

**CENTRAL CITY UNITED**  
**PROPOSED AMENDMENTS TO JULY 2019 DRAFT DTLA COMMUNITY PLAN POLICY TEXT**

<b>HOUSING AND COMPLETE NEIGHBORHOODS</b>		
<b>Recommendation</b>	<b>Edits/Inserts to Draft Plan</b>	<b>Notes</b>
<p><b>(1) Prevent the displacement of low-income residents and strengthen tenant protection policies.</b></p>	<p><b>(A) Include new Goals and corresponding Policies and Programs focused on displacement avoidance, tenant protections, and healthy housing.</b></p> <p><b><u>LU GOAL1 [#]</u></b>  <b><u>EQUITABLE DEVELOPMENT THAT DOES NOT DISPLACE LOW-INCOME RESIDENTS AND INCLUSIVE GROWTH THAT ENHANCES THE RIGHTS OF LOW-INCOME TENANTS.</u></b></p> <p><b><u>LU [#].[#] Avoid Displacement.</u></b>  <u>New development should avoid the displacement of current residents.</u></p> <p><b><u>LU [#].[#] Preserve Rent-Stabilized Units.</u></b>  <u>Preserve and maintain rental units that are protected by the Rent Stabilization Ordinance (RSO) and maintain no net loss of affordable units in the Plan Area.</u></p> <p><b><u>LU [#].[#] Anti-Displacement Coordination with Community-Based Organizations.</u></b>  <u>Foster effective collaboration and coordination between City departments and tenant organizations to more quickly identify displacement and eviction threats and more efficiently respond with adequate resources and strategies.</u></p> <p><b><u>LU [#].[#] Tenants' Rights Enforcement.</u></b>  <u>Encourage an increase in resources for tenants' rights enforcement and protections, including legal representation, RSO monitoring and enforcement, and tracking of evictions and tenant buyout agreements in RSO units.</u></p> <p><b><u>LU [#].[#] Minimize the Harmful Impacts of Ellis Act Displacement.</u></b>  <u>Develop programs and resources to increase enforcement of Ellis Act notice requirements and re-rental restrictions, explore options to strengthen right of return and prioritize new affordable housing opportunities for households displaced by Ellis Act evictions.</u></p>	<p>Although thousands of low-income Downtown residents face ever-intensifying displacement threats, the current Draft Plan says very little about this most pressing issue. Displacement is a direct cause of houselessness and a destructive force in low-income communities and communities of color throughout Downtown.</p> <p>The Plan must address displacement risks head-on and include Goals, Policies and Programs that create real tools to minimize displacement and promote community stability. It is vital that the Plan address displacement risks explicitly and with meaningful policies.</p> <p>These Goals, Policies and Programs were developed in collaboration with low-income residents and stakeholders from across Downtown, and based on proven models, many of</p>

	<p><u>LU [#].[#] <b>Tenant's Right of Return.</b></u>  <u>Provide former low-income tenants of demolished units with the first right of refusal on leases for the new housing units constructed on-site at affordable rents.*</u></p> <p><u><b>LU GOAL [#]</b></u>  <u>ALL HOUSING IS HEALTHY AND SAFE.</u></p> <p><u>LU [#].[#]</u>  <u>Promote safe building practices that support healthy homes. (e.g. low-VOC emissions materials, asbestos-free materials, lead-free paint).</u></p> <p><u>LU [#].[#]</u>  <u>Proactively monitor and regulate modifications to any residential rental building component that may release environmental hazards, and ensure tenants receive meaningful relocation assistance when necessary.</u></p> <p><u>LU [#].[#]</u>  <u>Train City departments, property owners, and property managers on tenants' rights to live in habitable housing, the health effects of environmental hazard exposure, and appropriate management of environmental hazards such as lead and asbestos to prevent tenant exposure.</u></p> <hr/> <p><b>Ellis Act:</b> Study and implement policies to prevent the harmful impacts of Ellis Act evictions, including heightened notice requirements, increased relocation assistance, stronger penalties for Ellis Act abuse, and increased resources for monitoring and enforcement. Support state legislation to reform or repeal the Ellis Act.*      <u>LU [#].[#]</u>      <u>HCIDLA</u></p> <hr/> <p><b>Universal Just Cause Eviction Protections:</b> Encourage citywide expansion of the Just Cause eviction protections in the RSO to all rental units. Just Cause protections promote community stability by ensuring that renters are protected against arbitrary      <u>LU [#].[#]</u>      <u>HCIDLA</u></p>	<p>which have already been incorporated into other City planning documents.</p> <p>Adding these Goals, Policies, and Programs to the Plan will ensure that Downtown remains a diverse community where quality housing opportunities are actually available to all.</p>
--	--	--

	<u>and unjust evictions.</u>		
<b>PXX</b>	<u>Tenants' Right to Counsel: Support the adoption of a policy and corresponding funding to provide legal representation to every tenant fighting an eviction.</u>	<u>LU [#].[#]</u>	<u>HCIDLA</u>
<b>PXX</b>	<u>Tenant Rights: Encourage the adoption of stronger anti-tenant harrassment laws and enhanced enforcement of rent stabilizaiton requirements and protections against housing discrimination.</u>	<u>LU [#].[#]</u>	<u>HCIDLA</u>
<b>PXX</b>	<u>RSO Enforcement: Establish and designate neighborhood-based RSO Enforcement Specialists with appropriate linguistic and cultural expertise to proactively work with tenants, landlords, and community groups to enhance the habitability and prevent the loss of RSO units in the Plan Area.*</u>	<u>LU [#].[#]</u>	<u>HCIDLA</u>
<b>PXX</b>	<u>Healthy Homes: Ensure all appropriate City departments are trained to identify and address environmental hazards, including, but not limited to mold, asbestos, and lead hazards affecting tenants, and develop strategies to prevent and mitigate the negative health impacts of repair or construction work that may release environmental hazards, including providing meaningful relocation assistance at the expense of the property owners, and enforcing tenants' right to return to their repaired rental units.</u>	<u>LU [#].[#]</u>	<u>HCIDLA</u>

	<p><b><u>Health and Habitability Training and Outreach:</u></b>      <u>LU [#].[#]</u>      <u>HCIDLA</u>  <u>Require property owners and property managers to</u>  <u>undergo training on responsible management of</u>  <u>environmental hazards and tenants' right to live in</u>  <u>habitable housing, and partner with community-based</u>  <u>organizations to assist in outreach to tenants to</u>  <u>inform them of their rights to live in habitable housing,</u>  <u>regardless of their income, race, or immigration</u>  <u>status.</u>      <u>DBS</u></p>	
<p><b><i>(2) Preserve existing affordable housing and ensure no net loss of affordable housing opportunities</i></b></p>	<p><b>(A) Include a new Goal and corresponding Policies and Programs focused on preserving the City's existing affordable housing stock.</b></p> <p><b><u>LU GOAL [#]</u></b>  <u>EXISTING AFFORDABLE HOUSING IS PRESERVED AND THE OVERALL STOCK OF SAFE, ACCESSIBLE AND AFFORDABLE HOUSING AVAILABLE TO LOWER-INCOME HOUSEHOLDS INCREASES.</u></p> <p><b><u>LU [#].[#] Preserve Existing Multifamily Housing.</u></b>  <u>Prioritize preservation and maintenance of the existing multifamily housing stock as the foundation of the community's affordable housing supply.</u></p> <p><b><u>LU [#].[#] Preserve Expiring Covenants.</u></b>  <u>Coordinate with relevant agencies to ensure the renewal of expiring affordable housing covenants and promote opportunities for tenant purchase or acquisition of units with expiring covenants by affordable housing developers, community-based organizations, or community land trusts to achieve affordability in perpetuity.</u></p> <p><b><u>LU [#].[#] Monitor and Report Threats to Affordable and Rent-Stabilized Housing.</u></b>  <u>Monitor and produce annual public reports on the number and location of condominium conversions, Ellis Act evictions, demolitions, tenant buyout agreements and evictions within the Community Plan Area.*</u></p> <p><b><u>LU [#].[#] DTLA No Net Loss.</u></b>  <u>Establish and monitor an inventory of existing units that are covenanted affordable, rent-stabilized, or occupied by lower-income households in Downtown and implement</u></p>	<p>Several Policies and Programs in the current Draft Plan address the creation and incentivization of <i>new</i> affordable housing. While this is important, Downtown is also home to an <i>existing</i> affordable housing stock that must be preserved.</p> <p>All of the City's recent efforts to increase the production of affordable housing are undermined by the loss of existing affordability. We need strategies that promote production and preservation together.</p> <p>There are thousands of existing affordable units in the Chinatown, Little Tokyo and Skid Row neighborhoods, many of which are at constant risk of</p>

targeted tenant protection and affordable housing programs to recover any measured loss in covered units and increase the baseline of affordable units in Downtown.

