Building Equitable Communities: A Housing & Parks Summit

October 25 & 26
8:30am-2:00pm

Casa Italiana
1051 N Broadway
Los Angeles, CA 90012

hosted by the Los Angeles Regional Open Space & Affordable Housing Collaborative (LA ROSAH)
The Big Idea

Open Space + Housing
Joint Development

Robin Mark, Trust for Public Land
Walker Wells, Global Green
Thomas Yee, LA THRIVES
Natalie Zappella, Enterprise Community Partners

OCTOBER 26, 2017
CONSIDERATIONS

ANTI-DISPLACEMENT STRATEGIES, FIRST AND FOREMOST

FUNDING GOOD COMMUNITY ENGAGEMENT, LEADERSHIP DEVELOPMENT, + RESOURCING LOCAL GRASSROOTS PARTNERS

CAPITAL FINANCING (JOINT OR INTEGRATED DEVELOPMENT)

LISTENING: COMMUNITY NEEDS + CLIMATE IMPACTS + RESILIENCY

NEW CONSTRUCTION + PRESERVATION

SITE SELECTION PROCESSES + REQUIREMENTS FOR DIFFERENT USES
# SITE SELECTION PROCESSES + PRIORITIES

## Parks + Open Space Considerations

<table>
<thead>
<tr>
<th>Community</th>
<th>Access, Need, Vulnerability to Climate Change (Heat, Air Quality, Flooding, Water Access)</th>
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</thead>
<tbody>
<tr>
<td>Land</td>
<td>Vacant, Visibility and shape, Adjacent Uses (Churches, Preschools, Residential)</td>
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<tr>
<td>Programming</td>
<td>Active + Passive Recreation Opportunities</td>
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<td>Additional Partners</td>
<td>Local jurisdiction, public health, Metro</td>
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<tr>
<td>Financing + Maintenance</td>
<td>Financing availability, Long-term operations, Capacity</td>
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## Housing Considerations

<table>
<thead>
<tr>
<th>Community</th>
<th>Need, RHNA, Market dynamics, political and neighborhood will/support, Relocation Costs</th>
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</thead>
<tbody>
<tr>
<td>Land</td>
<td>Zoning, Price, Minimum Size, Construction Standards (Steel/Wood), Proximity to Amenities (LIHTC)</td>
</tr>
<tr>
<td>Financing + Entitlements</td>
<td>Timing acquisition for capital availability, timing zone changes, variances, permits + complexity</td>
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<tr>
<td>Affordability Levels</td>
<td>Financing and subsidy availability and requirements vs. real community needs; Market rate, mixed income, all affordable.</td>
</tr>
<tr>
<td>Long-Term Operations</td>
<td>Cash flow, deferred maintenance, affordability covenants, on-site service partners for residents</td>
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Affordable Housing

Typical Elements

Multifamily Apartment Homes
- Large Families | Seniors
- Special Needs | Homeless

Parking

Type V Constr.

Title 24 Green Bldg

Low Impact Dev (LID)

Anchor Place, Century Villages at Cabrillo

Rolland Curtis Gardens, Abode & TRUST South LA
Open Space Elements

Promote positive use
Opportunities for long-term stewardship
Determined by community wants and needs
Provide amenities that are otherwise scare in a neighborhood
Provide healthy/local food source

Passive Open Space
Active Open Space
Community Gardens
Open Space Elements

Multiple Benefits
Promote environmental sustainability
Clean and capture stormwater
Clean the air and sequester carbon

Bioswales
Urban Forestry
Detention Basins
Open Space Elements

Multiple benefits
Safe, easily accessible linkages throughout communities
Reclaiming forgotten spaces
Opportunities for continued community stewardship and empowerment

Greenway

Green Alley
INTEGRATED DEVELOPMENT TYPOLOGIES OVERVIEW

INFILL HOUSING + **ON-SITE** OPEN SPACE / GREENING

INFILL HOUSING + **OFF-SITE** OPEN SPACE / GREENING

NEIGHBORHOOD TRANSFORMATION THROUGH SCATTERED SITES

LARGE MASTER-PLANNED DEVELOPMENT

TRANSFORMATIVE INFRASTRUCTURE WITH ANTI-DISPLACEMENT STRATEGY
Transformative Infrastructure with Anti-displacement Strategy

Large scale public infrastructure project is driver
Green infrastructure largely off-site
Housing sites/strategy is secondary following infrastructure

