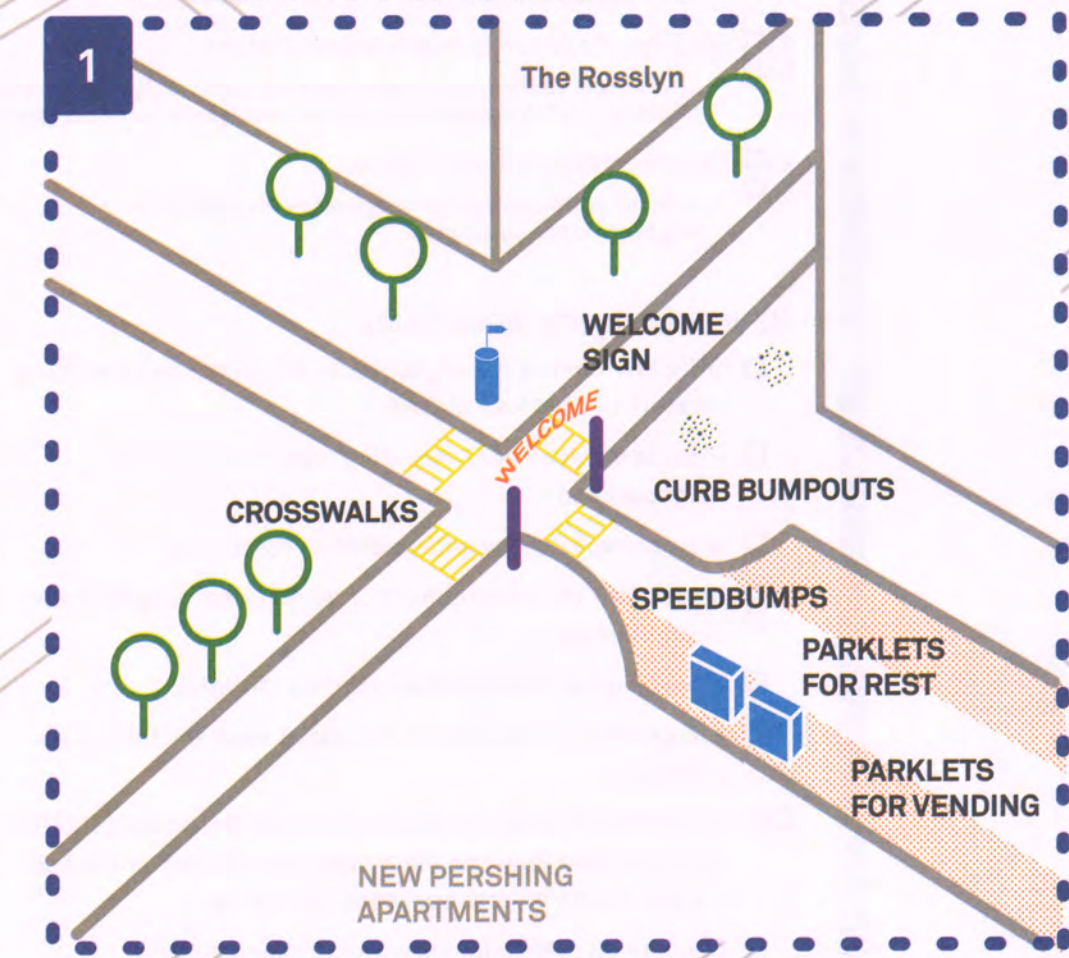
July 1976

Our Skid Row

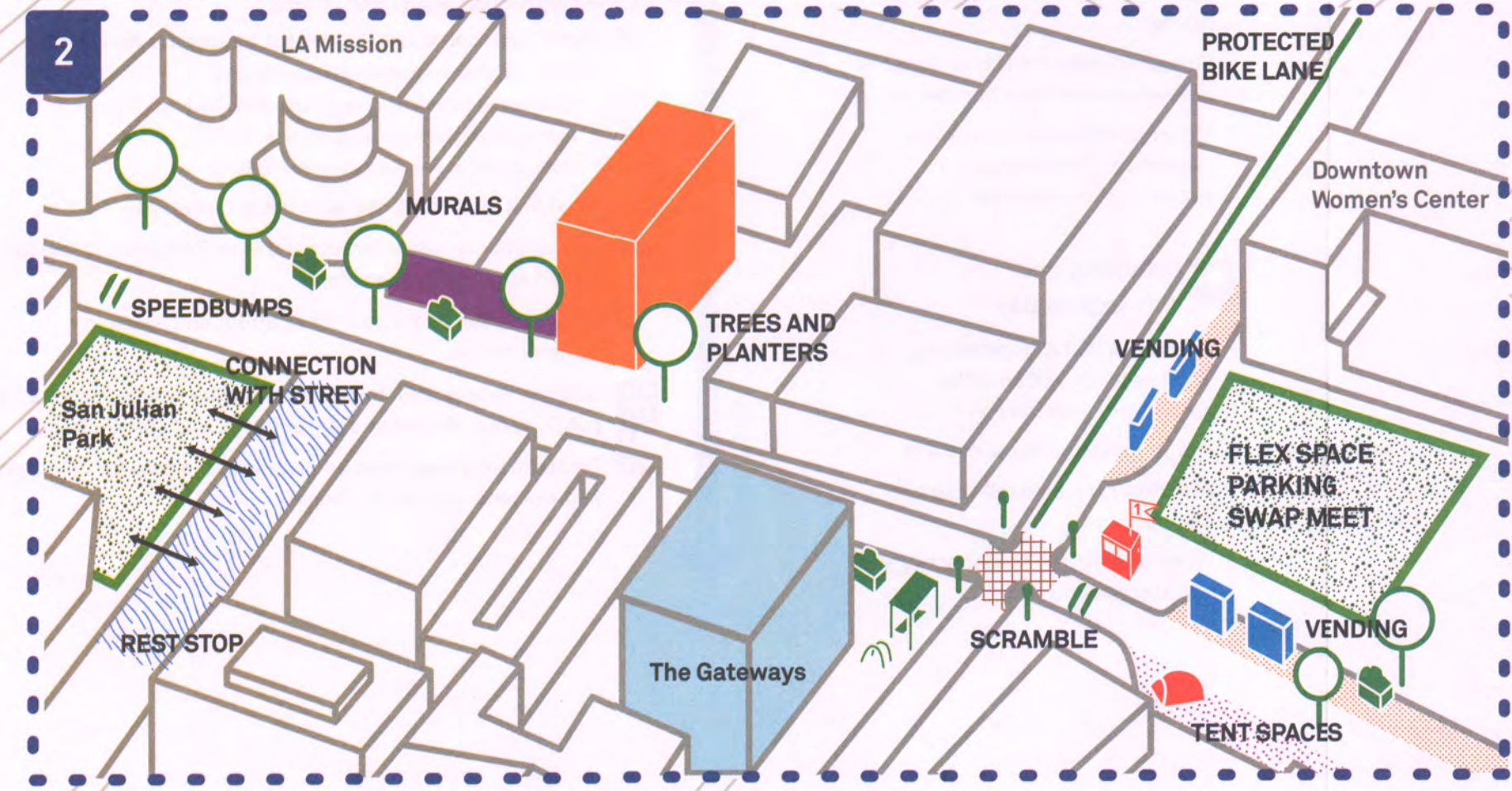
A resident-driven neighborhood vision for a vibrant and equitable Skid Row

Our Skid Row Community Vision strengthens Skid Row as a neighborhood that uplifts the existing community, providing a nurturing place of empowerment and sustainability so that all residents will thrive in an environment they can comfortably call home. Building upon existing community assets, especially existing low-income housing and comprehensive social services, community-led organizations and grassroots efforts, Our Skid Row defines Skid Row as a vibrant and equitable neighborhood.