**LU [#].[#] Residential Conversion Annual Allowance.**

Residential Conversion Projects, as defined in LAMC Section 12.95.2, shall be denied if the vacancy rate in the Community Plan Area is five percent or less or if the cumulative effect on the rental housing market is significant. In any event, the maximum number of units converted as part of a Residential Conversion Project in the Community Plan Area shall not exceed [XX] per 12-month period.\*

**LU [#].[#] Residential Demolition Permits.**

No permit for residential demolition in the Community Plan Area shall be issued unless all necessary building permits have been issued for new construction on the site.\*

**LU [#].[#] Residential Demolition Annual Allowance.**

The maximum number of residential units demolished in the Community Plan Area shall not exceed [XX] per 12-month period.\*

**LU [#].[#] Preserve Residential Hotels.**

Prevent the conversion or demolition of residential hotels and enforce the rights of residential hotel tenants through additional resources and proactive enforcement of the Residential Hotel Ordinance and the Wiggins Settlement.

---

**DTLA No Net Loss Program:** Establish a process to create and monitor an inventory of all units in the Community Plan Area that are covenanted affordable, rent stabilized, and/or occupied by lower-

**PXX** income households. Update and publish the inventory annually. Whenever a loss of covered units is recorded, implement additional tenant protections and affordable housing policies and resources until such time that the loss is recovered.\*

---

**Housing Stock Monitoring Program:** Create a multi-department working group to establish and implement

being lost to conversion or demolition.

To address this important but often overlooked dimension of our affordable housing crisis, the Plan should include a Goal and corresponding Policies that specifically address preservation of the existing affordable housing stock. These proposed Policies are proven and effective strategies (many are included in other Community Plans like South and Southeast LA), and are necessary to ensure a net gain of affordable units in the Downtown community.

	<p><u><b>PXX</b> a comprehensive monitoring program that will develop an inventory and track changes to the stock of units that are covenanted affordable, rent-stabilized, and/or occupied by lower-income households, as well as trends relating to Ellis Act evictions, condominium conversions, demolitions, tenant buyout agreements, evictions, and other indicators of potential loss of affordable and rent-stabilized housing.*</u></p> <hr/> <p><u><b>PXX</b> Residential Conversion Annual Allowance: Establish and implement monitoring and waitlist procedures to implement an annual allowance of no more than <b>XX</b> residential conversions in the Community Plan Area per 12 month period.*</u> LU [#].[#] HCIDLA</p> <hr/> <p><u><b>PXX</b> Demolitions: Promptly establish and implement monitoring and waitlist procedures to prohibit new residential demolition permits unless and until all necessary building permits have been issued for new construction on the site, and limit the total number of residential demolition permits to no more than <b>XX</b> in any 12 month period.*</u> LU [#].[#] HCIDLA</p>	
<p><b>(3) Prioritize deeper affordability for residents most at risk of houselessness</b></p>	<p><b>(A) Amend existing draft Goals and Policies relating to affordable housing production to prioritize deeper affordability levels.</b></p> <p><b>LU GOAL 3</b>  QUALITY HOUSING OPPORTUNITIES AFFORDABLE TO A VARIETY OF HOUSEHOLDS, <u>PRIORITIZING HOUSING FOR THOSE MOST IN NEED.</u></p> <p>LU 4.2  <del>Find opportunities to Create affordable housing options for middle-income and workforce populations</del> <u>that are affordable to and occupied by lower income persons and families, prioritizing deeper affordability for currently houseless residents and those most at risk of falling into houselessness.</u></p>	<p>The current Draft Plan includes Policies that promote housing opportunities to a variety of households, but it doesn't go far enough to prioritize the type of housing we need the most - affordable to very low and extremely low income households.</p> <p>Overall, far more housing is being produced at above</p>

	<p><b>(B) Include new policies prioritizing deeper affordability.</b></p> <p><u>LU [#].[#]</u>  <u>Incentivize new development to contribute towards the community’s deeply low-, extremely low-, and very low-income housing needs.</u></p> <p><u>LU [#].[#]</u>  <u>Utilize public land and funding for the construction of new housing for deeply low-, extremely low-, very low-, and low-income households.</u></p>	<p>moderate-income levels, and in Downtown in particular, there has been a boom in luxury housing development. Meanwhile, the enormous deficit of affordable housing (over 500,000 units countywide) continues to grow larger. We are facing a crisis of epic proportions and the Plan needs to reflect that reality. Instead of catering to higher-income housing, the Plan must prioritize the deeply affordable housing that our communities so desperately need and that is not otherwise being developed to meet this need.</p> <p>These new and revised Policies will help align the Plan with the realities facing most Downtown residents and more effectively address the larger community’s most pressing needs.</p>
<p><b><i>(4) Promote land trusts and community stewardship to prevent displacement and promote housing stability</i></b></p>	<p><b>(A) Include new Policies to advance land acquisition by community land trusts and affordable housing developers.</b></p> <p><u>LU [#].[#]</u>  <u>Develop strategies to assist community land trusts and affordable housing developers with property acquisition. Coordinate with non-profit developers and community land trusts to take advantage of off-site acquisition options provided under Measure JJJ.</u></p>	<p>The Plan should include more concrete Policies and Programs to further advance the community land trust model. The proposed Policy of developing strategies to</p>

	<p><b>(B) Include a new Policy and Program to establish a centralized, accessible database of land transactions.</b></p> <p><u>LU [#].[#]</u>  <u>Collect and make public all available information about land sales and property transactions in the Community Plan Area, to the extent possible.</u></p> <hr/> <p><u>Land Sales/Property Transactions: Explore options to collect and make information about land sales and property transactions in the Community Plan Area</u> <u>LU [#].[#]</u> <u>HCIDLA</u></p> <p><b>PXX</b> <u>more publicly accessible to support opportunities for purchase by affordable housing developers, community-based organizations, or community land trusts, and to enhance communities' access to information regarding changes in their own neighborhoods.</u></p> <hr/>	<p>assist community land trusts and affordable housing developers in land acquisition has been included in other Community Plans like South and Southeast LA.</p> <p>Community land trusts are an important tool to secure community control of gentrifying neighborhoods. Compared with traditional affordable housing models, land trusts allow communities greater flexibility to collectively identify their priorities around unit mix, affordability, and complementary community serving uses - and to adjust those priorities as community needs change over time.</p>
<p><b><i>(5) Maximize the utility of public land in creating new affordable and supportive housing</i></b></p>	<p><b>(A) Include a new Goal and corresponding Policies and Programs focused on using public land to produce new affordable and supportive housing.</b></p> <p><b><u>LU GOAL [#]</u></b>  <u>THE PRODUCTION OF AFFORDABLE AND SUPPORTIVE HOUSING IS PRIORITIZED ON PUBLIC LAND.</u></p> <p><b><u>LU [#].[#] Public Investment in Affordable Housing</u></b>  <u>Utilize public land and funding for the construction of new housing for deeply low-, extremely low-, very low-, and low-income households.</u></p>	<p>Public land, which is already off the speculative market, is a very important but underutilized asset to confront our affordable housing crisis. The Plan should focus the City's attention on identifying and utilizing appropriate City-owned property to increase affordable housing, minimize displacement, and</p>