11th Street Bridge Washington, D.C

- Adaptive re-use: elevated park
- **Equitable Development Plan** with Workforce Development, Small Business, and Affordable Housing Elements

11th Street Bridge, DC
Rail to River, Los Angeles
LA River Master Plan, Los Angeles
Large Master-Planned Development

7+ acres, Single Ownership
Green Infrastructure On-Site
Public Land, Public Housing Redevelopments
Can include several other community amenities
May include adaptive reuse

Jordan Downs, Los Angeles
Paradise Creek, National City
Mariposa Public Housing, Denver

LION CREEK CROSSING Oakland, CA

- 22 acre site
- Light industrial next to housing
- 2 underutilized parks with criminal activity

567 multifamily and senior rental affordable housing units, 30-54% of the area median income (AMI)
New 5.7 acre park, restored creek, 2 child care centers, 2 new bridges, and 15,000 square feet of nonprofit social service space.
Neighborhood Transformation through Scattered Sites

Multiple sites of varying sizes, zoning, and owners

Coordinated plan for greening, open space, and housing on different parcels

Phased redevelopment, opportunistic

Community-based vision for neighborhood/district

DETROIT FITZGERALD PROJECT Detroit, MI

- 192 vacant lots + 131 parcels with homes
- 373 total parcels transferred from Detroit Land Bank Authority to City and developers

Sustainable Little Tokyo, Los Angeles

Watts Relimagined, Los Angeles

Wacouta Commons Park + Renaissance Box, St. Paul

115 homes will be renovated with 20% (23 homes) affordable at 80% or less AMI, 16 blighted homes will be razed

192 vacant lots will create new productive landscapes, community spaces, 2 acre-park and greenway
Infill Housing + Off-Site Greening

1 acre or less, typical infill site
Off-site GI such as green alley, green street
Driven by housing consideration

Whittier + Downey, project by Meta Housing in Los Angeles County Unincorporated

Alameda Naval Base Site A, project by Eden Housing in Alameda

7th + Witmer Deep Green Housing, LA
Infill Housing + On-Site Greening

Up to 7 acres
On-site greening infrastructure and open space
Driven by housing considerations + community needs
Set-aside for publicly accessible open space
Publicly-owned land

Slauson and Wall, South Los Angeles
Las Alturas, Lincoln Heights (WORKS proposal for LHJ)

ST. LOUIS PARK St. Louis Park, MN
5.3 acre, blighted brownfield site

- 299 healthy apartments, 188 affordable 60% AMI, 99 market rate, 12 project-based vouchers
- Affordable storefront/living space for micro-businesses
- Hotel + Creative Live/Work Space

- 1-acre urban forest, green rooftop decks
- E-generation system
- TOD + Car-free living, bike + ped trails
- 119 permanent new jobs, set-aside for residents
INTEGRATED DEVELOPMENT TYPOLOGIES

INFILL HOUSING + ON-SITE OPEN SPACE / GREENING

INFILL HOUSING + OFF-SITE OPEN SPACE / GREENING

NEIGHBORHOOD TRANSFORMATION THROUGH SCATTERED SITES

LARGE MASTER-PLANNED DEVELOPMENT

TRANSFORMATIVE INFRASTRUCTURE WITH ANTI-DISPLACEMENT STRATEGY
A. What are your initial reactions to the typologies?

B. How can this list evolve? What other considerations should be included?

C. How does thinking/framing projects within one of these typologies impact your work in some way?

- Infill Housing + On-Site Greening
- Infill Housing + Off-Site Greening
- Neighborhood Transformation Through Scattered Sites
- Large Master-Planned Development
- Transformative Infrastructure with Anti-Displacement Strategy
TABLE DISCUSSION

COMMUNITY-BASED LAND USE DISCUSSION

Report Back
THANK YOU

GRACIAS
ARIGATO
SHUKURIA
THANK YOU

MERCI
BOLZIN
BIYAN
SHUKRIA
TASHAKKUR ATU
SUKSAMA
EHCHARISTO
MAKAR
DANKSCHEN
YAQHANYELAY
TINGI
KOMAR SUVENDA
GOZAIMASHITA
GRATIE
MEHRBANI
PALIMES
JUSPAVAR
ECHARISTO
KURUKU
KURUKU
NAFAMO
KURUKU
KURUKU