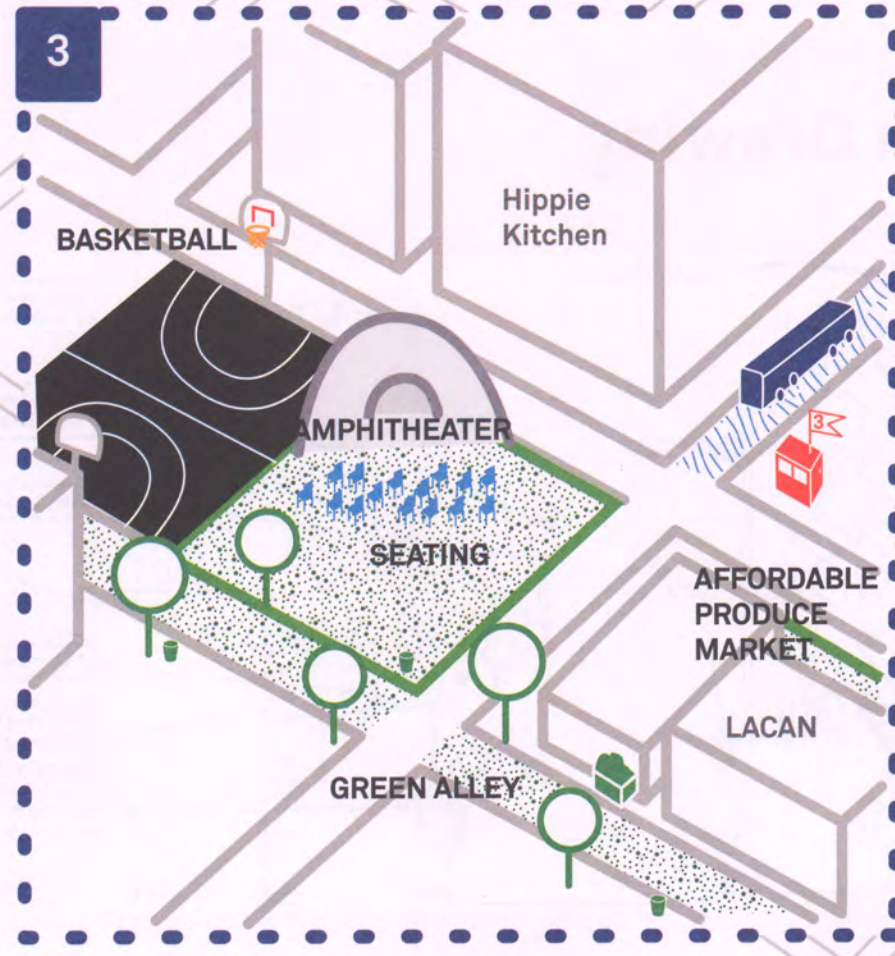
DETAIL: 5TH & MAIN



DETAIL: 5TH & SAN PEDRO



DETAIL: 6TH AND GLADYS



Acknowledgements
Our Skid Row is a collaborative project with the involvement of many organizations and individuals. Our Skid Row was a project of the Skid Row Housing Trust and funded by the Surdna Foundation and the Annenberg Foundation.

Skid Row Housing Trust, Our Skid Row Staff
Theresa Hwang, Leslie Palaron, Aurora Simental, Saul Archila

Community Partners
Downtown Women's Action Coalition, Downtown Women's Center, Lamp Community Arts Program, Los Angeles Community Action Network, Los Angeles Poverty Department, United Coalition East Prevention Project

Skid Row Residents Working Group
Ondia Coleman, Kenneth Davis, Louise Mbella "Sinal" (Frenchy), Walter Fears, Wendy Galtor, Tom Grode, Anthony Haynes, Silvia Hernandez, Leonard Kraus, Suzette Shaw, Harvey Shells, Brent Smith, Twin, Carmen Vega, Pam Walls, Buck Winston

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Design Resource Team
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Additional thanks goes to the over 350+ additional volunteers and participants that attended the workshops, including Milton Brooks and Sigmund Twine.

NOTE:
This map illustrates in broad strokes the ideas of the Our Skid Row group. It is not intended to specify exact locations.

KEY

Our Skid Row vision is built around a network of community anchors and urban connections that reinforces a tight knit community and links Skid Row to the larger surrounding neighborhoods, creating a strong downtown fabric.

Neighborhood Wide Strategies

- Skid Row Neighborhood Council- establish resident representation for the community to specifically address the issues of Skid Row.
- Social Enterprise Incentive Zone- overlay the entire area with incentives to businesses that hire and train local residents.
- Skid Row Community Improvement District (CID)- develop street maintenance program and local resident job opportunities as alternatives to the existing Business Improvement Districts.

Community Anchors are micro-neighborhood centers and destinations that are focused places of interaction. Community anchors are hubs of amenities and serve as destinations for neighborhood programs and activities.

- Safety zones** - in conjunction a community group for programming and support 24/7. No drug or alcohol use allowed. Spaces include Youth-centered area, women safe havens, and a LGBTQ haven. On-site public art installation and green space for open usage.
- Welcome Stations** - information kiosks for neighborhood resources, tourist information, and general orientation. Visitors can access internet, phone, cell phone charging stations, and other communication support.
- Rest Stops** - provide 24/7 hygiene services of showers and bathrooms, along with storage lockers and cold water drinking stations. Social service outreach areas will be on-site. Green space and areas of respite available.
- Open Spaces** - vacant lots will be turned into parks and urban agriculture gardens. Improve Gladys Park and San Julian Park with more seating, performance space, shade and restrooms. Include opportunities for green alleys and rooftop gardens on existing and new construction buildings.
- Low-income Housing** - develop and rehab buildings into more supportive housing and low-income housing to provide permanent homes for those living on the streets. Allow for greater density, mixed use and residential uses in industrial zones.

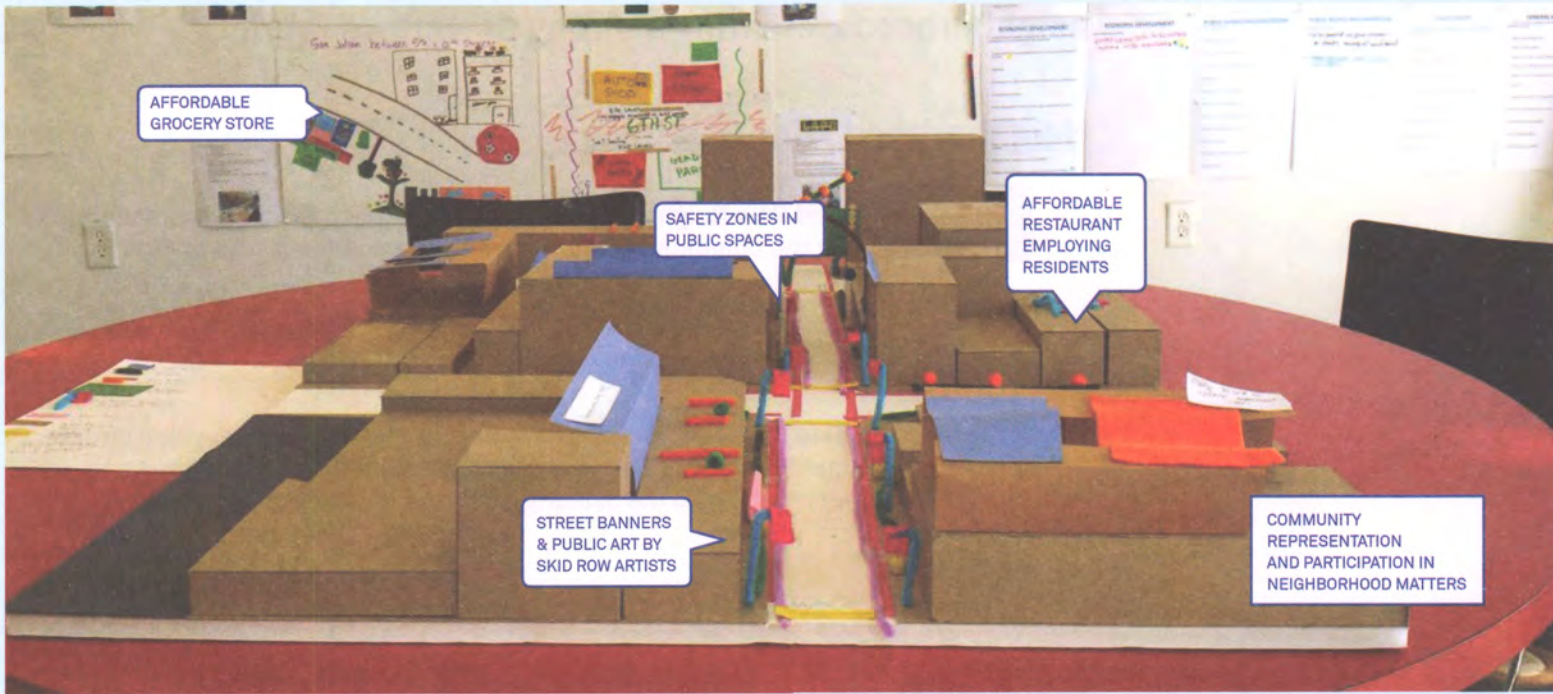
Urban Connections - linear elements that tie together anchors and stitch together the neighborhood and link Skid Row to the Historic Core, the Arts District, Little Tokyo, the Fashion District and beyond.

- DASH lines** - frequent buses running along 4th and 7th streets and Central Avenue to increase transit connections.
- Bus Stops** - with benches, shade structure, trashcans, bike racks, schedule updates, and cell phone charging stations.
- Complete Streets** - all streets shall be "Complete Streets" that support pedestrian, cyclist, motorist, and transit rider safety and multi-modal transit including bike share programs. 4th, 5th, 6th, 7th and San Pedro streets have high priority.
- People Streets** - converts underused portions of streets into active and accessible public spaces, plazas, parklets and bicycle corrals with seating and shade. Areas can be blocked off for parties, art festivals, swap meets, farmers markets and other public events.
- Parklets** - provide opportunities for street vending, micro enterprise kiosks, green space, and recreational areas. Programmatic partners to activate and maintain the spaces.
- Great Streets** - acknowledge the importance of San Pedro between 3rd and 7th as a major spine in Downtown LA that connects neighborhoods and invest in commercial, residential and streetscape revitalization.
- Slow Zones** - Car speeds are reduced. Extend sidewalks and narrow streets, and install speed bumps to ensure slower travel. Cross walks with longer timers and safety lights will reinforce the pedestrian-centric area.
- The Row** - a mixed use corridor of economic and cultural development. This will be the major commercial corridor linking Downtown LA to the Arts District and 6th Street Viaduct. Social enterprises, job training centers, and cultural spaces that support Skid Row residents will be incentivized along this corridor.
- Planters/Trees** - will be planted and maintained throughout all sidewalks.
- Trashcans and benches** - will be on every street corner along with cleaning supplies and daily trash pickup.
- Public art installations and murals** - will be distributed throughout the community. Local artists living in the neighborhood will be given priority to installation.
- Signage** - install wayfinding signs that point out local destinations within Skid Row and connections to nearby locations, along with banners that celebrate the history and culture of the area, visibly identifying the Skid Row as a place of interest.