	<p><u>LU [#].[#] Strategic Use of City-Owned Land.</u>  <u>Devote City-owned land exclusively to the creation of 100 percent affordable and/or supportive housing projects through below-market or no-cost sale or lease to non-profit developers or community land trusts.</u></p> <p><u>LU [#].[#] Surplus Land.</u>  <u>Prioritize the creation of affordable housing by facilitating below-market sale or lease of surplus and other underutilized property to affordable housing developers, or for the creation of new park space where there is a demonstrated need for one or the other, consistent with state law.</u></p> <hr/> <p><u>Surplus Land: Conduct an inventory of publicly-owned land in the Community Plan Area and support efforts to adopt policies to require the re-use of CRA-owned and surplus City-owned property for community uses, prioritizing affordable housing and park space, consistent with the procedures outlined in the state Surplus Land Act.</u></p> <p><b>PXX</b></p> <hr/> <p><u>City-owned Land for Affordable Housing: Restrict the use of City-owned land to housing development that is 100 percent affordable.</u></p> <p><b>PXX</b></p>	<p>advance community control of land. This must include proper compliance with the newly amended state Surplus Land Act, but should go even further by restricting all City-owned land for affordable housing at no-cost or below-market prices, with priority on conveying land to support community stewardship and land trust development. The City has adopted similar policies in prior Community Plans like South and Southeast LA.</p>
<p><b>(6) Ensure that new development is accountable to community needs and land use incentives are consistent with value capture principles for affordable housing production</b></p>	<p><b>(A) Amend draft Policies related to housing production to ensure consistency with value capture principles and Measure JJJ requirements.</b></p> <p>LU 1.3  Establish an incentive-based zoning system that delivers public benefits such as affordable housing, <u>public parks and</u> open space, historic preservation, <u>resources for people experiencing houselessness, Community Serving Small Businesses,</u> and community facilities to Downtown communities.</p> <p>LU 2.2  Provide incentives and simplify zoning regulations, where possible, to expedite the production of <u>mixed-income and 100% affordable</u> housing.</p>	<p>The Draft Plan contemplates an incentive-based zoning system to provide public benefits like affordable housing in new development.</p> <p>Incentive zoning can be an important tool to create inclusive, mixed-income development and increase affordable housing supply. However, to be most effective, these programs</p>

	<p>LU 2.3 Expand the areas where housing is permitted to meet projected housing needs, <u>while ensuring the inclusion of on-site affordable housing consistent with value capture principles and Measure JJJ requirements.</u></p> <p>LU 2.5 Expand the areas where the Adaptive Reuse Ordinance can be utilized <u>with the inclusion of on-site affordable housing.</u></p> <p>LU 2.6 Develop further incentives and simplify zoning regulations to expedite the rehabilitation and conversion of historic buildings into a variety of housing types <u>with on-site affordability</u>, including live/work units, micro-units/SROs, and multi-bedroom units for families in order to support a range of household types.</p> <p>LU 3.4 Disaggregate the cost of parking from the cost of housing and eliminate residential parking requirements to allow flexibility and create better affordability at all levels, <u>with on-site affordable housing standards to avoid undermining State Density Bonus Law, the TOC Program, or other affordable housing incentive programs.*</u></p> <p>LU 4.3 Promote, <u>through requirements and incentives</u>, shared on-site amenities, including usable <u>publicly accessible</u> open space in new development projects</p> <p style="text-align: center;"><b>(B) Add new Policies and Programs to ensure housing incentives are aligned with on-site affordability standards.</b></p> <p><u>LU [#].[#] Ensure that all land use incentives are aligned with on-site affordable housing standards that meet or exceed the standards in Measure JJJ and the TOC Program.*</u></p> <p><u>LU [#].[#] Incentivize new development to contribute towards the community's deeply low-, extremely low-, and very low-income housing needs.</u></p>	<p>must be grounded in value capture principles and carefully crafted to not undermine other programs. Specifically, the Plan's incentive programs (as outlined in the zoning standards, CPIO, and Community Benefits Program) need to align density increases with meaningful on-site affordability.</p> <p>The incentives must not undermine Measure JJJ, the TOC program, State Density Bonus Law, or other programs by offering more density in exchange for less affordability. In fact, Measure JJJ explicitly prohibits the City from approving changes to a Community Plan that would reduce the capacity for creation and preservation of affordable housing and access to local jobs, or undermine the state density bonus or other affordable housing incentive programs. Any zone change that increases the base FAR without affordability requirements, or any incentive structure that</p>
--	--	--

	<p><u><b>Vacancy Penalty:</b> Support the adoption of a vacant homes penalty assessed on sites with vacant residential and commercial units; prioritize the use of revenue for the creation and preservation of deeply affordable housing, including supportive housing and land acquisition by community land trusts.*</u></p> <hr/> <p><b>(C) Add a new Goal and corresponding Policies to ensure new development is responsive to community needs.</b></p> <p><b><u>LU GOAL [#]</u></b>  <u>RESIDENTIAL DEVELOPMENT SUPPORTS THE DIVERSE HOUSING NEEDS OF LOW-INCOME DOWNTOWN RESIDENTS</u></p> <p><u>LU [#].[#]</u>  <u>Promote the development of affordable family housing, both rental and ownership, with three or more bedrooms to accommodate larger households and multigenerational living.</u></p> <p><u>LU [#].[#]</u>  <u>Encourage larger housing developments to incorporate a mix of units that include designs that accommodate families, independent adults, seniors, and persons with disabilities.</u></p> <p><u>LU [#].[#]</u>  <u>Encourage amenities for children, such as outdoor play areas and childcare facilities, in multifamily housing developments.</u></p> <p><u>LU [#].[#]</u>  <u>Encourage accessibility and amenities for seniors in multifamily housing developments.</u></p>	<p>grants more density for less affordability than the TOC program would violate this provision.</p> <p>Incentives should also be carefully designed to encourage affordable housing that meets community needs, such as housing for seniors, families with children, and persons with disabilities. Promoting the development of housing for these groups would be consistent with the City’s duties to affirmatively further fair housing under AB 686 (adopted in 2018).</p>
--	---	---

<p><b>(7) Promote and prioritize development of supportive and 100% affordable housing projects</b></p>	<p><b>(A) Include new Policies and Programs focused on promoting supportive housing development.</b></p> <p><u>LU [#].[#]</u>  <u>Prioritize the development of permanent supportive housing.</u></p> <hr/> <p><b><u>Remove Obstacles to Permanent Supportive Housing:</u></b> <u>Identify and eliminate barriers to the funding, approval, and development of permanent supportive housing.</u> <u>LU [#].[#]</u></p> <hr/> <p><b><u>Innovative Models to Increase Permanent Supportive Housing on Public Land:</u></b> <u>Identify and implement innovative strategies to decrease costs and increase the stock of permanent supportive housing units on City-owned land.</u> <u>LU [#].[#]</u></p> <hr/> <p><b><u>Innovative Models to Increase Permanent Supportive Housing on Public Land:</u></b> <u>Identify and implement innovative strategies to decrease costs and increase the stock of permanent supportive housing units on City-owned land.</u> <u>LU [#].[#]</u></p> <hr/>	<p>LU 2.4 and LU 29.7 are the only goals in the Draft Plan that aim to “encourage” the development of permanent supportive housing (PSH), and those goals address the development of PSH in tandem with the development of other types of housing. Given that Downtown is home to Skid Row and thousands of houseless residents, the Plan should include Policies and Programs that more explicitly and specifically prioritize the development of PSH.</p>
<p><b>(8) Advance a comprehensive strategy to support houseless Downtown residents by increasing access to services and affordable housing</b></p>	<p><b>(B) Include a new Goal and corresponding Policies and Programs focused on supporting houseless residents and improving access to supportive and affordable housing.</b></p> <p><b><u>LU GOAL [#]</u></b>  <u>HOUSELESS RESIDENTS ARE TREATED WITH DIGNITY AND RESPECT AND HAVE ACCESS TO NECESSARY SERVICES.</u></p>	<p>LA’s houselessness crisis is unprecedented and devastating, and in many ways, Downtown is the epicenter.</p> <p>Any Downtown Community Plan that is developed and adopted in the midst of this</p>

