Understanding Measure A + Prop 68
for Parks + Housing Joint Development

July, 16, 2019 | LOS ANGELES
ONE DAY every person will have an affordable home in a vibrant community, filled with promise and the opportunity for a good life.

OUR MISSION is to create opportunity for low- and moderate-income people through affordable housing in diverse, thriving communities.
What sets Enterprise apart is how we work.

We’re one of the only social enterprises in the U.S. with deep expertise in each of the three catalysts for systems change:

**Capital.**
At Enterprise, we direct public and private capital to the right places, having delivered more than $36 billion to low-income communities across the U.S.

**Policy.**
Enterprise is a crucial voice for America’s low-income communities with a strong presence in Washington, D.C., and city halls across the country.

**Solutions.**
We work with local partners to test and scale new solutions to some of the most pressing housing and economic problems facing low-income communities.
Vision and Values

- Angelenos have equitable access to activated parks, high-quality open space, and healthy affordable homes
- Residents play an active role in shaping and staying in their neighborhoods
- Equitable investment without displacement
GOALS

**Anti-displacement strategies**, first and foremost

**Create an enabling environment** for equitable + sustainable development (Policy + Capital) that is beneficial across sectors

Increase **meaningful community engagement** and leadership development

**Build capacity for integrated development** of open space and affordable housing (Community Needs + Climate + Resiliency)

**New Construction + Preservation**
The High Line Effect: Are Our New Parks Trojan Horses of Gentrification?

'We Failed' To Design Park That Benefited Neighbors, High Line Creator Says
Will the Los Angeles River Become a Playground for the Rich?

The revitalization of LA’s neglected riverfront has gone from social-justice crusade to money-soaked land grab.

By Richard Kreitner
Measure A + Equity-Driven Advocacy

The County BOS approved the Measure A Grant Administration Manual in March 2019. Many equity provisions were included, through a network of collaboration among equity advocates.

Minimum of 30% competitive grant funds targeted for projects in high park need areas

Displacement Avoidance Policy
Measure A Displacement Avoidance Policy

- Incentivizing displacement avoidance strategies in project applications, throughout the planning and implementation phases;
- Encouraging collaboration among park agencies, nonprofit park developers, + affordable housing developers;
- Establishing a technical assistance program that could support project applicants with displacement avoidance strategies.
- Creating a data collection and evaluation system to track the impacts of park investment over time, including potential impacts on housing stability and displacement;
- Establishing a Displacement Avoidance Task Force to provide support and oversight to the Regional Parks and Open Space District (RPOSD) in their efforts to implement the Displacement Avoidance Policy; and
- Allow Measure A funds to be used for relocation costs if the project results in the displacement of any person or business.
INTEGRATED DEVELOPMENT TYPOLOGIES OVERVIEW

- Infill Development with Housing and Open Space / Greening on-site
- Infill Development with Housing + Greening on different sites within neighborhood
- Neighborhood Transformation Scattered Site Approach
- Large Master-Planned Re-Development
- Transformative Infrastructure with Housing + Anti-Displacement Strategies
LA ROSAH Land Use Study

Site Identification and Analysis
Methodology

Two Sets of Criteria
• Neighborhood Connections
• Climate Vulnerabilities

Under each, sites classified as:
• Class A (Highest suitability for development)
• Class B (Medium suitability for development)
• Class C (Suitable for development)

Sites organized by typology
Class B parcels are within a half mile of an area with high and very high park need, within a half mile of a disadvantaged community, at least 500ft from the nearest highway and within one mile of a high frequency transit node.
Class A parcels have high and very high park need, are located within a half mile of a disadvantaged community, at least 1000ft from the nearest highway and within a half mile of a high frequency transit node.
**Co-Benefits + Types of Value Capture Strategies of Open Space + Affordable Housing Joint Development**

A formal arrangement between a Conservancy or other park partner and private community partners to share capital costs of a development can realize mutual benefits for each partner.

*Social Equity, Sustainability + Resilience, Economic Efficiency, Political + Administrative Feasibility*

<table>
<thead>
<tr>
<th>Co-investment in property reduces acquisition cost of new properties for both sectors</th>
<th>Allows conservancy and park partners to increase access to natural, historical, and cultural spaces in the urban core in collaboration with local community partners. Long-term ground lease arrangement with AHD can support operations and maintenance financing gaps for park space.</th>
<th>If Park Partner is initial purchaser it allows for price certainty of the affordable housing subdivision+ time to plan and entitle project without incurring land holding costs to the same degree if done separately. Allows affordable housing developers to leverage new funding sources for acquisition + predevelopment (for green components of AH projects).</th>
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<tr>
<td>Joint-development increases greening + green infrastructure in the urban core to strengthen overall public health + the resilience benefit to low-income communities</td>
<td>Coordinates public investment and infrastructure projects</td>
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<<< Conservancies and many park entities can hold land tax free and they are exempt from the Subdivision Map Act >>> <<< Affordable Housing increases housing security + the resident engagement in park activities + benefits >>>