FOR MORE INFORMATION:
WWW.OURSKIDROW.ORG
info@ourskidrow.org

Our Skid Row

A resident-driven neighborhood vision for a vibrant and equitable Skid Row.



Our Skid Row is a collective vision that redesigns Skid Row and imagines new ways that a city can develop to prioritize people and place. Our Skid Row celebrates the history and residents that call this neighborhood home.

Over a year and a half, residents gathered, taught lessons on the struggles of the neighborhood, shared stories about the importance of Skid Row, and designed solutions to improve the area and enhance the community in which we would like to continue to live.



Our Process

The planning process for Our Skid Row was rooted in the expertise of the existing resident community. We implemented a spectrum of participatory activities with multiple points of entry for engagement to ensure there were several and varied opportunities for participation.

PARTICIPATORY VISIONING

We held over 15 design workshops to meaningfully engage residents. Through drawings, model making and collage, residents generated design solutions to neighborhood challenges. Working with community partners, participatory design workshops took place at various locations, including the Our Skid Row Community Design Studio, the Star Apartments, Downtown Women's Center, the Midnight Mission, Lamp Community, Los Angeles Community Action Network, the Museum of Contemporary Art, and the Festival for All Skid Row Artists in Gladys Park.

MOBILE PARTICIPATION STATION

Our Skid Row designed and built a Participation Station, a mobile design cart that we pushed through the streets and public parks of Skid Row to solicit input from individuals currently experiencing homelessness whose voices may have otherwise gone unheard. This was an opportunity to remove additional barriers to participation and actively outreach to neighbors while embracing the culture of Skid Row's street life.

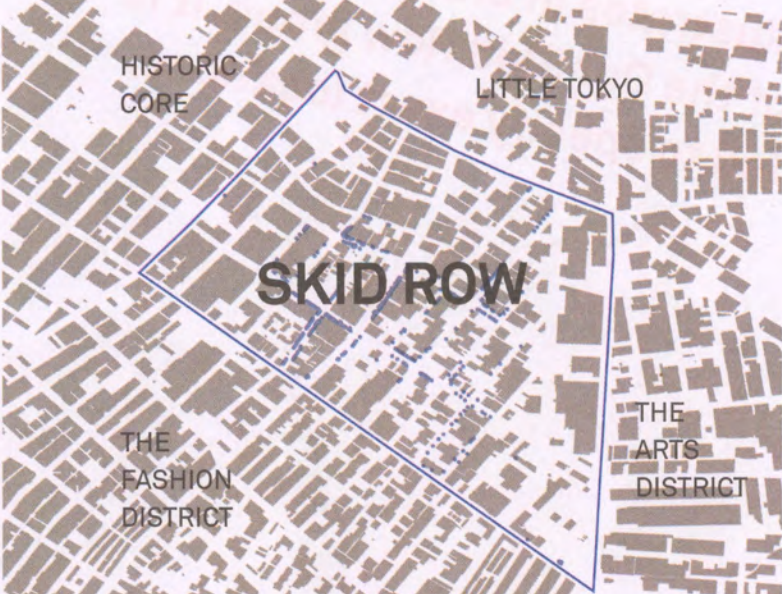
COMMUNITY-ENGAGED ASSET MAPPING

Over 40 volunteers guided by Resident Block Leaders, went block by block through Skid Row to map the entire community, identifying existing infrastructure, green space, healthy food options, affordable housing, services, and more.

DESIGN RESOURCE WORKSHOPS

We organized a series of workshops where community experts worked alongside design experts to refine the community vision. Urban planners, landscape architects, architects, and artists shared technical input to further develop the community plan.

Mapping Skid Row

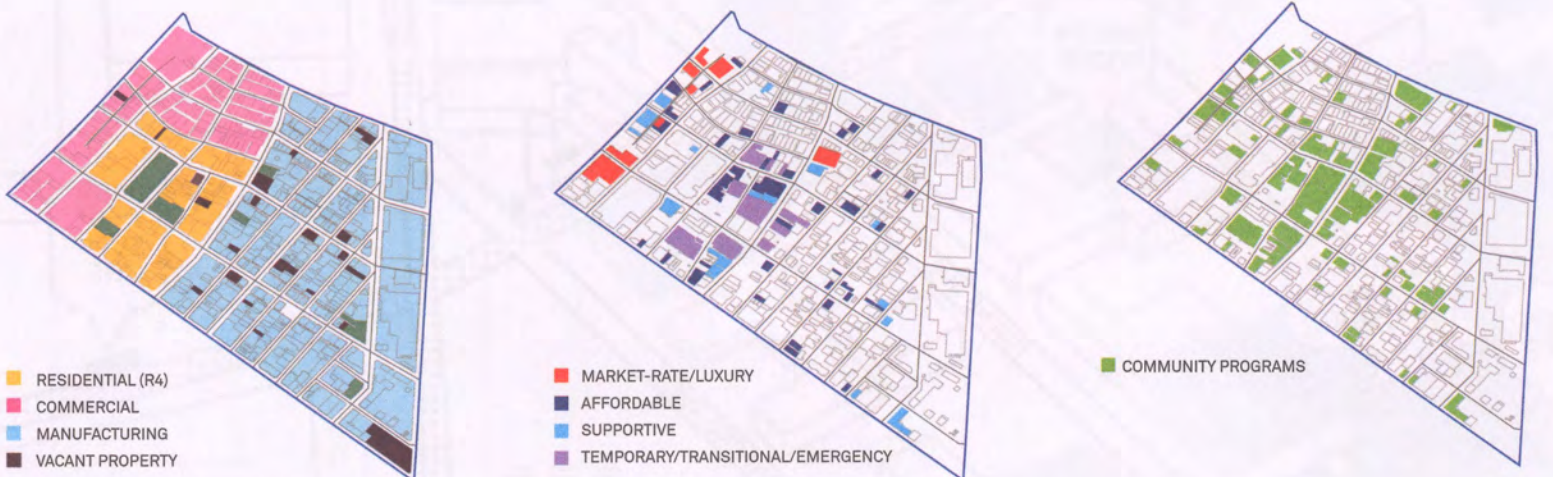


Skid Row is formally and historically defined by 3rd street to the north, Alameda Avenue to the east, 7th street to the south, and Main street to the west. Skid Row is a 50 block and 0.4 square mile neighborhood in downtown Los Angeles that has an estimated total population of 11,000 residents. (2010 Census) Over two-thirds of the population is male. Approximately 60% are African-American, 14% Caucasian and 11% Latino. The median household income is just over \$11,000 (2011 City Data). Approximately, over one-third of the population is homeless, with over 3500 people living in temporary beds in shelters or on the streets (2014 Los Angeles Homeless Services Authority), making Skid Row the site of the highest concentration of homeless individuals in the United States.

Although originally a transient community, Skid Row has grown into a place of permanence with long-time residents that have created a strong social fabric that supports extensive grassroots organizing efforts to strengthen the neighborhood. The physical infrastructure does not appropriately support the equitable growth of the community and the perceived narrative of Skid Row does not reflect the culture of resiliency and innovation.

Findings

We documented the existing conditions of the neighborhood. The people, the community efforts, and programs are the greatest assets of the community. There are strong social ties and culture, along with programs whose mission is to alleviate poverty for its low-income residents. The neighborhood lacks comprehensive amenities that most other communities have including recreation, arts and culture, and economic development possibilities. There is tremendous opportunity in the neighborhood if the human and social capital is leveraged with sustained resources that commit to the permanent improvement of the area.



LAND USE
Majority of the area is zoned for industrial usage, limiting the amount of residential and commercial development. A majority of the vacant buildings in the community are located in industrially zoned areas.

HOUSING
There is a range of existing housing options from market rate lofts to subsidized permanent supportive housing in Skid Row. There is not enough low-income housing to adequately support the 3500+ unhoused residents.

COMMUNITY PROGRAMS
The number of community based organizations and social service providers in the area are a great strength to the neighborhood. Organizations range from primary health care and mental health providers to community activism and urban agriculture programs.



COMMERCIAL ACTIVITY
There is a narrow range of food options in Skid Row, a recognized healthy food desert. There are very few affordable restaurants and no affordable grocery stores in the community. The majority of the retail outlets are not catered to the existing low-income residents living in the area.