<p><b>and preventing unjust criminalization</b></p>	<p><u>LU [#].[#]</u>  <u>Prevent criminalization of houseless residents and eliminate hostile architecture and design, and other tactics that impede houseless residents' ability to rest.</u></p> <p><u>LU [#].[#]</u>  <u>Create new public health infrastructure, such as rest stops with hygiene services like showers, restrooms, and cold drinking water, along with social service outreach, at sites that are linked to social spaces like parks, community centers, and transit stops.*</u></p> <p><u>LU [#].[#]</u>  <u>Ensure that transit stops do not include hostile architecture or design that impedes houseless residents' ability to rest.</u></p> <p><u>LU [#].[#]</u>  <u>Support efforts to increase funding for new social services sites that are linked to public social spaces like parks, community centers, and transit stops.</u></p> <p><b><u>LU GOAL [#]</u></b>  <b><u>HOUSELESS RESIDENTS HAVE ACCESS TO SAFE, AFFORDABLE HOUSING AND SERVICES.</u></b></p> <p><u>LU [#].[#]</u>  <u>Ensure no net loss of affordable housing units by creating, monitoring, and updating an inventory of all units that are covenanted affordable, rent-stabilized, or occupied by lower-income households, including units not covered by the Wiggins Settlement or the City Residential Hotel Ordinance, and take steps to maintain and exceed this baseline in the Community Plan Area.</u></p> <p><u>LU [#].[#] <b>Preserve Residential Hotels.</b></u>  <u>Prevent the conversion or demolition of residential hotels and enforce the rights of residential hotel tenants through additional resources and proactive enforcement of the Residential Hotel Ordinance and Wiggins Settlement.</u></p> <p><u>LU [#].[#]</u>  <u>Prioritize and expedite the development of permanent supportive housing and affordable housing at deeply affordable rents.</u></p>	<p>crisis must acknowledge the problem directly and focus on a transformative response.</p> <p>Simply referencing houselessness throughout the Plan is not sufficient. The Plan needs a specific Goal devoted to confronting the crisis and supporting houseless residents, with corresponding Policies and Programs that ensure that houseless residents are treated with compassion, human rights are upheld, and significant resources and programming is devoted to increasing access to services and housing.</p>
---	---	--

	<p><b><u>Decriminalization:</u></b> Create and implement a strategy to end the criminalization of houselessness and divert criminal enforcement spending to instead support increased access to public health infrastructure, quality healthcare, social services, and affordable and supportive housing.</p> <p><b>PXX</b> <u>LU [#].[#]</u></p>	
--	---	--

**ECONOMIC DEVELOPMENT**

Recommendation	Edits/Inserts to Draft Plan	Notes
----------------	-----------------------------	-------

<p><b>(1) Enhance quality employment opportunities</b></p>	<p><b>(A) Amend draft Policy 8.1 and include a new Policy and Program to promote targeted employment opportunities for individuals facing barriers to employment.</b></p> <p>LU 8.1 Improve economic opportunity through local <u>and targeted</u> hiring, living wage provisions, job resource centers and job training, and supporting workforce development programs and partnerships.</p> <p><u>LU [#].[#]</u>  <u>Create opportunities for individuals facing barriers to employment, including but not limited to being houseless; being a custodial single parent; receiving public assistance; lacking a GED or high school diploma; having a criminal record or other involvement with the criminal justice system; suffering from chronic unemployment; being emancipated from the foster care system; having limited English proficiency, or being a veteran.</u></p> <hr/> <p><b><u>Local Hiring:</u></b> Encourage businesses to hire locally, and require local hiring for discretionary projects with Development Agreements to the extent feasible. Local hiring programs should include opportunities for individuals facing barriers to employment including but not limited to being houseless; being a custodial single parent; receiving public assistance; lacking a GED or high school diploma; having a criminal record or other involvement with the criminal justice system; suffering from chronic unemployment; being emancipated from the foster care system; having limited English proficiency, or being a veteran.</p> <hr/> <p><b>PXX</b> <u>LU [#].[#]</u></p>	<p>With new development in Downtown, there will certainly be new employment opportunities. However, those new employment opportunities will not necessarily be available to the low-income and immigrant residents in our neighborhoods. Many of the residents of Chinatown, Little Tokyo and Skid Row face additional barriers to employment - they may be houseless, have a criminal record or have limited English proficiency.</p> <p>Additionally, the pressures of gentrification are already causing small businesses in our neighborhoods to close, which are some of the primary employers in our communities. Without protections, this loss of jobs will only accelerate as new development takes place,</p>
--	--	---

	<hr/> <p><b>Living Wage Program:</b> Explore the possibility of including a Living Wage Program in the zoning code that would include requirements that employers hire locally and from disadvantaged populations, and pay living wages, so that local residents have an opportunity to access some of the benefits resulting from major development projects.</p> <p><b>PXX</b></p> <hr/> <p><b>(B) Add a new Goal and corresponding Policies and Programs to ensure that housing and economic development strategies are aligned to promote opportunities for lower-income residents to live and work Downtown.</b></p> <p><b>LU GOAL [#]</b>  <u>AN ECONOMY WHERE THE PEOPLE WHO WORK DOWNTOWN CAN ALSO LIVE DOWNTOWN</u></p> <p><b>LU [#].[#]</b>  <u>Promote a jobs-housing fit, where housing is available at rents affordable to low-wage Downtown workers, enabling workers to have stable housing, increased job security, and shorter commutes.</u></p> <p><b>LU [#].[#]</b>  <u>Include incentives for local and targeted hiring for construction jobs in affordable housing incentive programs.</u></p> <p><b>LU [#].[#]</b>  <u>Evaluate the impacts of new development on local economic development, including commitments to local and targeted hiring, living wages, local procurement, and impacts on Community Serving Small Businesses.</u></p> <hr/> <p><b>Jobs-Housing Fit:</b> Determine the number of low-wage workers and the amount of housing affordable to such workers in the Community Plan Area. Explore policies to improve the job-housing fit to reduce commute times for low-wage workers.</p> <p><b>PXX</b></p>	<p>rents rise, and small businesses are displaced.</p> <p>The Plan needs to do more to ensure that the low-income residents of Downtown are able to benefit from any employment opportunities that will result from the Plan. The Plan can accomplish this by creating Policies and Programs that encourage local <i>and targeted</i> hiring and living wage opportunities as well as promote employment opportunities for those facing barriers to employment. Similar policies have been adopted by the City in previous Community Plans, such as in South and Southeast LA.</p>
--	---	--

**(2) Promote inclusive entrepreneurship**

**(A) Define Community Serving Small Business.**

**Community Serving Small Business**

A privately-owned corporation, cooperative, non-profit, social enterprise or other entity that serves the local neighborhood by employing local residents or providing culturally appropriate and/or needed goods or services for a mixed-income community and meets at least three of the following four standards: (a) has no more than twenty-five employees/shareholders; (b) is not franchised or affiliated with a national chain; (c) pays all employees a living wage; (d) has been operating in the Community Plan Area for at least 15 years.

**(B) Amend existing draft Policies and Programs to protect and promote Community Serving Small Businesses and microentrepreneurs.**

LU 7.1

Ensure Downtown’s built environment welcomes a range of industry and business types as market needs evolve over time, while preventing the displacement of existing Community Serving Small Businesses.

LU 8.7

Support street vending through technical assistance, access to capital, inclusive design standards, and affordable and accessible permitting procedures to increase access to economic opportunity and healthy food, and reinforce Downtown’s active street life.

**(C) Include new Policies and Programs to protect and promote Community Serving Small Businesses and microentrepreneurs.**

LU [#].[#]

Encourage Mixed-Use and Commercial developments to provide retail spaces appropriate for Community Serving Small Businesses.

LU [#].[#]

Incentivize Mixed-Use and Commercial developments to provide long-term leases and reduced rent to Community Serving Small Businesses.

The Downtown Community Plan Area is rich with small businesses that have long served and contributed to the unique identities of existing communities like Chinatown and Little Tokyo. These businesses are also some of the primary employers in our neighborhoods. However, we are already seeing the displacement of these community-serving small businesses due to rising rents and gentrification. As the Plan incentivizes more development in our neighborhoods, we fear that even more of these businesses will be lost.