Anchor Place, Century Villages at Cabrillo
More information on the LA ROSAH, the typologies and our approach and findings, can be found in this report released in 2018, available at:

https://www.lathrives.org/parks_and_affordable_housing
Parks + Housing Joint Development

- Welcome
- Unpacking Measure A
- Unpacking Prop 68 + Prop 1
- Tale of Two Projects
- Q+A, Open Discussion
- Closing Discussion + Upcoming Opportunities
Introduce yourself + state that you are a “teacher & a learner”

And commit to “listen with your heart” today
Unpacking Measure A
with Jane Beesley
Regional Parks + Open Space District
Parks & Housing Joint Development

Los Angeles County
Regional Park and Open Space District
July 16, 2019
Regional Park and Open Space District (RPOSD)

- Special District whose boundary is the County of LA boundary, created in 1992.
- Includes all 88 Cities and the Unincorporated Areas of the County.
- By state and local law, RPOSD can tax within its boundaries, must be approved by voters (2/3’s).
- RPOSD grants funds to the Cities, various County Departments, Non-profit Corporations, for improvements to and increased parks and parkland.
RPOSD - What is it?

- Old Tax Assessment(s), Prop A.
  - Expired in 2014 and 2018.
- New tax approved in 2016.
- Parcel tax on all properties within LA County.
- Exceptions: Publicly owned parcels and those owned by a Non-profit Corporation for the purposes of the non-profit (Churches, schools, etc.)
- 1.5 cents/square foot of improvements on the parcel, will go up as consumer price index goes up, bi-annually.
Measure A - What is it?

The Safe, Clean Neighborhood Parks, Open Space, Beaches, Rivers Protection and Water Conservation Measure
Measure A

**Flexibility**

- Funding goes out in reimbursable grants, there is an option for an advancement of funds
- Measure A funding can be utilized as matching funds for other grants
- Can be first funding in or even last funding for a park project
Who and What is eligible?
Eligible Applicants

Who can Receive a grant?

- Public Organizations
  - Cities, County, local Park Agencies (MRCA, WCA, Habitat Authority, ...), Schools

- Nonprofit Organizations
  - Mission must be related to:
    - Environment, Parks, Gang Prevention, Env Education, Job Skills Training
    - Nonprofit affordable housing development (must include public park space)
Projects that are eligible

Things that can be funded:

- Planning, predevelopment
- Community Engagement
- Acquisition
- Construction
- Development
- Improvement
- Restoration
- Rehabilitation
- Or any combination thereof, for any park or recreation project.
Projects that are eligible

Things that can be funded:

- Infrastructure
  - Utilities
  - Lighting
  - Walkways
  - Landscaping/greening
  - Park Parking lots
- Restrooms
- Trashcans
- Play equipment
- Signage
Resources Available

Visit RPOSD Website:
http://rposd.lacounty.gov/manage-your-measure-a-grant/

* Quick Start Guide
* Grants Administration Manual
Measure A Basics
Grant Writing Handbook
Application Workshops
Identify Your Grants Officer
Your Study Area – Parks Needs Assessment
GIS Map tool
Available Annual Allocation Funding by Study Area
Available Maintenance & Service Program Funding
Recommended Outside Resources
Park Planning Handbook

Call RPOSD Staff, Main Line: 626-588-5060
Jane Beesley, Agie Jordan, LaTrina Hancock, Maisha Hughes
Measure A Programs
Annual Allocation

Allocated to Study Areas/Agencies of Record/Public Entities Annually

- Funds by Study Area
- Based on Population & Square Footage within Study Area
- Agencies of Record can share/assign these funds
- Park Project Funds as well as Maintenance & Servicing Funds
- https://lacountyparkneeds.org
Annual Allocations

Total Funds Available Annually

$91 million FY 18/19

- Community Based Parks: $31.6 million
- Neighborhood Parks: $11.7 million
- Range within Study Areas
  - Cat 1: $5,483 - $557,024
  - Cat 2: $0 - $419,415
- Maintenance and Servicing $1,128 - $2,937,252
- Each City has funds by formula, as do some local park agencies and a small fund for Nonprofits
Competitive Grants

Category 5
YOUTH AND VETERAN JOB TRAINING AND PLACEMENT
Grants, to be awarded through a competitive process.