PUBLIC HYGIENE
There are only 2 locations of public showers and 6 locations of public toilets that serve the entire unhoused community. There are only 97 trashcans in the entire 50 block area.

ARTS AND CULTURE
There are several arts organizations and activities, along with street art in the community. There are a large number of resident artists but there are no permanent spaces open to the public that exhibit or support the arts.



BIDS
The Business Improvement Districts (BIDs) in the area do not cover all areas in the neighborhood. Most notably, San Julian Street is not maintained by a BID. There are existing grassroots efforts to clean the streets and provide trashcans informally, providing the services currently unmet by city agencies.

MOBILITY
Only two major bus routes service the area with limited stops almost a quarter mile apart. There are no formal bike lanes in the community and secure bike racks are scarce, although bike ridership is higher than most neighborhoods.

WELCOMING SPACES
In general, Skid Row residents felt welcomed in areas along the core of the neighborhood- but in places along the boundaries especially along Main Street, the spaces and amenities did not feel accessible to low-income residents.

Redesigning Skid Row

During the participatory design workshops, residents discussed issues in the community, while providing possible solutions to alleviate the problems. Highlights from some workshops are outlined below.

Places of Potential



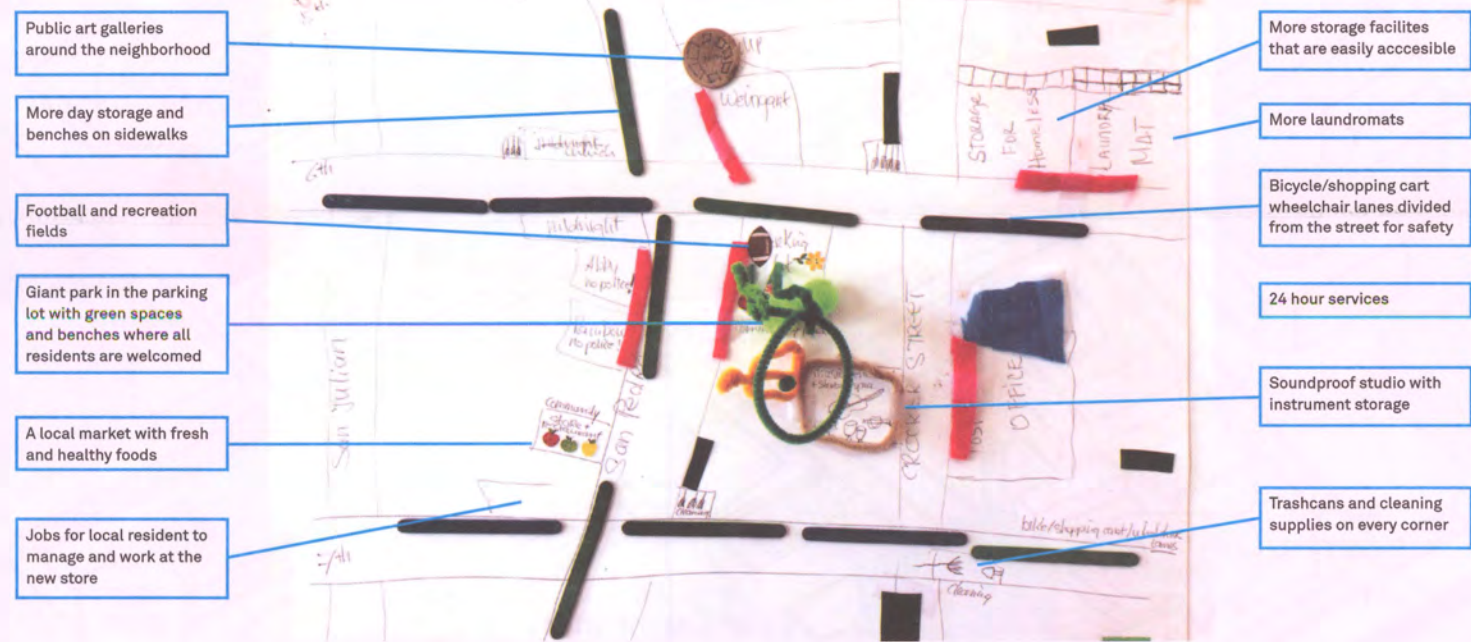
Residents identified locations within the community that needed attention- whether it was to amplify an existing asset or improve and activate an existing location that was not fully utilized to its greatest potential. From the activity, areas for improvement identified by a majority of the residents include (1) 5th and San Julian, (2) 6th and San Pedro, (3) 6th and Gladys. There was a lack of amenities or programs for the Skid Row Community along Main Street and north of 4th Street.