The Plan must do more to preserve and promote community-serving small businesses that have contributed so much to the economy and development of Downtown, but are often excluded from opportunities in traditional development. First, the Plan should include a definition of “Community Serving Small Business.” In addition, the Plan should include Policies and Programs to protect



	<p><u>LU [#].[#]</u> Prevent the displacement of Community Serving Small Businesses as a result of new development.</p> <p><u>LU [#].[#]</u> Increase opportunities for Community Serving Small Businesses and social enterprises to secure procurement contracts from new development projects.</p> <p><u>LU [#].[#]</u> Increase opportunities and resources for low-income microentrepreneurs to establish business enterprises and contribute to the Downtown economy.</p> <p><u>LU [#].[#]</u> Create and implement programs that support low-income entrepreneurs and Community Serving Small Businesses with technical assistance such as signage and facade design, lease review, business development, and legal services.</p> <p><u>LU [#].[#]</u> Encourage the development of new commissaries and commercial kitchens, as a new or accessory use, to support low-income street vendors in accessing permits and sustaining their business.</p> <p><u>LU [#].[#]</u> Protect existing markets and swap meets that provide low-income entrepreneurship opportunities and offer affordable and/or culturally significant retail opportunities.</p> <p><u>LU [#].[#]</u> Encourage the development of a City subsidy program that allows for a reduced or below market rate rent for Community Serving Small Businesses.</p> <hr/> <p><b>Community serving retail space:</b> Identify resources <u>LU [#].[#]</u> and strategies to incentivize or require Mixed-Use and <b>PXX</b> Commercial developments to provide retail space that is appropriate for Community Serving Small Businesses.</p> <hr/>	<p>and promote Community Serving Small Businesses and microentrepreneurs, such as street vendors. Many of these policies and programs were adopted as part of the South and Southeast LA Community Plans, and are proven models and best practices.</p> <p>These efforts can bolster the small business economy, create and sustain jobs in Downtown, and keep local capital in the community.</p>
--	--	--

	<p><b>Promote Community Serving Small Businesses:</b> <span style="float: right;">LU [#].[#]</span>  <u>Create and fund programs to promote Community Serving Small Businesses, including highlighting businesses in City publications, free advertising on City-owned properties, and grants for advertising support.</u></p>	
	<p><b>Increase Resources for Local Entrepreneurs and Small Businesses:</b> <span style="float: right;">LU [#].[#]</span>  <u>Increase the availability of resources to finance small business startup/expansion for local entrepreneurs committed to benefitting the local community. Explore and enhance resources to finance development that is committed to leasing to local and less credit-ready small businesses.</u></p>	
	<p><b>Long-Term Commercial Leases:</b> <span style="float: right;">LU [#].[#]</span>  <u>Identify strategies to promote and enhance the availability of long-term commercial leases for Community Serving Small Businesses, including subsidy programs for rent.</u></p>	
	<p><b>Procurement:</b> <span style="float: right;">LU [#].[#]</span>  <u>Identify strategies to increase opportunities for Community Serving Small Businesses and social enterprises to secure procurement contracts from new development projects.</u></p>	
	<p><b>Encourage Community Serving Small Businesses:</b> <span style="float: right;">LU [#].[#]</span>  <u>Develop an incentive and subsidy program to provide below-market rent to Community Serving Small Businesses, prioritizing businesses owned by lower-income or moderate-income residents.</u></p>	

	<p><b>Commissaries and Commercial Kitchens:</b> Study <u>LU [#].[#]</u> and develop new strategies to increase the availability of commissary and commercial kitchen space for low-income sidewalk vendors, including incentives for new commissaries and by-right approval of commissaries as an accessory use at existing schools, restaurants and churches.</p>	
<p><b>(3) Ensure inclusive and culturally relevant economic development</b></p>	<p><b>(A) Amend existing draft Policies and Programs to ensure inclusive and culturally relevant economic development.</b></p> <p>LU 5.4  <del>Support efforts to expand Convention Center business and position the City to host world class events like the Olympic Games.</del> <u>End criminalization of poverty and prioritize affordable and supportive housing and services in order to prevent economic development-induced displacement.</u></p> <p><b>LU GOAL 6</b>  A CENTER OF WORLD-CLASS INNOVATION, ENTREPRENEURSHIP, AND NEW MARKETS <u>THAT REFLECT AND STRENGTHEN THE CULTURAL DIVERSITY OF DOWNTOWN.</u></p> <p><u>LU [#].[#]</u>  <u>Increase the availability and affordability of art production and exhibition space for community-based artists to strengthen arts and cultural assets Downtown.</u></p> <p><u>LU [#].[#]</u>  <u>Enable community ownership of creative space, including incubators, studio space, and art production and exhibition space.</u></p> <p><b>(B) Include new Policies and Programs to ensure inclusive and equitable economic development.</b></p> <p><u>LU [#].[#]</u>  <u>Ensure that new commercial development creates quality employment opportunities for local workers and does not displace housing or existing small businesses.</u></p>	<p>Economic development policy in Downtown should not just focus on attracting business and private investments. It should also be inclusive and reflect the existing cultural diversity of Downtown, which is what has made it attractive for development in the first place.</p> <p>There is a risk with all new economic development for the displacement of existing communities. Chinatown, Little Tokyo and Skid Row are particularly vulnerable and ripe for this economic development-induced displacement.</p> <p>Therefore, within its economic development goals, the Plan must explicitly include Policies and Programs to ensure that economic development</p>

	<p><b>Equity in Opportunity Zones:</b> Develop and implement policies, including but not limited to <u>overlay zones, affordable housing requirements, and funding restrictions, to ensure that any Opportunity Zone investments in Los Angeles do not displace low-income residents or small businesses and are accountable to the low-income neighborhoods they are intended to benefit.</u></p> <p>LU [#].[#]</p>	<p>does not displace existing residents and small businesses and that economic development actually benefits low-income residents.</p>
--	--	--

**URBAN FORM**

Recommendation	Edits/Inserts to Draft Plan	Notes
<p><b>(1) Ensure inclusive and equitable urban form</b></p>	<p><b>(A) Amend existing policies to integrate anti-displacement principles into urban form and design.</b></p> <p>LU 9.1 Strategically concentrate the highest densities and intensities within the Community Plan Area to respond to historic development patterns and match infrastructure investment, <u>while avoiding displacement of low-income residents and businesses.</u></p> <p>LU 9.2 Reinforce the distinct qualities of each neighborhood, and ensure that growth <u>avoids displacement, meets community needs, and</u> complements and is compatible with existing character and historic resources.</p> <p><b>(B) Add a new Policy to prohibit hostile architecture.</b></p> <p>LU [#].[#] <u>Prohibit hostile architecture and other urban design elements that exclude, intimidate, or prevent inclusive and equitable use of public space.</u></p>	<p>Policies concerning the urban form of Downtown should not just be about following existing patterns of development. The Plan should affirmatively include anti-displacement principles as well. Simply following historic development patterns will not do anything to address the displacement of existing communities and neighborhoods.</p>

**HISTORIC AND CULTURAL RESOURCES**

Recommendation	Edits/Inserts to Draft Plan	Notes
<p><b>(1) Center low-income communities in the promotion and</b></p>	<p><b>(A) Amend existing draft Policy to ensure adaptive reuse does not result in displacement.</b></p> <p>LU 12.2 Incentivize the preservation, rehabilitation, and adaptive reuse of one of the largest and</p>	<p>Preservation of historic resources is important. However, such efforts should be undertaken without displacing existing</p>

<p><b>preservation of cultural resources</b></p>	<p>most distinguished stock of historic buildings in the United States for a variety of uses <u>without displacing low-income residents and businesses.</u></p> <p><b>(B) Add new Policies to promote low-income community engagement and involvement in historic and cultural resource programming.</b></p> <p><u>LU [#].[#]</u>  <u>Forge partnerships with community-based organizations to advance cultural resource preservation efforts in the community through educational and informational programs.</u></p> <p><u>LU [#].[#]</u>  <u>Support efforts to preserve and restore the rich inventory of culturally significant murals and public art found throughout Downtown’s neighborhoods.</u></p> <p><u>LU [#].[#]</u>  <u>Encourage public art and murals by local artists to animate blank building surfaces along alleyways and side streets.</u></p> <p><u>LU [#].[#]</u>  <u>Encourage new development to incorporate culturally relevant and community-driven public art along building facades and in outdoor areas.</u></p> <p><u>LU [#].[#]</u>  <u>Prioritize grants and other support to low-income local artists when commissioning artwork for both the public realm and private projects.*</u></p> <p><u>LU [#].[#]</u>  <u>Ensure meaningful community participation and active input in cultural preservation and cultural resource decisions.</u></p> <p><u>LU [#].[#]</u>  <u>Partner with community-based organizations and local residents to identify and protect informal cultural resources and assets.</u></p>	<p>low-income and immigrant communities and businesses who have contributed to the richness of Downtown’s historic and cultural fabric.</p> <p>In addition, the Plan needs to say more about cultural resource preservation. In particular, engaging low-income communities, who have activated neighborhoods through cultural programming, is key to ensuring cultural resource preservation.</p>
--	--	--