Category 4
REGIONAL RECREATION FACILITIES, MULTI-USE TRAILS AND ACCESSIBILITY
Grants, to be awarded through a competitive process.

Category 3
NATURAL LANDS, LOCAL BEACHES, WATER CONSERVATION AND PROTECTION
Grants, to be awarded through a competitive process.
Competitive Grants

- Regional Recreation Facilities, Multi-use Trails
- Natural Lands, Local Beaches, Water Conservation & Protection
  - 30% of these categories is set aside for projects in only High and Very High Need Study Areas
  - Cycle is Every four Years
  - There will be at least three years of funding for first round, approximately $13,391,532 for each Category
  - Announcements of Grant Round in September 2020
  - Applications due February 2021
  - Award of Grants in June 2021
  - Max & Minimum Awards:
    - Regional Recreation: $50,000 - $3.7 million
    - Natural Lands, Beaches: $50,000 - $3.1 million

Long Term Obligations
- Public Access in perpetuity
- Open and accessible
- Can provide hours for public vs private
- If fees are associated with future programs & programming, cannot have differential fees
- Grant obligations can be assigned on agreement with another agency
- Can change the original project, must maintain public access
Path Forward

Gather the information:

- What study area is it located within?
- What is its Need Status?
- Who operates parks in that area?
- Do they need a project in this area?
- Would they support a joint or the project as envisioned are there resources they would share?
- What elements of the park portion of the project can be funded?
Path Forward

**Communicate**
- Once there is a concept start talking, meeting communicating, asking questions.
- Multiple partners are critical
- If you don’t succeed in gathering information from one source, ask who they would advise you to speak with, ask for an electronic or personal introduction.

**Take the Next Steps on Advice Given**
- It will take longer than anyone thinks.
- Be flexible in places you can be, and clear about where you cannot be flexible.

**Ready to Apply RPOSD**
- Register in the online Grants Management System
- Eligibility is key
- Annual Allocations are rolling, based on the Agency of Record’s funds and readiness to move forward
- Competitive Grants on the calendar.
- Get on the list to be notified.
Thank You

Jbeesley@rposd.lacounty.gov

Los Angeles County
Regional Park and Open Space District
Email: info@rposd.lacounty.gov
Phone: 626.588.5060
Website: RPOSD.Lacounty.gov
Unpacking Prop 68 + Prop 1
with Melissa Smith
Santa Monica Mountains Conservancy
Proposition 1 and Proposition 68
Grant Programs
Santa Monica Mountains Conservancy
Mission Statement:
Through direct action, alliances, partnerships, and joint powers authorities, the Conservancy's mission is to strategically buy back, preserve, protect, restore, and enhance treasured pieces of Southern California to form an interlinking system of urban, rural and river parks, open space, trails, and wildlife habitats that are easily accessible to the general public.
The Conservancy is primarily a grant administering agency.

Funded primarily by statewide bond funds, the Conservancy awards grants for local assistance projects that align with the Conservancy mission and the respective bonds.

Eligible recipients of Conservancy Grants include government entities and non-profit organizations.
Conservancy Funding

Allocations and Appropriations: How they affect your application.
Section 73731(h) allocates thirty million dollars ($30,000,000) to the Santa Monica Mountains Conservancy for multi-benefit water quality, water supply, and watershed protection and restoration projects for the watershed of the state.

Section 73735(a) allocates fifty million dollars ($50,000,000) for projects to protect and enhance an urban creek.
Chapter 7 allocates thirty-seven million, five hundred thousand million dollars ($37,500,000) for projects to protect and enhance an urban creek.

Chapter 8 allocates thirty million dollars ($30,000,000) to the Santa Monica Mountains Conservancy for projects according to the governing statutes and the purposes of the Conservancy.
Of the amount made available pursuant to this subdivision, thirty-seven million five hundred thousand dollars ($37,500,000) shall be available to the Santa Monica Mountains Conservancy.

Notwithstanding subdivision (c) of Section 5753, of that amount, fifteen million dollars ($15,000,000) shall be available for projects within the San Fernando Valley that protect or enhance the Los Angeles River watershed and its tributaries or headwaters, pursuant to Division 23 (commencing with Section 33000).
Conservancy allocations are made available for grants through appropriations in the Annual State Budget.
Section 73731(h) allocates thirty million dollars ($30,000,000) to the Santa Monica Mountains Conservancy for multi-benefit water quality, water supply, and watershed protection and restoration projects for the watershed of the state.

NONE AVAILABLE

Section 73735(a) allocates fifty million dollars ($50,000,000) for projects to protect and enhance an urban creek.

$15 MILLION AVAILABLE
Chapter 7 allocates thirty-seven million, five hundred thousand million dollars ($37,500,000) for projects to protect and enhance an urban creek.