WORKSHOP SUGGESTIONS AND HIGHLIGHTS

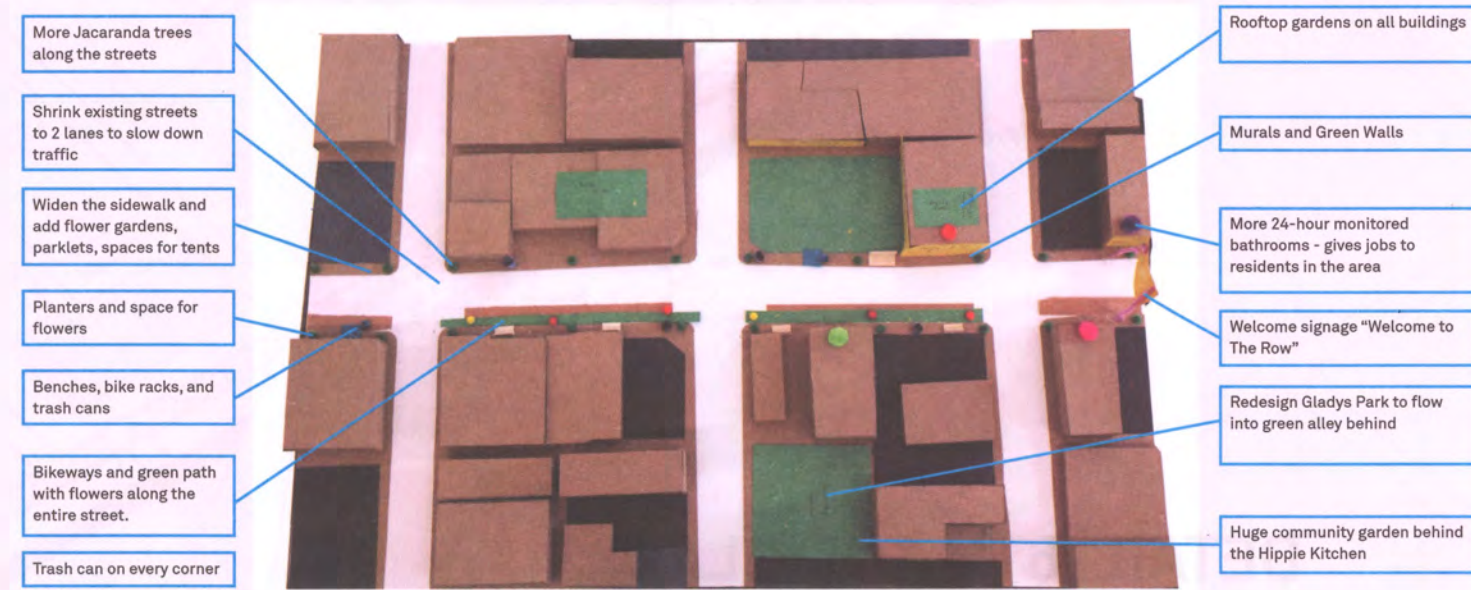
Community Design Activity

Los Angeles Poverty Department, San Pedro between 6th and 7th



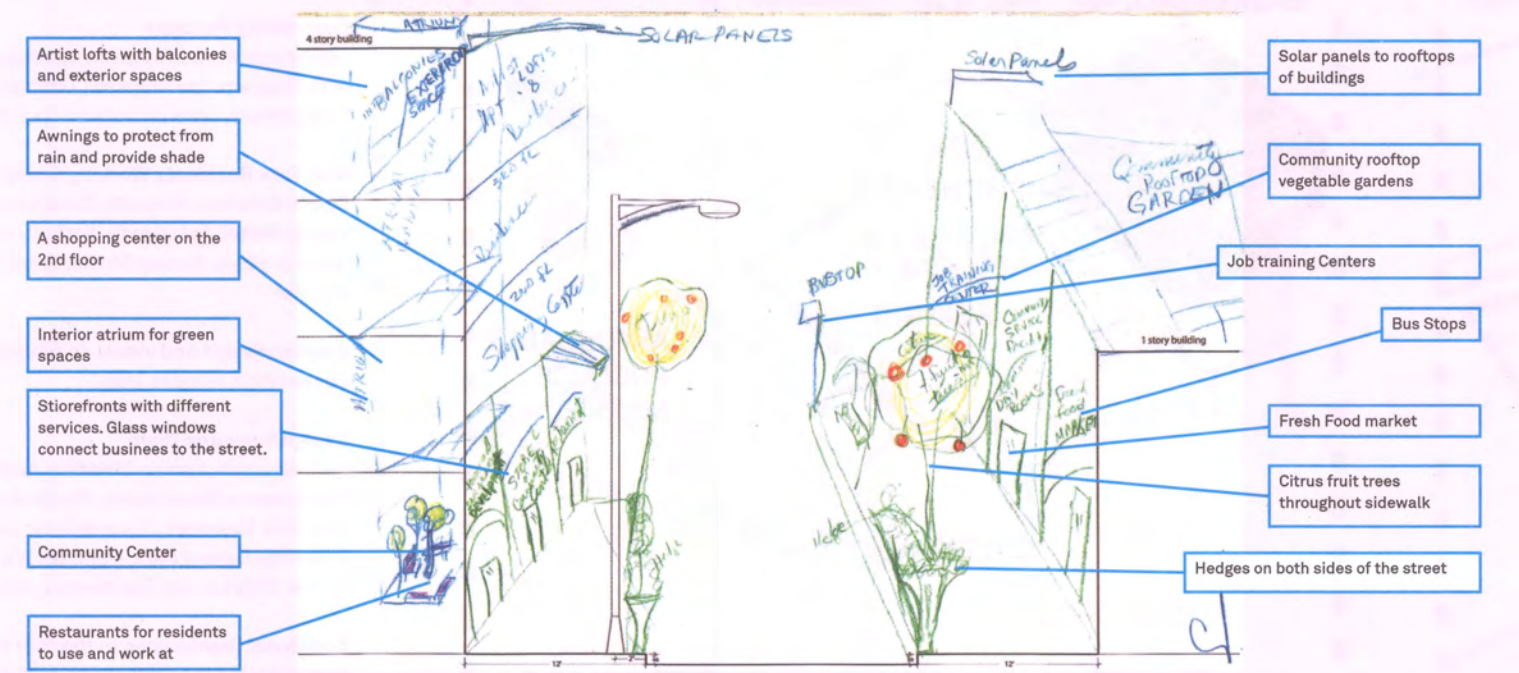
Model-based Workshop

Resident Open Workshop, 6th Street and Gladys Park



Street Section Drawing

Resident Open Workshop, 6th Street



GUIDING PRINCIPLES

From the design solutions workshops, a series of guiding principles emerged that outline a thriving and equitable neighborhood. Six major categories of improvement were identified as:

Fundamental Human Needs

- All residents should have the option to permanent housing
- Everyone needs to be able to access public hygiene facilities, including showers, bathrooms, clean water and a place to store belonging while accessing services, 24 hours, 7 days a week
- All residents should have sustained access to healthy food
- Ensure residents are involved with decisions related to the community

Community Safety

- Ability to move, live, play and work with security and a sense of dignity and independence.
- Equal rights for all residents
- Reinforce cultural competency
- Prioritize pedestrians over vehicles
- Support more community-led initiatives

Healthy Living

- Access to physical healthcare, mental health, and substance abuse counseling 24 hours
- Wellness resources that encourage an active lifestyle with exercise and spiritual well being
- Access to healthy food options
- Everyone should live in a sustainable neighborhood supporting energy, water, and material efficiency and conservation

Recreation and leisure

- High quality open and green spaces accessible for all residents for extended periods of time
- Social programs and amenities that holistically support growth, recovery, and rest
- Ensure residents have the ability to rejuvenate and grow

Economic Development and Education

- Accessible educational resources to support professional development
- Ample job opportunities for local residents
- Sustained resources to support the development of local businesses
- More opportunities for outside investment for community-supporting enterprises

Creativity and self-expression

- Resources to develop existing artist network and creative economy of Skid Row
- Public venues to share the arts
- Skid Row residents tell their own stories
- Promote neighborhood identity and social connections

Recommendations

All the design workshops generated the foundation for Our Skid Row community vision. The ideas and solutions discussed are incorporated and synthesized into the following recommendations.

IMMEDIATE PHYSICAL IMPROVEMENTS

- Create Rest Stops with mobile showers, bathrooms, drinking fountains and storage facilities.
- Create Safety Zones that have 24/7 programming in conjunction with partner organization. No drug or alcohol use permitted.
- Pop-up farmers markets with Electronic Benefit Transfer (EBT)
- Urban agriculture gardens in under-utilized lots and rooftops
- More trashcans and daily sanitation services
- Improve the physical quality of public space in Gladys and San Julian Parks and provide consistent maintenance and hours. Support existing and on-going community programs
- Invest in community wayfinding signage and cultural banners
- More funding for art festivals, arts programming, and art institutions.
- Bike Share Program
- Install public art by Skid Row residents

COMMUNITY PLANNING PILOTS

- Welcome Stations
 - Information kiosks for neighborhood resources and services, tourist information and general orientation information.
- Social Enterprise Incentive Zone- for local hiring and community supporting businesses.
 - Subsidized rents and leases
 - Funding to support local start-ups and initiatives
 - Training and resources to support local informal economies to formal businesses.
- "The Row"
 - Establish 6th street as a corridor of economic and cultural development along 6th St. Major retail and commercial avenue linking the 6th St. viaduct, Arts district and Historic Core with Skid Row.
- Skid Row Community Improvement District
 - Develop community-supporting and area maintenance organization while providing local job opportunities with tax funding from local businesses.
- Skid Row Neighborhood Council
 - resident led advocacy group recognized by the Department of Neighborhood Empowerment.

NEW COMMUNITY PROGRAMS

- Offer low-cost rent and distribute art materials to existing network of Skid Row artists
- Provide services 24/7, including urgent care in the neighborhood
- Incentivize the development of recreational programs and cultural centers
- Develop a Community-driven Safety Initiative
- Mitigate health impacts of industrial uses and limit truck pollution.
- More System-wide Mental Assessment Response (SMART) Teams in Skid Row and more non-law enforcement based mental health emergency response teams
- Educate all professionals with racial and cultural competency trainings

PERMANENT INFRASTRUCTURE

- More Low Income and Permanent Supportive Housing
 - More rental subsidies for low income housing
 - More capital for construction for affordable housing
 - Fast-track affordable housing projects
 - More sources of community benefits funds
- Establish Dash lines and accessible bus stops
- Implement Complete Streets and Slow Zones: multi-modal transit and pedestrian safety
- Designate San Pedro as a Great Street and invest in transformation
- Support People Streets: transform under-utilized streets for public space, shared streets, parklets, and green alleys.
- Create more parks, trees and shade in the area for unlimited and welcome use for all people.

THOUGHTFUL GROWTH

A Vision for Downtown



Accommodating the amount of growth anticipated for Downtown in a thoughtful and respectful manner is fundamental to the long term health, economic vitality, and sustainability of the Downtown community. The variety of districts within Downtown call for a range of scales and development intensities, as well as amenities.



GOALS FOR SKID ROW

ACCOMMODATE FUTURE GROWTH WITHOUT DISPLACEMENT OF EXISTING RESIDENTS

MAKE STREETS SAFE AND FRIENDLY FOR THOSE WHO USE TRANSIT, RIDE BICYCLES, AND WALK

EXPAND HOUSING OPPORTUNITIES, ESPECIALLY THOSE ACCESSIBLE TO CURRENT COMMUNITY MEMBERS THROUGH PRIVATE AND PUBLIC ACTIONS

PRIORITIZE BENEFITS THAT BALANCES GROWTH AND DELIVERS NEIGHBORHOOD AMENITIES AND SERVICES, SUCH AS RESTROOMS AND PARKS

CELEBRATE, REINFORCE, AND RESPECT THE CHARACTER AND HISTORY OF SKID ROW

CREATE ECONOMIC OPPORTUNITY AND STABILIZATION THROUGH LOCAL ENTERPRISE, HIRING, AND PARTNERSHIPS

Icon Source: The Noun Project - LA Great Streets Collection

How Should We Grow Downtown?

The objective of the DTLA 2040 is to ensure that Downtown can continue to grow in a sustainable, equitable, healthy, and inclusive manner that:

- * Sustains the ongoing revitalization and innovation for decades to come;
- * Reinforces the role of Downtown as the primary jobs center of Southern California;
- * Expands and supports a growing residential population;
- * Creates well-designed buildings that continue to develop the skyline;
- * Celebrates and reinforces the character of each individual neighborhood;
- * Includes world-class parks, friendly gathering spaces, and pleasant sidewalks;
- * Orients streets to be friendly for those who use transit, bicycles, and walk;
- * Appreciates history, culture, community, and arts.

What are your ideas for the future of DTLA & SKID ROW?