	<p><u>LU [#].[#]</u>  <u>Support community-led efforts to develop new cultural programs, events, signage, festivals, public art and other programs to uplift cultural resources in Downtown’s distinct neighborhoods.</u></p> <p><u>LU [#].[#]</u>  <u>Involve students and youth in cultural preservation and programming.</u></p> <hr/> <p><b>Preserve Cultural Resources:</b> <u>Work with residents and community-based organizations to inventory cultural resources, including cultural institutions and culturally significant murals and public art, and explore strategies to preserve these resources.</u> <u>LU [#].[#]</u></p>	
--	--	--

**WELLNESS AND SUSTAINABILITY**

<b>Recommendation</b>	<b>Edits/Inserts to Draft Plan</b>	<b>Notes</b>
<p><b>(1) Enhance community health</b></p>	<p><b>(A) Amend existing draft policies to strengthen health and wellness outcomes.</b></p> <p>LU 15.3            Create a network of <u>well-maintained</u> public and private green infrastructure by incentivizing the use of trees, eco roofs, vertical gardens, stormwater facilities, and landscaped amenity areas.</p> <p>LU 15.4            Facilitate access to affordable, healthy, and fresh food for all Downtown residents, <u>including houseless residents.</u></p> <p>LU 16.7            Reduce the urban heat island effect by installing <u>shade trees to increase tree canopy</u>, cool pavement, and cool roofs throughout Downtown.</p> <p>LU 17.4            Provide <u>Identify currently underutilized</u> space for recreational facilities for the health and enjoyment of Downtown workers, residents, and visitors.</p>	<p>Low-income communities are more likely to have worse health outcomes and disproportionately bear the burden of climate change. For example, displacement has been tied to negative health consequences for communities. In addition, low-income communities that are park-poor and have less green infrastructure investment are also more likely to acutely feel the effects of extreme weather events due to climate change.</p> <p>Therefore, Policies and Programs aimed at strengthening public health</p>

	<p>LU 17.5 Encourage trees and architectural elements that provide shade for pedestrians, <u>as well as seating areas and cooling stations</u>, along primary corridors in Downtown.</p> <p><b>(B) Add new Policies to strengthen community health.</b></p> <p><u>LU [#].[#] Prevent the negative health consequences of displacement by promoting equitable development, tenant protections, and support for Community Serving Small Businesses, consistent with the City’s Plan for Healthy Los Angeles and the Sustainable City pLAn.</u></p> <p><u>LU [#].[#] Support operations and maintenance for newly created public spaces as well as existing public spaces to promote long term use and success.</u></p> <p><u>LU [#].[#] Encourage new healthy food retail and incentivize businesses to accept EBT for fresh produce.</u></p> <p><u>LU [#].[#] Support Community Serving Small Businesses to sell affordable fresh and culturally relevant food.*</u></p> <p><u>LU [#].[#] Designate areas and buildings as resiliency centers for use during future climate events including exceptionally hot and cold days, and extreme rainfalls.*</u></p> <p><u>LU [#].[#] Encourage and support community health education programs.</u></p> <p><u>LU [#].[#] Encourage and support new recreational spaces and facilities catering to youth and seniors.</u></p>	<p>in the Plan should include more to target community health in low-income communities like Chinatown, Little Tokyo and Skid Row.</p>
--	---	--

	<p><u>LU [#].[#]</u> Support new and preserve existing community-run open air markets, community gardens, and other gathering spaces.</p> <p><u>LU [#].[#]</u> Respect the right to rest and prevent criminalization in public spaces.*</p> <hr/> <p><b>Resiliency Centers:</b> Designate areas and buildings as <u>LU [#].[#]</u> resiliency centers for use during future climate events, including exceptionally hot and cold days, and extreme rainfalls. Ensure that designated resiliency centers are easily accessible to houseless and senior residents, and other residents at risk during climate events.*</p>	
--	--	--

**DOWNTOWN PLACES**

Recommendation	Edits/Inserts to Draft Plan	Notes
<p><b>(1) Ensure equitable development in the Transit Core</b></p>	<p><b>(A) Amend existing policies to integrate displacement avoidance and inclusive development principles.</b></p> <p>LU 18.1 Implement zoning regulations that allow the greatest intensity and density of uses <u>with on-site affordable housing standards</u>; eliminate barriers and create incentives that ensure maximum <u>affordable and mixed-income</u> development potential near transit investment and regional attractions.</p> <p>LU 19.2 Prioritize space for employment, retail, and entertainment uses, supported by an enhanced public realm, to attract and sustain workers. Expand the range of incentives to facilitate the adaptive reuse of existing structures into commercial and hotel uses, <u>while preventing the loss of SROs and other existing affordable housing stock and avoiding the displacement of low-income residents</u>.</p> <p>LU 20.1 Encourage the development <u>and preservation</u> of sustainable and complete neighborhoods, where workers and residents have safe and convenient access to jobs,</p>	<p>Anti-displacement and affordable housing policies should not just be limited to low-income neighborhoods. Policies affecting the <i>Transit Core</i> area should include stronger affordability and displacement language to ensure that future growth across Downtown is more equitable and inclusive.</p> <p>The <i>Transit Core</i> area includes the greatest concentration of public transit investment anywhere in the City, including multiple light and heavy rail line stations and dozens of bus stops. Equitable</p>



	<p>open space, commercial services, and amenities.</p> <p>LU 20.2 Create a range of housing options that supports a diversity of housing needs and affordability levels, in a manner that contributes to a resilient community. <u>Prioritize housing options for the lowest income levels to prevent houselessness and contribute to a resilient community.</u></p> <p><b>(B) Add new Policies under current LU GOAL 20 to integrate displacement avoidance and inclusive development principles.</b></p> <p><u>LU [#].[#]</u> <u>New development should avoid the displacement of current residents.</u></p> <p><u>LU [#].[#]</u> <u>Incentivize new development to contribute towards the community’s deeply low-, extremely low-, and very low-income housing needs.</u></p> <p><u>LU [#].[#]</u> <u>Establish and monitor an inventory of existing units that are covenanted affordable, rent-stabilized, or occupied by lower-income households in Downtown and implement targeted tenant protection and affordable housing programs to recover any measured loss in covered units.*</u></p> <p><u>LU [#].[#]</u> <u>Create a “Special Vending District” that enables safe, regulated sidewalk vending at and near the Staples Center.*</u></p>	<p>development policies are essential to prevent the displacement of current riders by market-rate development and leverage these investments to benefit the residents of new affordable housing units.</p>
<p><b>(2) Ensure equitable development in the <i>Traditional Core</i></b></p>	<p><b>(A) Add new Policies to integrate displacement avoidance and inclusive development principles.</b></p> <p><u>LU [#].[#]</u> <u>New development should avoid the displacement of current residents.</u></p>	<p>Anti-displacement and affordable housing policies should not be limited to low-income neighborhoods. Policies affecting the <i>Traditional Core</i> area should include stronger affordability and displacement language to</p>