$8 MILLION AVAILABLE

Chapter 8 allocates thirty million dollars ($30,000,000) to the Santa Monica Mountains Conservancy for projects according to the governing statutes and the purposes of the Conservancy.

$15 MILLION AVAILABLE

Conservancy Allocations
Proposition 68
If you have a water-based project along the main stem of the Los Angeles River within the Conservancy Zone, this Proposition 1 appropriation may be a perfect fit for your project!
Of the $100 Million for projects to protect or enhance and urban creek. Both Conservancies were appropriation $6.5 Million to be approved by the other Conservancy. Totally $13 Million for joint Conservancy projects.
Project Categories

Putting it all together: what projects you can apply for.

**Proposition 1**
- Acquisition
- Water Conservation, Treatment and Improvement Projects
- Project Planning and Design
- Restoration
- Vegetation Management
- All Other Improvement Projects

**Proposition 68**
- Resource Protection and Restoration Projects;
- Vegetation Management and Fire Safety Projects;
- Visitor Serving Development and Improvement Projects;
- Community Access, Education and Interpretation Projects.
Proposition 1 Project Categories

Descriptions of projects which are eligible for Conservancy Proposition 1 funding.

Additional information is available in the Conservancy’s Proposition 1 Guidelines.
Acquisition Projects:
Fee purchase of land or easements to protect watersheds (e.g. Puerco Canyon, watershed of Santa Monica Bay; Marsh Park on the Los Angeles River).

**Puerco Canyon**

**Marsh Park**
Water Conservation, Treatment and Improvement Projects:
Projects such as Pacoima Wash Natural Park project, Elmer Avenue, etc . . .
designed to capture, infiltrate and/or treat street runoff in addition to other
multi-benefit components.

Elmer Avenue

Pacoima Wash Natural Park

I want to apply!
Project Planning and Design:
Projects that assess feasibility of an acquisition or improvement project via land use and technical analyses, property ownerships, engineering, concept plans, (e.g. Caballero Creek/Los Angeles River Confluence Project).

Caballero Creek
Restoration Projects:
Removal of invasive species and restoration of native habitat.

Vegetation Management:
Projects to reduce hazard fuels to reduce wildfire risks and protect watersheds and promote watershed health.
All Other Improvement Projects:
Multi-benefit projects such as Vista Hermosa Natural Park in downtown Los Angeles; Washington Elementary in Compton Creek, and any new innovative projects.

Vista Hermosa Natural Park

I want to apply!
Remember!

Proposition 1 is a WATER BOND.
It is codified in California’s Water Code.
Your project must be water or watershed focused.
Proposition 68 Project Categories

Descriptions of projects which are eligible for Conservancy Proposition 68 funding.

Additional information is available in the Conservancy’s Proposition 68 Guidelines.
Resource Protection and Restoration Projects

Projects which facilitate the protection and restoration of wildlife, habitat, and historical/archaeological resources, including habitat restoration projects in urban or rural areas.
Vegetation Management and Fire Safety Projects

Projects which facilitate fire safety and any required or recommended fuel modification zones.
Visitor Serving Development and Improvement Projects

Projects which provide for enhanced visitation, urban accessibility and safety to open space, parks and greenspace (including signage, restrooms, parking, trail building or repairs, etc).

This includes new projects to implement statutory requirements to provide better accessibility under the Americans with Disabilities Act (ADA).
Projects which are required to achieve or expand the outreach mission of the Conservancy, and provide materials to substantially enhance knowledge, appreciation, and enjoyment of the natural environment, open space, parklands and rivers.

There is no minimum grant size but the maximum grant award is $100,000. If funding is available, the Conservancy will award these grants every year.
Did you know?

Proposition 68 is a Parks Bond.

It is codified in California’s Public Resources Code.

Unlike Proposition 1 which focused on water, Proposition 68 emphasizes community access to parks and natural spaces.
Grant Application

Grant Cycles: how to develop your grant application.
APPLICATION PROCESS

PICK UP THE PHONE

STEP 1
CONTACT STAFF

Give us a call or send an email and give us a concept proposal. Based on your concept, staff can let you know if you should pursue a grant, and can direct you to appropriate sources and categories. We do not want you spending time or money on an unsuccessful application – please contact us!

STEP 2
ELLIGIBILITY

We need to make sure you are eligible to receive the grant. Please make sure to review the requirements before investing in an application.

Critical documents are:
- Administration Manual
- Proposition 1 Guidelines
- Proposition 68 Guidelines
(all at www.smmc.ca.gov)

STEP 3
APPLICATION

This is what staff and the board will be using to determine whether or not to award the grant. It is critical that you fill out all necessary forms and address all criteria needed to develop your score.