A System of Growth and Public Benefits

The Downtown Community Plans propose to expand and refine the system that links growth and public benefits. Today, floor area ratio can be increased in exchange for public benefits in the area depicted in the accompanying map (see right). DTLA 2040 proposes expansion of the areas with a focus on the benefits below:

Affordable Housing

Parks & Open Space

Historic Preservation

Community & Transportation Facilities

Festival for All Skid Row Artists

Saturday, October 21st 2017 | 1:00 PM – 4:00 PM
Gladys Park | 808 E. 6th Street, Los Angeles, CA 90021

Consolidated Notes from Community Input Board:

Housing:

- Maximize affordable housing for low and very low income levels as well as supportive housing for the homeless
- Encourage more housing for families with children and seniors
- Encourage reuse of historic buildings for housing
- In addition to creating new housing, improve the quality of existing housing
- Provide transitional, as well as permanent housing

Community:

- Ensure community input is an important part of the planning process
- Increase access to educational and jobs training resources
- Create more opportunities for murals and public art by local artists
- Increase services for families with children, women, and seniors
- Recognize Skid Row history and identity
- Encourage more retail and restaurants to serve the community and provide job opportunities
- Support local hire initiatives

Streets & Public Realm:

- Make streets safer and cleaner, especially for pedestrians and cyclists
- The community needs more parks
- Include exercise equipment in open spaces
- Provide solar charging stations in parks
- Increase access to hygiene facilities like restrooms and showers in public spaces

For more information, contact Downtown Community Planning Staff:

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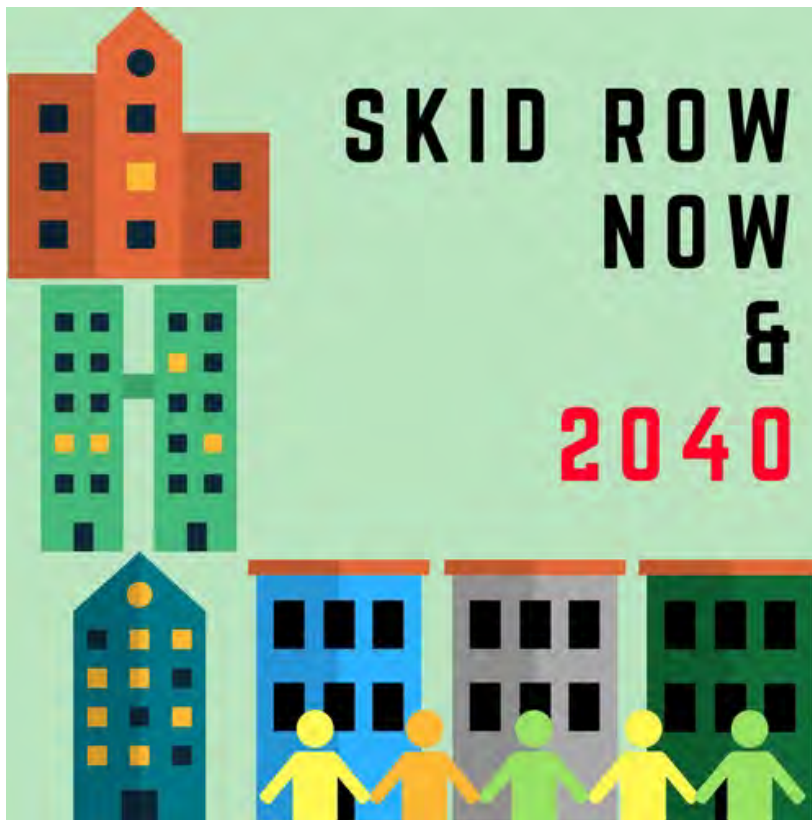
For project information, visit:
www.dtl2040.org



CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING
DOWNTOWN COMMUNITY PLAN
Draft Policy Concepts for Skid Row
July 2017

	DOWNTOWN COMMUNITY PLAN - DRAFT POLICIES FOR SKID ROW	DOWNTOWN COMMUNITY PLAN - DRAFT TOOLS	ADDITIONAL IMPLEMENTATION AGENCIES & PROGRAMS
Our Skid Row Recommendations			
IMMEDIATE PHYSICAL IMPROVEMENTS			
Create Rest Stops with mobile showers, bathrooms, drinking fountains, and storage facilities	Seek opportunities to meet basic needs by improving sanitation; and including public restrooms, hygiene stations, and public water fountains as part of new development and open spaces.	Public Benefits System will include incentives for community facilities.	Mayors' Office - Emerald Necklace concept envisions public realm improvements
Create Safety Zones that have 24/7 programming in conjunction with partner organization. No drug or alcohol use permitted	Provide opportunities for daytime activities in the neighborhood with recreational centers, libraries, and managed open spaces with engaging programming.	Alcohol sales not permitted in interior blocks. Off-site alcohol sales not permitted.	
Pop-up farmers markets with Electronic Benefit Transfer (EBT)	Facilitate access to healthy, fresh food for all Downtown residents.	Farmers markets permitted with performance standards in a broad range of use districts.	Los Angeles Community Action Network, Los Angeles Food Policy Council
Urban Agriculture gardens in under-utilized lots and rooftops	Facilitate access to healthy, fresh food for all Downtown residents.	Urban agriculture permitted in all residential, mixed use, and hybrid industrial use districts, Urban Agriculture Incentive Zone (UAIZ)	
More trashcans and daily sanitation services	Seek opportunities to meet basic needs by improving sanitation; and including public restrooms, hygiene stations, and public water fountains as part of new development and open spaces.	Public Benefits System will include incentives for Community Facilities such as public restrooms.	Bureau of Sanitation
Improve the physical quality of public space in Gladys and San Julian Parks and provide consistent maintenance and hours. Support existing and on-going community partners	Enhance the public realm, with inviting streets, pathways, and a variety of publicly accessible open spaces for recreation, rest, and gathering. Provide opportunities for daytime activities in the neighborhood with recreational centers, libraries, and managed open spaces with engaging programming.	Public Benefits System will include incentives for open space and parks.	Department of Recreation and Parks
Invest in community wayfinding signage and cultural banners	Develop a comprehensive wayfinding program that identifies the neighborhood and highlights its history and culture and incorporates the work of local artists. Strengthen the awareness of historic resources by supporting the implementation of a unified set of informational and wayfinding signs that provide a description of these sites.		Community-based organization
More funding for art festivals, arts programming, and art institutions	Recognize creative arts, culture, neighborhood character, dynamic public spaces, and a diverse environment as significant components of Downtown's economic ecosystem, and support programs that seek to enhance these resources. Provide opportunities for daytime activities in the neighborhood with recreational centers, libraries, and managed open spaces with engaging programming.		Los Angeles Department of Cultural Affairs
Bike Share programs	Support the expansion of bike share throughout Downtown and adjacent areas, especially as a means to connect areas that are less served by transit.	Public Benefits System will include incentives for transportation enhancements.	METRO Bike Share, LADOT Bike Program
Install public art by Skid Row residents	Recognize creative arts, culture, neighborhood character, dynamic public spaces, and a diverse environment as significant components of Downtown's economic ecosystem, and support programs that seek to enhance these resources. Develop a comprehensive wayfinding program that identifies the neighborhood and highlights its history and culture and incorporates the work of local artists. Support the expansion of uses that provide access to arts and culture for Downtown workers, residents, and visitors.		
COMMUNITY PLANNING PILOTS			
Welcome Stations - information kiosks for neighborhood resources and services, tourist information and general orientation information	Support the development of mobility hubs at key destinations such as commercial, entertainment, and institutional centers, as well as at transfer points to inform Downtown residents, workers, and visitors about and provide access to a variety of mobility options.	Public Benefit System will include incentives for providing mobility hubs.	Mayors' Office - Emerald Necklace concept envisions public realm improvements
Social Enterprise Incentive Zone- for local hiring and community supporting businesses- subsidized rentsand leases, funding to support local start ups and initiatives, training and resources to support local informal economies to formal businesses	Support neighborhood stabilization by promoting local enterprise, local business hiring, and encouraging partnerships with academic institutions and community organizations to develop training programs. Improve economic opportunity through education and training, and support workforce development programs and partnerships.		Mayor's Office of Economic Development
"The Row"-establish 6th street as a corridor of economic and cultural development along 6th st, Major retail and commerical avenue linking the 6th St Viaduct, Arts district and Historic Core with Skid Row	Foster a mix of uses that contribute to a livable community that prioritizes housing at all levels of affordability, employment opportunities, daily amenity and service needs, educational and vocational facilities, as well as a variety of public gathering spaces. Target San Pedro, 3rd, 4th, 5th, 6th, and 7th streets for improvements to increase safety, connectivity, and access. Ensure the development of complete neighborhoods with diverse uses and a high-quality supply of infrastructure, parks, streetscapes, transit, and community amenities. Improve the public realm and activate ground floors to encourage street life and establish smooth transitions between adjacent neighborhoods.	Use and form regulations will orient 6th Street as an engaging and pedestrian-oriented corridor, and enhance east-west connections throughout the Plan area.	
Skid Row Community Improvement District- Develop community- supporting and area maintainance organization while providing local job opportunities with tax funding from local businesses			Community-driven effort
Skid Row Neighborhood Council- Resident Lead advocacy group recoognizedby the Department of Neighborhood empowerment			Community-driven effort
NEW COMMUNITY PROGRAMS			
Offer low-cost rent and disribute art materials to existing network of Skid Row artists	Encourage the creation of a range of housing options, including social service housing, permanent supportive, a full spectrum of affordable housing, and workforce housing. Promote a variety of housing options for the Skid Row community, including families, veterans, seniors, women, local workers, and those who benefit from supportive services. Facilitate the integration of public art projects and culture programming into public spaces to reinforce community character.	Public Benefits System will include incentives for affordable housing, including affordable live/work units.	
Provide services 24/7 including urgent care in the neighborhood	Recognize the efforts of City, State, and Federal agencies and local institutions to promote a safe, clean, and habitable environment in the Skid Row neighborhood.		City-County-Community (C3) Program partnership is made of a team of health and service providers from the County's Department of Mental health, Health Services, Substance Abuse Prevention & Control, LAHSA, and Americorps staff. Working to engage with residents in Skid Row, assist, and provide housing.
Increase spirituality and meditation resources		Use districts allow for these community resources and insitutional uses.	Community-based organizations
Incentivize the development of recreational programs and cultural centers	Develop a comprehensive wayfinding program that identifies the neighborhood and highlights its history and culture. Target San Pedro, 3rd, 4th, 5th, 6th, and 7th streets for improvements to increase safety, connectivity, and access. Recognize the efforts of City, State, and Federal agencies and local institutions to promote a safe, clean, and habitable environment in the Skid Row neighborhood.	Public Benefits System will include incentives for community facilities.	
Develop a Community-driven Safety Initiative	Target San Pedro, 3rd, 4th, 5th, 6th, and 7th streets for improvements to increase safety, connectivity, and access. Prioritize safety improvements on the High Injury Network as designated by LADOT to achieve high impact reductions in injuries and fatalities. Implement a coordinated Pedestrian-First District that employs expanded use of Leading Pedestrian Intervals, scramble crosswalks, and right turns limitations on red, and other interventions to improve pedestrian safety and encourage pedestrian activity. Balance vehicular traffic with other modes of transportation to improve safety and sustainability for all Downtown stakeholders.	Plan policies address safety for streets and the public realm.	LADOT pedestrian-priority programs; Mayor's Office Vision Zero campaign; Metro's Active Transportation Strategic Plan prioritize pedestrian safety.
Mitigate health impacts of industrial uses and limit truck pollution	Prohibit residential development and other sensitive uses in proximity to industrial uses with potentially negative health impacts. Promote public health and environmental sustainability outcomes consistent with the City's Plan for Healthy Los Angeles and the Sustainable City pLAn.	Use regulations will not allow heavy industrial activity.	
More System-wide Mental Assessment Response Teams in Skid Row and more non-law enforcement based mental health emergency response teams	Recognize the efforts of City, State, and Federal agencies and local institutions to promote a safe, clean, and habitable environment in the Skid Row neighborhood.		City-County-Community (C3) Program partnership is made of a team of health and service providers from the County's Department of Mental health, Health Services, Substance Abuse Prevention & Control, LAHSA, and Americorps staff. Working to engage with residents in Skid Row, assist, and provide housing.
Educate all professionals with racial and cultural competency trainings	Recognize the efforts of City, State, and Federal agencies and local institutions to promote a safe, clean, and habitable environment in the Skid Row neighborhood		City and County agencies, community-based organizations, Service Providers