	<p><u>LU [#].[#]</u>  <u>Incentivize new development to contribute towards the community’s deeply low-, extremely low-, and very low-income housing needs.</u></p> <p><u>LU [#].[#]</u>  <u>Establish and monitor an inventory of existing units that are covenanted affordable, rent-stabilized, or occupied by lower-income households in Downtown and implement targeted tenant protection and affordable housing programs to recover any measured loss in covered units.*</u></p>	<p>ensure that future growth across Downtown is more equitable and inclusive.</p>
<p><b>(3) Ensure equitable development in the Community Center</b></p>	<p><b>(A) Amend existing draft Policies to incentivize community benefits in new development.</b></p> <p>LU 27.1  Foster a wide range of <u>community serving</u> commercial uses.</p> <p>LU 28.1  Promote <u>Incentivize</u> services and amenities embedded within residential development, such as healthy, affordable, <u>and culturally relevant</u> food options; childcare facilities; and neighborhood serving uses.</p> <p>LU 28.2  Encourage <u>Incentivize</u> mixed-income <u>and deeply affordable</u> housing in close proximity to transit, jobs, amenities, and services.</p> <p><b>(B) Amend existing draft Policies to prioritize deeply affordable housing in Skid Row.</b></p> <p>LU 29.6  Foster a mix of uses that contribute to a livable community that prioritizes <u>deeply affordable</u> housing <del>at all levels of affordability</del>, employment opportunities, daily amenity and service needs, educational and vocational facilities, as well as a variety of public gathering spaces.</p> <p>LU 29.7  Encourage the creation of a range of <u>deeply affordable</u> housing options, including social</p>	<p>Skid Row has the highest concentration of houseless residents in the country. The Downtown Community Plan must include more Policies directly addressing the needs of houseless residents and ensuring the affordability and stability of the neighborhood.</p> <p>Policies that affect Skid Row should prioritize deeply affordable housing more explicitly because residents of that neighborhood are most in need of the deepest levels of affordable housing. Any new residential development in Skid Row should be required to be 100% affordable to Low-, Very Low-, Extremely Low-, or Deeply Low-Income households.</p>

	<p>service housing, permanent supportive housing, <u>and</u> a full spectrum of affordable housing, <del>and workforce housing.</del></p> <p>LU 29.8 Promote a variety of <u>deeply affordable</u> housing options for the diversity of the Skid Row community, including families, veterans, seniors, women, local workers, and those who benefit from and need access to the area’s supportive services.</p> <p style="text-align: center;"><b>(C) Amend existing draft Policies to strengthen Skid Row assets and prevent policy and design standards that harm extremely low-income and houseless residents.</b></p> <p>LU 29.9 Enhance the public realm, with safe and inviting streets, pathways, and a variety of publicly accessible open spaces for recreation, rest, gathering, and access to public restrooms. <u>Avoid criminalizing poverty and privatizing public space.</u></p> <p>LU 29.11 <u>Coordinate with neighborhood residents</u> to provide <u>culturally and neighborhood relevant opportunities</u> for daytime activities in the neighborhood with recreational centers, libraries, and managed open spaces with engaging programming.</p> <p>LU 29.14 Target San Pedro, 3rd, 4th, 5th, 6th, and 7th Streets for improvements to increase safety, connectivity, and access. <u>Prioritize safe, welcoming and inclusive design and prevent hostile architecture and exclusionary design.</u></p> <p>LU 29.15 <del>Support the efforts of City, State, and Federal agencies and local institutions to promote a safe, clean, and habitable environment for Skid Row residents</del> <u>Devote resources and programmatic support for increased services in Skid Row and avoid confiscation or destruction of personal belongings.</u></p> <p>LU 29.16 Recognize the significant role that San Julian Park and Gladys Park serve as public realm</p>	<p>These new and revised Policies will support the Skid Row community by prioritizing deeply affordable housing, promoting and protecting cultural resources, and preventing policy and design standards from harming extremely low-income and houseless residents through the unjust privatization of public space, criminalization of poverty, and confiscation or destruction of personal belongings.</p> <p>These Policies were developed by Skid Row stakeholders and community based organizations in collaboration with Skid Row residents over the course of several years and hundreds of meetings.</p>
--	---	--

assets and symbols of local history. Support efforts to memorialize such assets and sustain their presence in the community through on-going and effective maintenance and fully funded community programs and services.

LU 29.17

Promote public spaces that allow people to gather, recreate, and hold festivals that showcase the history and artistic expression of the Skid Row community. Waive permit fees, streamline permit application process, and coordinate with Skid Row community-based organizations to plan and promote festivals, street performances, and community events in Skid Row parks and public spaces.

**(D) Add new Policies and Programs to ensure inclusive and accountable community development in Skid Row.**

LU [#].[#]

Prevent the conversion or demolition of residential hotels and enforce the rights of residential hotel tenants through additional resources and proactive enforcement of the Wiggins Settlement.\*

LU [#].[#]

Require all new housing development in Skid Row to be 100% affordable to Low-, Very Low-, Extremely Low-, or Deeply Low-Income households.\*

LU [#].[#]

New development in Community Center neighborhoods should avoid the displacement of current low-income residents.

LU [#].[#]

Prevent displacement and enhance tenant protections and rent stabilization enforcement in Skid Row.

LU [#].[#]

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

LU [#].[#]

Adjust the timing on crosswalks and street lights to address the needs of disabled and elderly neighborhood residents and to ensure better access to and from social services sites.\*

LU [#].[#]

Upgrade lighting, signage, and crosswalks, and introduce speed humps on the numbered streets in Skid Row.\*

LU [#].[#]

Work with Skid Row residents and community-based organizations to establish a bike infrastructure plan to ensure zero traffic fatalities.

LU [#].[#]

Promote new community amenities that prioritize increased access to water, sanitation, green space and community gardening space.

LU [#].[#]

Provide 24-hour restroom access and frequent upkeep in all Skid Row parks.

LU [#].[#]

Employ Skid Row residents to conduct bulky item pick-ups and street sweeping to prevent trauma associated with a history of confiscation and destruction of vital personal property such as medicines, identification and shelter.

LU [#].[#]

Ensure that City funding for arts and culture programming and staffing is proportionally allocated to Skid Row.\*

LU [#].[#]

Support community arts organizations that help support Skid Row artists and locate resources for opportunities to create art, including live music and theatre.

LU [#].[#]

Support sidewalk vending as a means to enhance the public realm, create entrepreneurship and economic mobility opportunities, and provide affordable retail in the Skid Row community.

	<p><u>LU [#].[#]</u>  <u>Encourage new healthy food retail in Skid Row and incentivize Skid Row businesses to accept EBT for fresh produce.</u></p> <hr/> <p><b>Improve Quality of Life for Unhoused Residents:</b>      <u>LU [#].[#]</u>  <u>Maintain 24-hour restroom access and frequent</u>  <b>PXX</b> <u>upkeep in all Skid Row parks and employ Skid Row</u>  <u>residents to conduct bulky item pick-ups and street</u>  <u>sweeping to prevent trauma associated with a history</u>  <u>of confiscation and destruction of vital personal</u>  <u>property.*</u></p>	
<p><b>(4) Ensure equitable development in the Hybrid Industrial area</b></p>	<p><b>(A) Amend existing draft Policies to prioritize affordability and clarify a mixed-income standard for new live/work development.</b></p> <p>LU 32.1  Implement <u>mixed-income and affordable</u> live/work housing options that can accommodate a range of productive activities, and allow units to function as an incubator for new businesses.</p> <p>LU 32.2  Promote affordability through the development of a range of unit sizes <u>and on-site covenanted affordable housing requirements</u>.</p> <p>LU 33.9  Encourage the development of <u>mixed-income and affordable</u> live/work housing that accommodates the changing way in which people work and live in the 21st century.</p> <p><b>(B) Add a new Policy to prioritize deeper affordability and mixed-income requirements in new live/work development.</b></p> <p><u>LU [#].[#]</u>  <u>Adopt zoning standards that prioritize affordability and require minimum on-site covenanted affordable units in all new live/work developments.*</u></p>	<p>The Draft Plan is dramatically expanding the areas where housing can be built Downtown with the introduction of more live/work uses. This proposed zoning change will create considerable value for current property owners. However, without affordability or mixed-income requirements, new live/work development will likely be market rate and out of reach to low-income residents who might otherwise be interested in that housing option. We recommend that live/work policies in the Plan include language to clarify that all new housing should, to the extent possible, be mixed-income or affordable.</p>