Once your application is received, staff will develop an analysis and score, and if it qualifies, will submit to the board with recommendations as soon as possible.

STEP 4
BOARD APPROVAL

In addition to submitting your application, it is recommended that you attend the board meeting to present and answer questions about your proposal. Conservancy Board meetings are the 4th Monday of each month (with a few exceptions for holidays). Staff will advise you when your grant will be considered by the board.
Information regarding grant rounds, guidelines and technical assistance is at:

www.smmc.ca.gov
Please include any letters or resolutions of support for your project. These will be shared with the Board.

Application Contents

Application Form

This form provides the basic information regarding your grant proposal.

Project Description

Describe your project in full detail and be sure to address the scoring criteria in the guidelines.

Payee Data Record

This form is required to encumber funds for your project and release payments.

Support

Please include any letters or resolutions of support for your project. These will be shared with the Board.
**Address the Criteria**

### Santa Monica Mountain Conservancy

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<th>Visitor Serving Development and Improvement Projects</th>
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<td><strong>Project Evaluation Criteria</strong></td>
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<td>Priority Value</td>
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<td>PV1</td>
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<td><strong>Total Priority Value</strong></td>
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<td>CV6</td>
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**RESPONSE TO EVALUATION CRITERIA**

The Project achieves multiple purposes of Proposition 68 per Public Resource Code Section 80001(b) and several Strategic Goals and Common Ground principles of the Conservancy.

**Priority Value**

Project achieves 80001(b)(c) by providing urban recreation and protecting and restoring natural resources.

The proposed project is a required element of Caltrans' pre-construction planning to support the Liberty Canyon Wildlife Corridor Crossing. Upon completion, the crossing will connect core habitats of the Santa Monica Mountains that have been virtually isolated from the Simi Hills and Sierra Madre Mountains since the construction of U.S. 101 from Calabasas to the Ventura County line.

Project achieves 80001(b)(d) by having already obtained all required permits and entitlements.

No regulatory agency permits are required to fund the engineering and design phase represented by this proposed Project. Caltrans, as the lead agency for construction of the Crossing, is responsible for all permitting and entitlements. A Mitigated Negative Declaration was certified by Caltrans in early 2019. MRCA and Caltrans have a previously executed Cooperative Agreement related to a Project Study Report that included Caltrans' preliminary regulatory agency coordination for the proposed construction of the Crossing. Caltrans has identified permits from the following agencies will be required for construction:

- Regional Water Quality Control Board
- Army Corps of Engineers
- California Department of Fish and Wildlife
- City of Agoura Hills

Project achieves three or more actions listed in 80001(b)(c)(d) through (f).

Public relations are an integral part of any public park, recreation, and/or open space preservation agency. As part of regular employee duties, the MRCA has dedicated staff to promoting awareness of open spaces, parks, trail locations, and restoration activities including the use of social media and multilingual material. Additionally, the Conservancy, Resource Conservation District of the Santa Monica Mountains (RCDSSM), Caltrans, National Wildlife Federation, WSC, National Park Service (NPS), City of Agoura Hills, and other local stakeholders have committed their support for the Crossing.

### Review the Criteria

Review the scoring criteria and make sure you know which ratings you want to receive.

### Respond to the Criteria

Make sure you specifically address the ratings you wish to receive and explain why your proposal should receive those points.
Life of a Grant

The Details: implementation, invoices, closeout and monitoring.
The Board approved your grant, but . . .
Conservancy Staff will work on the following:

• Approval by the Office of the Attorney General
• Execution of the Grant Agreement
• Entry into the Bond Accountability Site (ABCRS)
• Entry into the State Accounting system (FI$CAL)
• Approval by CA Department of General Services and the State Treasurers Office
• Probably some more approvals . . .

THEN – we will give you notice to proceed!
Implementation Notes

Term: Notice the term of the grant and your proposed schedule. Please let us know of any changes.

Status Reports: Due every quarter and with every request for payment. A template is available on the Conservancy website.

Project Completion Report: Before the final invoice is paid, a completion report is necessary and a presentation to the Board may be required.
Payment Requests

✓ Most grants are on a reimbursable basis. Prop 68 allows for advancement of 25% of the grant for projects that serve a disadvantaged community, if certain conditions are met.

✓ Eligible Expenses are described in the funding guidelines.

✓ The payment approval page must be filled out and signed (template on the Conservancy website).

✓ Expenses to be reimbursed must be indexed and total the amount requested

✓ Backup documentation for the costs to be reimbursed is required. Examples are copies of invoices, staff hours, etc . . .

✓ If you are requesting reimbursement for administrative or cost allocation, your entity’s policy must be provided as well.