PERMANENT INFRASTRUCTURE			
More Low Income and Permanent Supportive Housing - More rental subsidies for low income housing, more capital for construction of affordable housing, fast track affordable housing projects, more sources of community benefit funds	<p>Encourage the creation of a range of housing options, including social service housing, permanent supportive, a full spectrum of affordable housing, and workforce housing.</p> <p>Promote a variety of housing options for the Skid Row community, including families, veterans, seniors, women, local workers, and those who benefit from supportive services.</p> <p>Facilitate the preservation of existing residential units, and avoid displacement of the most vulnerable Downtown residents.</p> <p>Recognize additional housing unit options to accommodate a variety of household sizes, including larger households, such as those with children, multigenerational living, and special needs populations.</p> <p>Promote services and amenities embedded within residential development, such as healthy affordable food options, childcare facilities, and neighborhood serving uses.</p> <p>Foster a mix of uses that contribute to a livable community that prioritizes housing at all levels of affordability, employment opportunities, daily amenity and service needs, educational and vocational facilities, as well as a variety of public gathering spaces.</p>	<p>Public Benefits System will prioritize affordable housing at a range of affordability levels.</p> <div></div>	HCID, HUD
Establish Dash Lines and accessible bus stops	<p>Extend DASH service to activity centers with few fixed transit stations, such as the Fashion District, the Arts District, and Central City East.</p> <p>Target San Pedro, 3rd, 4th, 5th, 6th, and 7th streets for improvements to increase safety, connectivity, and access.</p> <p>Strengthen pedestrian connections between transit resources and centers of activity with improved signage and wayfinding.</p>	<div></div>	LADOT is exploring changes to DASH lines to provide additional east-west connections along 7th St., extend weekday and weekend hours of service.
Implement Complete Streets and Slow Zones: multi-modal transit and pedestrian safety	<p>Implement a coordinated Pedestrian-First District that employs expanded use of Leading Pedestrian Intervals, scramble crosswalks, and right turns limitations on red, and other interventions to improve pedestrian safety and encourage pedestrian activity.</p> <p>Facilitate integration between different modes of travel to create a seamless experience as users switch between modes and to promote transit and active transportation.</p> <p>Adapt streets that are not critical to vehicular circulation to increase right-of way use for pedestrian circulation.</p> <p>Recognize the efforts of City, State, and Federal agencies and local institutions to promote a safe, clean, and habitable environment in the Skid Row neighborhood.</p> <p>Maintain safety for all users, with appropriate traffic control infrastructure and ADA accessibility.</p>	<p>Downtown Plan will include recommendations to redesignate streets.</p>	Metro & LADCP Complete Streets Design Manual guides and coordinates efforts among multiple agencies to create safe streets.
Designate San Pedro as a Great Street and invest in transformation	<p>Target San Pedro, 3rd, 4th, 5th, 6th, and 7th streets for improvements to increase safety, connectivity, and access.</p>	<p>Downtown Plan will include recommendations to redesignate streets; Form, frontage, and srteetscape regulations will encourage building and streetscape enhancements.</p>	
Support People Streets: transform under-utilized streets for public space, shared streets, parklets and green alleys	<p>Support and facilitate the integration of public art and community engagement in alley projects.</p> <p>Support the utilization of remanent spaces such as odd angle intersections and dead-end streets as public open space.</p> <p>Develop design guidelines to promote alleys as shared, and multipurpose public spaces that are welcoming to a range of users.</p> <p>Find opportunities to create new parks and other open space through tools such as the transfer of development rights, public outdoor amenity space incentives, non-traditional interventions in the public right-of-way, and as a part of major public projects.</p> <p>Target San Pedro, 3rd, 4th, 5th, 6th, and 7th streets for improvements to increase safety, connectivity, and access.</p> <p>Promote a pedestrian environment that enhances thermal, visual, and audible comfort and provides opportunities for resting and socializing.</p> <p>Enhance the public realm, with inviting streets, pathways, and a variety of publicly accessible open spaces for recreation, rest, and gathering.</p> <p>Encourage development that integrates with the public realm to invite pedestrians and modify insular qualities in the urban environment.</p>	<p>Public Benefits Sysem will include incentives for the creation of public outdoor amenity space, including parklets, spaces for active and passive recreation, and active alleys.</p>	People St. Program is a partnership between LADCP, LADOT, Public Works, Mayor's Office, & Metro. Street improvements implemented by LADOT, BOE, BSS.
Create More Parks: trees and shade in the area or unlimited and welcome use for all people.	<p>Enhance the public realm, with inviting streets, pathways, and a variety of publicly accessible open spaces for recreation, rest, and gathering.</p> <p>Maintain and expand the tree canopy to provide shade, improve air and water quality, reduce heat-island effect, and create habitat for birds and pollinators.</p> <p>Promote public health and environmental sustainability outcomes consistent with the City's Plan for Healthy Los Angeles and the Sustainable City pLAn.</p> <p>Create a network of public and private green infrastructure with increased and incentivized use of trees, eco roofs, vertical gardens, stormwater facilities, and landscaped amenity spaces.</p>	<p>Streetscape requirements will include tree requirements. Open spaces provided through the proposed Public Benefits System will require spaces to be publicly accessible</p> <div></div>	Recreation and Parks Department, Bureau of Street Services; Urban Forestry Division



Introduction

Los Angeles, California is one of the most expensive cities in the nation, falling right behind New York and San Francisco. Rents are steadily rising, forcing thousands more into the streets every year. LA suffers from a deadly lack of affordable housing, especially for those with extremely low incomes.

Housing is a basic human right, the key to solving this crisis, and criminally scarce in a city with our resources.

With simple changes to our land use policies, over time we can build a city where homelessness isn't common or lethal. Los Angeles is in the process of updating all 35 community plans that comprise the city's General Plan. Each Community Plan contains policies reflecting a future vision for neighborhoods and designates land for a range of uses including jobs, housing, manufacturing, transportation, open space and amenities.

In October 2016, the LA Department of City Planning proposed to rezone parts of Skid Row to include market rate housing as part of the Downtown Los Angeles community plan update, or DTLA 2040. No one who lives, works or shares a stake in Skid Row gave input to this plan, which suggested conditions for Skid Row to be carved up and sold to the highest-bidding real estate mogul. In response, we formed Skid Row Now & 2040 to include community groups, non-profits and individuals who believe everyone deserves a home and a voice in the future of their neighborhood.

