

Dear City Council & Dept of City Planning,

Skid Row recommends the immediate modifications to the DTLA 2040 plan...

Housing Recommendations;

I. No Net Loss Of Low Income Housing- All existing units must be protected with the inclusion of a No Net Loss policy so we don't lose affordable housing in DTLA.

For units not covered by low-income protections such as Wiggins or the City



Residential Hotel Ordinance, the Planning Department must create an additional inventory using the city's RSO rent registry and an annual registration process to add additional properties to the baseline. This baseline must be raised in areas with high homelessness to better serve the area. For example, out the **100,000 units** being constructed downtown by 2040, a percentage must meet the needs of those who have no homes at all.

II. Inclusionary Zoning - require mandatory set-asides of affordable units in residential construction throughout downtown Los Angeles, the area covered by the city's "DTLA 2040" rezoning proposal. Nearly 500 cities and counties have established these set-aside policies- Los Angeles should do the same.

III. Affordable Housing Financing – create three new funding sources for affordable housing in Downtown;

- A. **Developer fees** – existing TFAR program and a new **1% impact bond** for rental subsidies.
 - B. **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.
 - C. **Vacancy Tax** - 1% of a vacant building's value for every year vacant towards affordable housing, charged annually.
- III. 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.
- IV. Don't shrink the borders of Skid Row** – no market rate housing from 7th to 3rd and Main to Alameda, reversing City Planning's recent attempts to shrink that area by 64% for big developers' profit.

Investing in and prioritizing current residents and organizations

The DTLA 2040 update should increase access to parks and open space, social services, health care services, pedestrian and bike-friendly amenities.

Green Space and Common Space

I. Audit Parks and Rec 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.



II. Create new social services sites that are linked to social spaces like parks, community centers, and transit stops.

III. Improve all Skid Row streets; crosswalks and streetlights should be better timed to acknowledge the needs of disabled and elderly residents, especially near social services sites. Pedestrian safety improvements such as lighting, signage, and crosswalks and speed-bumps are needed on 3rd, 4th, 5th, 6th and 7th as well as more bike lanes to ensure zero traffic fatalities.

IV. New 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.



Health & Wellness Protection

The need for health and wellness protection becomes essential in communities like Skid Row where recovery



has been a centerpiece 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. 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.



1. 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.
2. 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.
3. Charge Skid Row business owners a mandatory bond towards resident-created murals, refundable upon mural completion on buildings' exteriors or widely

visible interior blank walls.

4. 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.
5. No Parks & Recs fees for Skid Row public events and streamline the permit process for outdoor events and street shows.

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

1. **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.



2. The City 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.
3. **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.
4. 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.

Signed, the people of Skid Row;

NAME: _____	HOMELESS? Y/N
EMAIL/PHONE: _____	ZIP CODE: _____