✓ Contact us with questions.
Grant Completion

To consider your grant complete:

• Project Completion Report (template on the website)

• Potential Presentation to the Board

• Close out Memo

You will be subject to Annual Post Grant Monitoring
Frequently Asked Questions

Audits. The Conservancy is regularly audited by the California Department of Finance. The Department of Finance also audits our grantees at random. It is required that you maintain accurate grant records.

Cost Allocation and Administrative Costs. The Conservancy does not cap the amount of cost allocation or administrative costs for your project. However, you must provide a policy regarding those costs.

Food. Sorry, Conservancy funds cannot be used for food costs under any circumstances.

Did we miss something? Please let us know! grants@smmc.ca.gov
Thank you so much for taking the time to review our grant funding opportunities. We hope that you have found this useful and please feel free to share this presentation.
Unpacking Prop 68 + Prop 1
with Marybeth Vergara
Rivers + Mountains Conservancy
San Gabriel & Lower Los Angeles Rivers and Mountains Conservancy

Rivers and Mountains Conservancy

Our mission is to preserve open space and habitat in order to provide for low-impact recreation and educational uses, wildlife habitat restoration and protection, and watershed improvements within our jurisdiction.
RMC Background:
Created in 1999; 1 of 10 State Conservancies

• Catchment area includes 68 cities and portions of Los Angeles and Orange County

• Member of four Joint Powers Authorities
  • Watershed Conservation Authority
  • Los Cerritos Wetlands Authority
  • Azusa-RMC JPA
  • San Gabriel River Discovery Center Authority
San Gabriel & Lower Los Angeles
Rivers and Mountains Conservancy

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<th></th>
<th>RMC</th>
<th>SMMC</th>
<th>BHC</th>
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<tr>
<td>Population</td>
<td>4.8 million</td>
<td>639,451</td>
<td>10,000</td>
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<tr>
<td>Acreage</td>
<td>950,000</td>
<td>646,000</td>
<td>2,700 acres</td>
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<tr>
<td>Square Miles</td>
<td>1,480 sq. mi</td>
<td>1,000 sq. mi</td>
<td>4.2 sq. mi</td>
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RMC is truly an urban conservancy covering a Population of 4.8 million residents.

1.86 million of the region’s residents live in Disadvantaged Communities (DACs).

“Disadvantaged community” (DAC) is a community with an annual median household income that is less than 80 percent of the statewide annual median household income which (based on ACS 2008-12) is $51,026.

“Severely disadvantaged community” (SDAC) is a community with a median household income of less than 60 percent of the statewide average, which is $38,270.

http://www.parksforcalifornia.org/communities
https://gis.water.ca.gov/app/dacs/
Key Messages

❖ **Purposes of Proposition 68**:  
1) Developing urban recreation projects and habitat protection or restoration projects,  
2) Provide workforce education and training, contractor, and job opportunities for disadvantaged communities,  
3) Result in public benefit,  
4) Create new partnerships to expand access to diverse populations.

❖ Prop. 68 funding will be made available over the next 2-4 years.

❖ Prop. 68 grantees must **complete the project within three years** of award.
Eligible Applicants, Section 2.2

❖ Cities and Counties
❖ Public Agencies
❖ Joint Powers Agencies
❖ Public Utilities that are regulated by the Public Utilities Commission
❖ Federally recognized Indian tribes, state Indian tribes listed on the Native American Heritage Commission’s California Tribal Consultation List
❖ Mutual Water Companies shall have a clear and definite public purpose and shall benefit the customers of a water system and not the investors
❖ Nonprofit organizations (existing under Section 501(c) (3) of the IRS Code) and whose purposes are consistent the RMC’s enabling legislation
Prop 68 throughout RMC territory
• Funding Allocation: $30 million

Prop 68 for Lower Los Angeles River
• Funding Allocation: $37.5 million

Lower LA River Revitalization Plan
❖ 3 signature projects
❖ 155 recommended projects
❖ 22 Bridge crossings identified for improvement
❖ 81 miles of trails and streets identified for improvements
## Eligible and Ineligible Costs

### Eligible Costs
- Preliminary costs NTE 20% of grant total
- Indirect/OH NTE 10% of grant total
- Wages and benefits (no OH or other admin costs included in hourly reimbursement rate)
- Construction related activities, management, insurance & equipment
- Acquisition Costs
- Education Infrastructure such as signs, interpretive aids, and kiosks
- Restoration/Rehabilitation Costs