Skid Row Now & 2040 wants generations of families and Skid Row residents to lead full and vibrant lives in Downtown Los Angeles, so we've created the following guidelines for the City Planning Department, District 14 and the Mayor's Office. If adopted, these policies will prevent displacement of current Skid Row residents, enrich lives and show the way to ending homelessness in all 35 communities. We're waiting to hear LA City Planning, Jose Huizar and Mayor Garcetti's response.

Please contact the Los Angeles Community Action Network to add your name to our growing list of supporters and learn how you can get involved in the fight for Skid Row's future.

No Displacement of Extremely low-income residents should occur; policies that prompt the Human Right to Housing should be enacted in the plan update.

The DTLA 2040 update should not include any policies or zoning code changes that create harm to low-income communities of color in Downtown LA. This includes policies that lead to the criminalization or displacement of people from their community. No displacement of any Skid Row resident, housed or unhoused, should occur as a result of the update. The DTLA 2040 plan must support housing as a human right – using this process to maximize opportunities to house homeless residents and preserving the homes of extremely low-income residents.

Policy Recommendations;

- I. **No Net Loss** - All existing units must be protected with the inclusion of a No Net Loss policy to ensure baselines of affordable housing units remain in DTLA.
 - The city's community plan update must mirror and support other city policies that have been passed to ensure a baseline of affordable housing units existing in Downtown. These policies include, but are not limited to, the City Residential Hotel Ordinance and the Design guidelines that are part of the Wiggins settlement agreement. For units not covered by Wiggins or the City Residential Hotel Ordinance, the Planning Department must create an additional inventory using the city's RSO rent registry and annual registration process to add additional properties to the baseline.
- II. **Inclusionary Zoning** - The DTLA 2040 concept map is currently proposing to change Skid Row's light manufacturing zone into a traditional housing zone, boosting land values tremendously for Developers.
 - Skid Row Now & 2040 is recommending the creating of a 25% set aside to generate 7,000 new units.
- III. **Affordable Housing Creation** - With much of the cities' affordable housing funding being lost with the dissolution of the Community Redevelopment Agency, Skid Row Now & 2040 suggests the creation of funding sources for affordable housing in Downtown.
 - Developer fees – existing TFAR program and a new 1% impact bond for rental subsidies.
 - Tax-Increment Financing Tools - assess the feasibility of EIFD, CRIA, NIFTI, and AHA financing mechanisms and establish the suitable tax-increment financing district in the Downtown/Skid Row neighborhood.
- IV. **Vacancy Tax** - 1% of a vacant building's value for every year vacant towards affordable housing, charged annually.
- V. **Anti-Displacement Protections** - Tenant legal representation to fight evictions, extend just-cause eviction protections, end discrimination by landlords against housing voucher recipients, end Ellis Act abuse, create anti-harassment penalties for landlords who try to illegally evict tenants.

Investing in and prioritizing current residents and organizations

The DTLA 2040 update should support the human and economic development of the Skid Row Community while preserving the culture, wellbeing and values of the Skid Row community. This can occur by increased accessibility to parks and open space, social services, health care services, pedestrian and bike-friendly amenities.

Green Space and Common Space

- Parks and Rec will be audited to determine whether alleged overspending in predominantly white, affluent areas have left Skid Row public spaces understaffed and underfunded, and Skid Row parks budgets will be increased to reflect their higher usage.
- An increase in overall land zoned for social services for homeless and/or extremely low-income residents.
- New social services sites that are linked to social spaces like parks, community centers, and transit stops.
- All Skid Row crosswalks and street lights should be better timed to acknowledge the needs of disabled and elderly neighborhood residents and to ensure better access to and from social services sites.
- Improvements to pedestrian safety infrastructure by upgrading lighting, signage, and crosswalks and by introducing speed-bumps on the numbered streets.
- The creation of a bike infrastructure plan for the Skid Row community to ensure ZERO traffic fatalities.
- New community amenities that prioritize increased access to water, sanitation, green space and community gardening space.

Sanitation

- The Refresh Spot model will be expanded to provide 24/hr restroom attendant services in all Skid Row parks.
- All 311 trash and bulky item pick-ups in Skid Row will be handled by Skid Row residents employed by the city to minimize trauma created by strangers throwing away resident's critical possessions such as medicines, identification and shelter.
- Clean Harbors' contract will be cancelled; Skid Row residents employed by the city will handle Skid Row street sweeping to minimize trauma created by strangers throwing away resident's critical possessions such as medicines, identification and shelter.

Health & Wellness Protection

The need for health and wellness protection becomes essential in communities like Skid Row where recovery has been a center piece of the neighborhood cultural make up. Skid Row is called one of the largest recovery communities in the nation. Yet bars and off-sale alcohol outlets are often proposed and permitted in helping to generate upscale development that is out of range for our community.

- No new bars, alcohol sale permits or off-sale alcohol outlets shall be permitted in the Skid Row neighborhood.
- No new marijuana dispensary/cannabis stores shall be permitted in the Skid Row neighborhood.
- The permit process, tax incentives, transit access and public walkways relating to grocery stores, farmer's markets and healthier food options will be incentivized and streamlined to prioritize access to nutrition and better living.

Arts & Culture in the Skid Row Neighborhood

Over many years Skid Row has emerged as a neighborhood with a number of profound and important values that are reflected in daily life and celebrated and further imagined in neighborhood manifestations of arts and culture. Exemplary cultural values of the neighborhood include: empathy, looking out for each other, sharing, second chances, recovery, inclusion, tolerance, and embracing difference. Community emphasis is on making and sharing art rather than solely being a relatively passive audience member. This is a manifestation of the community value of inclusion. The lived value of tolerance, the open and welcoming community ethos, creates an ambiance in which everyone feels encouraged to participate, whether they are masters of their craft or someone bravely doing something for the first time. The community plan must generate additional resources necessary to support the growth of artistic and cultural expression in Skid Row. This could take many forms including support for existing spaces, the creation of a number of additional spaces and/or the creation of a dedicated cultural center or designated area that could function as a cultural campus.

- The Department of Cultural Affairs will be audited to determine whether alleged overspending in proximity to predominantly white, affluent areas have left Skid Row art programs understaffed and underfunded.
- The creation of a neighborhood Arts Council will advocate for Skid Row artists and locate resources for opportunities to create art, including live music and theatre.
- Skid Row business owners will be charged a mandatory bond towards resident-created murals on Skid Row, which will be repayable by hosting murals on buildings' exteriors or widely visible interior blank walls.
- Skid Row will be an open market similar to Venice Boardwalk where any business can advertise and conduct business on the street without fear of police harassment.
- No Parks & Recs fees for public community events on Skid Row and streamline the permit process for outdoor events and street performances.

Intentional and meaningful input from both housed and unhoused low-income residents

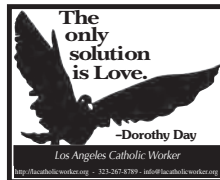
- **Skid Row Neighborhood Council** – Skid Row residents' votes having been suppressed in the recent sub-division application, a Skid Row Neighborhood Council will ensure Skid Row residents have a voice in future decisions about land use, law enforcement policy and everything else within the domain of a standard Los Angeles Neighborhood Council.
- The LA Planning Department must be intentional about creating opportunities and tools for this population – especially considering the uniqueness of the Skid Row community. These include, but are not limited to increasing the notification radius and timelines for all developments to the neighborhood.
- **End Criminalization of Homelessness** - Reduce law enforcement personnel and budget by 20% over four years in Skid Row, using the savings to increase personnel and budget for health care workers. Skid Row needs fewer police and more doctors.
- The permit process to allow temporary fences to block sidewalks in the Skid Row neighborhood for construction work by property owners will incur fees toward affordable housing for every foot of sidewalk for every day blocked.

BUILDING A SKID ROW FOR TODAY AND FOR 2040

The work around ensuring meaningful community participation in the updates of the Downtown community plan is directly related to the Skid Row community's desire to prevent community displacement. Skid Row community residents, non-profit organizations, and Skid Row supporters have been meeting for the last year in coalition as SKID ROW NOW & 2040.

In order to build a Skid Row for today and for 2040, the Department of City Planning must ensure that the community plan update recognizes, affirms and strengthens the history and culture of Skid Row. Given the history of the creation of Skid Row and today's need to provide more affordable housing in Los Angeles, it is crucial for DCP to work with the community of Skid Row to ensure displacement does not occur. The city has the opportunity to develop creative solutions to both the housing and homelessness crisis through preserving Skid Row.

Please contact the Los Angeles Community Action Network to add your name to our growing list of supporters and learn how you can get involved in the fight for Skid Row's future.



UNITED COALITION EAST
PREVENTION PROJECT



STOP THE GENTRIFICATION OF SKID ROW

Public revenue like the Linkage Fee and Prop HHH are dwarfed by the scale of private sector financing in Downtown Los Angeles. These resources for affordable housing (intended for citywide use, not just DTLA) simply aren't enough to create a mixed-income community that includes the current residents of Skid Row.