### Ineligible Costs
- Expenses incurred outside of performance period
- Short Term and Long Term O&M costs
- Computer or other portable, non-fixed equipment/materials
- Active recreation equipment
- Costs exclusively incurred for fulfilling mitigation requirements for this or other projects
- Ceremonies, parties, food/bev, or other publicity expenses (except for required signage explained in Exhibit H)
- Extraordinary & not necessary expenses
- Travel expenses not related to project or atypical and not the least costly method of transport utilized
Example Projects:

**Magic Johnson Stormwater Management Project**
Applicant: LA County Department of Parks and Recreation
RMC development grant: $3,000,000
Matching funds: $50,000,000+

County Parks received $3,000,000 (Prop 1) for the MJ Stormwater Project to support the water infrastructure improvements and construction near Earvin “Magic” Johnson Recreation Area’s (EMJ) South Lake, a component of the park’s larger $50-million, multi-phase Master Plan (EMJ Master Plan) project.

The MJ Stormwater project will include the creation of a biofiltration garden that integrates native riparian vegetation to imitate a natural wetland filtration process, allowing for filtration of dirty runoff water and greywater to be cleaned and stored in the South Lake.
Urban Orchard Project, Phase 1, City of South Gate

**Applicant:** Trust for Public Land (TPL)

**RMC Planning grant:** $845,000

**RMC development grant:** $1,387,401

**Matching funds:** $10,975,100

An exciting project that will transform 30 acres of unused, vacant land between the I-710 Freeway and the LA River into new, critically needed green infrastructure and an urban park, including an urban orchard and over one-mile of new riverfront walking and bike paths.

The phase 1 project (see rendering to the left) will develop of seven (7) acres owned by the City of South Gate and will create one acre of functioning wetland habitat in a heavily developed, urban area that would treat and utilize stormwater from the adjacent Bandini Channel (runoff from the City of Bell Gardens) to irrigate the park and provide the community with a new greenspace. Wetland capacity is 2.4 acre feet.

The orchard site will include culturally-relevant tree species, community gathering spaces, picnic areas, interpretive elements, native plants, and walking and bicycle paths that will eventually connect with the existing bike path along the LA River. It is anticipated that the Conservation Corps of Long Beach or Los Angeles will support operations and maintenance of the site.
Phil and Nell Soto Park

Applicant: City of Pomona
RMC acquisition grant: $1,510,000
RMC development grant: $1,150,000
Matching funds: $1,390,069

Development of a 1.76-acre park. The City envisions a green and tranquil place of respite on this site with recreational and educational benefits to the surrounding community, as well as numerous features to enhance degraded natural habitat and promote the conservation of water and energy.

Proposed park elements include a walking trail, fitness stations, picnic areas, a central trellised gazebo with public seating, and informal open turf/meadow areas. Approved native plants will be featured throughout the park, and will include a butterfly habitat and bird sanctuary. Interpretive signage will feature information on the area’s history and the flora/fauna present on the site.
Huntington Park Trail and Open Space Development

Applicant: City of Huntington Park

RMC development grant: $585,000

Matching funds: $300,000

The project will provide local residents with new and improved recreational opportunities in a city that suffers from a severe shortage of park space. Additionally, the project will provide local residents with improved access and opportunities for physical activity.

The project will feature significant improvements to Salt Lake Park, including:

- Construction of 0.55 miles of new walking/running trail space
- Renovation of 0.35 miles of existing walking/running trail space
- Construction and installation of trail amenities including:
  - Lighting
  - Landscaping featuring drought-tolerant and native design elements
  - Irrigation system renovations
  - Fitness Zone exercise equipment
Walnut Park Acquisition

Applicant: LA County Department of Parks and Recreation
RMC Acquisition grant: $1,265,000
Matching funds: $300,000

Land acquisition project in the unincorporated community of Walnut Park, located 5 miles south of DTLA and 3 miles from the LA River. This acquisition will remove a potential nuisance property from the community and expand parkland by 0.5 acres which are currently vacant. The site is located in a highly desirable location due to its development potential.

During the community design workshops, residents expressed a strong desire for a new green space that could bring the community together as a place to gather, exercise, and play. The site design reflects the community’s desire for a central gathering space with a stage. A berm is located in the middle of the site and separates the performance space from a small play area. The park is surrounded by landscaping and there is a walking path with benches and exercise equipment.
WRD Recycle Water Campus Project – SGR Parkway

Applicant: Water Replenishment District
RMC development grant: $1,000,000
Matching funds: $110,000,000+

The Water Replenishment District (WRD) received $1,000,000 (Prop 1) for the Water Recycle Campus’ parkway, part of the larger $110 Million Water Recycling Project campus, for low-impact development stormwater features, such as swales, landscaping, and permeable pavements and walkways. This project will create butterfly habitat and 3.5 acres of park-like open space with public access to the San Gabriel River. The project incorporates interpretive and educational elements.
Anaheim Coves/Burris Pit Park Development

**Applicant:** City of Anaheim  
**RMC development grant:** $3,400,000  
**Matching funds:** $1,700,000

Public access improvement along the Santa Ana River via a new trail system, included 2 observation decks, 2.6 mile ADA accessible trail loop, interpretive panels, trail signage, staging area with restroom, drinking fountains, parking, safety fencing, trash receptacles and benches.
Submit comments to RMC:
Prop68@rmc.ca.gov

Draft Guidelines and resources on RMC website:
http://www.rmc.ca.gov

Attn: RMC Prop. 68
100 N. Old San Gabriel Canyon Road
Azusa, CA 91702
626-815-1019
Community Center Case Study

Paul I Terasaki Budokan

with Tak Suzuki
Little Tokyo Service Center
What is Budokan?

- Literal translation is “martial arts hall”
- Derived from the **Nippon Budokan** in Tokyo, which was utilized for the 1964 Summer Olympic Games
- Today, it serves as a multi purpose arena for:
  - Venue for martial arts – Judo, Karate & Kendo
  - Venue for concerts
Project Location

- 237-249 S. Los Angeles Street (between 2nd & 3rd Street)
Street View (from Los Angeles Street):
South-facing view
Inside the gymnasium
Project site before construction
Post-demolition
Budokan “Topping Off” Community Event — Highest beam raised
Terasaki Budokan
Today
## Development Budget

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<td>Indirect Costs</td>
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<td>Building Fund (Operations)</td>
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## Capital Campaign Status

### Funding Raised/Anticipated:

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Project Timeline

- **BoLA Capital Campaign**: Aug 2011 – Summer 2019
- **Construction Drawings**: April 2017 – July 2017
- **Groundbreaking**: August 2017
- **Construction**: April 2018 – December 2019
- **Grand Opening**: Early 2020
For more information:

Little Tokyo Service Center
231 E. Third Street, Suite G106
Los Angeles, CA 90013
(213) 473-3030

www.TerasakiBudokan.org
Enterprise

Affordable Housing + Park Case Study

Isla Intersections + Annenberg Paseo

with Audrey Peterson
Clifford Beers Housing
Isla Intersections (Isla de Los Angeles)
July 16, 2019
Clifford Beers Housing (CBH) develops permanent supportive housing for the most vulnerable. Our commitment is to create thoughtfully designed, affordable and integrated communities to enhance the lives of individuals and families that have experienced mental illness and homelessness.
Isla Overview

• 53 permanent supportive housing one-bedroom apartments, one apartment for an on-site manager.
• Measure HHH financed
• Container construction, rooftop gardens, noise-cancelling water feature.
• Community & service space
• Greywater system

• Neighborhood context: parks-poor, no water recapture programs, low income census tract, highly affected by air and noise pollution.
Broadway Manchester Improvements

Isla project location
LIVING LUNG

1. Health benefits
   • Additional oxygen
   • Shelter from sun / provider of shade

2. Community benefits
   • Beautification
   • Reduction in crime

3. Environmental benefits
   • 33 lbs of Ozone removed
   • 3.5 tons CO2 sequestered

SHARED STREET TYPOLOGY
Precedents
Paseo Plan

1. Street Vacation
2. >10 city departments
3. Utilities to site
4. New street typology
5. Maintenance covenant
Greywater System
Isla x LAROSAH

Partnerships
- Operations Maintenance
- Irrigation/Greywater
- Green Infrastructure

Financing
- Measure A
- Prop 68
- Measure W
- Prop 1
- Metro/Measure M
- LA Compost
- Low Income Weatherization Program
- Solar Parking State Program
- CA Greenhouse Fund
- CAL Fire Urban & Community Forestry
OPEN DISCUSSION
GAME PLAN + NEXT STEPS

**July 24:** Equitable Development in Action with Scott Kratz

**July 25 + 26:** Don’t forget to register for the 2019 Urban River Revitalization Summit and RMC’s 20 Year Anniversary Celebration. Check the website [www.lariversummit.org](http://www.lariversummit.org) and register today!

**July 30:** County Board Vote to Realize the Promise for Water Equity. Provide public comment in support of displacement protections + affordable housing!

**TBD** LA ROSAH Building Partnerships Event

**STAY INVOLVED + CONNECT WITH US!** NATALIE ZAPPELLA | 213.787.8230 | NZAPPELLA@ENTERPRISECOMMUNITY.ORG
We believe, because it is true, that people are affected by their environment, by space and scale, by color and texture, by nature and beauty, that they can be uplifted, made to feel important.

JIM ROUSE | FOUNDER