<p><b>(5) Ensure equitable development in the Village areas</b></p>	<p><b>(A) Amend existing draft Policies to prioritize affordability and community-serving uses.</b></p> <p>LU 38.3  <del>Support</del> <u>Ensure that</u> multi-generational communities that include <u>culturally relevant and linguistically accessible</u> local services, recreational facilities, and urban design that accommodates people of all ages, incomes, and levels of mobility.</p> <p>LU 39.2  <del>Foster</del> <u>Cultivate and facilitate</u> an environment that is supportive of family <u>Community Serving Small</u> Businesses and create programs for their retention <u>and sustainability</u>.</p> <p>LU 39.3  <del>Regulate the size of individual retail</del> <u>type of new</u> establishments <u>in consultation with local community-based organizations</u>, and limit incursion of <del>formula</del> <u>non-community serving</u> retail <u>and wholesale</u> establishments to preserve the fine-grained scale and character of small businesses in Village areas.</p> <p>LU 40.2  <del>Facilitate new construction and preservation of existing housing that is accessible to all income levels and ages</del> <u>lower-income households</u> with a priority towards <u>deeply</u> affordable rental and ownership.</p> <p>LU 40.3  <del>Support the location of</del> <u>Locate</u> community-serving uses, such as childcare, <u>senior services</u>, grocery stores, <u>and</u> supportive services, <del>and additional amenities</del> in Village areas.</p> <p>LU 40.4  <del>Support</del> <u>Provide</u> affordable housing for seniors <u>with space for in-home care and intergenerational living</u> <del>the creation of adaptable residential buildings</del> to accommodate aging populations.</p> <p>LU 41.5  <del>Create and</del> <u>Support</u> an improved public realm, including a range of <u>well-maintained</u> open <u>and green</u> space types that can offer opportunities for <u>culturally relevant and multi-generational</u> recreation, <u>rest</u>, and social interaction.</p>	<p>Policies that affect the iconic and historic cultural neighborhoods of Chinatown and Little Tokyo should prioritize affordability and community-serving uses to avoid displacing the residents who have contributed to the historic and cultural vibrancy of those neighborhoods.</p> <p>Further, these neighborhoods are home to many seniors, people living on fixed incomes, and people with limited English proficiency. Planning and design standards for Chinatown and Little Tokyo should take these demographics into account.</p> <p>We recommend amending policies to include more explicit language around affordability and community-specific uses. In addition, we recommend adding new policies to guard against displacement of those communities due to gentrification. Community Serving Small Businesses and cultural institutions in these neighborhoods</p>
---	--	---

	<p>LU 41.7 Retain, <del>support</del>, <u>sustain</u>, and reinforce the historic and cultural elements of Little Tokyo, including the businesses and cultural <u>and faith-based</u> institutions, <u>such as temples and churches</u>, within the community.</p> <p>LU 41.8 Complete the Little Tokyo Pedestrian Spine (<u>i.e., from Go For Broke Monument to Japanese Village Plaza to Hashimoto Plaza to Azusa Street through Toyo Miyatake Way, including Onizuka Street, to the future Terasaki Budokan</u>) by limiting vehicular access, <u>adding signage and promoting visual connection such as culturally sensitive public art</u> to enhance connectivity in Little Tokyo. <u>Provide for westward extension of the Little Tokyo Pedestrian Spine from MOCA and the Go For Broke Monument, through First Street North, and connecting to the planned pedestrian mall to City Hall on the proposed City office building site. Consult with Little Tokyo community organizations to confirm the definition of the Little Tokyo Pedestrian Spine and identify culturally appropriate strategies.*</u></p> <p>LU 41.9 Support the advancement and expansion of a performance and creative arts corridor along Judge John Aiso Street as it continues south to San Pedro Street, linking institutions such as <u>Union Center for the Arts, East-West Players—Japanese American National Museum, and</u> <del>with</del> the Japanese American Cultural &amp; Community Center and Aratani Theater.</p> <p>LU 41.11 Encourage <u>affordable</u> nighttime activities <u>accessible to people of all ages</u> in the commercial core of Chinatown by supporting community events and businesses to remain active throughout extended hours of the day and night, <u>while mitigating impacts on local residents</u>.</p>	<p>should especially be preserved.</p>
--	--	--



**(B) Add new Policies and Programs to prioritize affordable housing, displacement avoidance, inclusive economic development, mobility, and support cultural institutions in Village communities.**

LU [#].[#]

New development in Village neighborhoods should avoid the displacement of current low-income residents and Community Serving Small Businesses.

LU [#].[#]

Preserve and maintain rental units in Village areas that are protected by the Rent Stabilization Ordinance and maintain no net loss of affordable units.

LU [#].[#]

Create housing options that are affordable to and occupied by persons and families with lower incomes, prioritizing deeper affordability for residents most at risk of falling into homelessness.

LU [#].[#]

Advance opportunities and incorporate street and building design standards to support low-income street vendors to freely work without harassment and help activate sidewalks and parks in Chinatown.

LU [#].[#]

Retain, support, and reinforce the historic and cultural elements of Chinatown, including the businesses and cultural and religious institutions within the community.

LU [#].[#]

Retain existing and encourage new facilities, resources, and services for seniors, such as medical care and adult day care centers, prioritizing services to high need populations such as limited English speaking residents and those with disabilities.

LU [#].[#]

Require new open space to include design features for seniors, such as seating, shade and ample gathering spaces.

LU [#].[#]

Form partnerships with relevant neighborhood organizations to advance cultural

preservation efforts in the community through educational and informational programs.

LU [#].[#]

Encourage the preservation, development, and expansion of accessible and affordable spaces for new small and family businesses and cultural and faith-based organizations to thrive.

LU [#].[#]

Discourage the wholesale of goods and formula retail, particularly on ground floor levels. Prioritize small businesses, retail uses or community services on ground floor levels.

LU [#].[#]

Provide measures to mitigate gentrification-related speculation, high property values and expensive rents that are threatening the sustainability of Little Tokyo and Chinatown as viable cultural and ethnic communities.

LU [#].[#]

Discourage acquisition and demolition of properties with existing Community Serving Small Businesses.

LU [#].[#]

Ensure that publicly owned parcels, including First Street North, the 1st/Central Regional Connector site, Mangrove (1st/Alameda) Lot 45 (Spring/Alpine), and 1060 N. Vignes are developed and designed to meet community needs, enhance the cultural history of the neighborhood, and proactively involve the local community in the development and design.

LU [#].[#]

Develop the "Mangrove" site located at the northeast corner of 1st Street and Alameda as an expansion of Little Tokyo, consistent with the neighborhood's existing Sustainable Little Tokyo vision, and have ground floor commercial and retail uses on both streets.

LU [#].[#]

Upgrade Hashimoto Plaza to enhance visibility and vital pedestrian access to the Japanese American Cultural & Community Center (JACCC) complex, consisting of the JACCC building, Aratani Theater, JACCC plaza, and Japanese Garden.

LU [#].[#]

Work with Little Tokyo residents and community-based organizations to plant over 100 culturally significant street trees in and adjacent to Little Tokyo.

LU [#].[#]

Target Broadway, Cesar Chavez, Alpine, College, Main, Alameda/Spring and Ord Streets for improvements to increase safety, connectivity, and access. Prioritize safe and welcoming design, and prevent hostile architecture and exclusionary design.

LU [#].[#]

Adjust the timing on crosswalks and street lights to address the needs of disabled and elderly neighborhood residents and to ensure better access to and from social services sites and other community gathering spaces.

LU [#].[#]

Upgrade lighting, signage, and crosswalks and introduce traffic calming measures on Broadway, Hill, Alpine, Ord, College, and Cesar Chavez Avenue.

LU [#].[#]

Ensure inter-City coordination and coordination with other agencies, including Los Angeles County Metropolitan Transportation Agency (LACMTA), on various mobility plans for 1st Street, Central Avenue, and Alameda Street, including but not limited to, Union Station Master Plan, LACMTA Active Transportation Strategic Plan, and the LA Mobility Plan.

LU [#].[#]

Facilitate pedestrian connections between Japanese Village Plaza and Weller Court.

LU [#].[#]

Provide additional planters and seating along 2nd Street between San Pedro Street and Central Avenue.

LU [#].[#]

Install a scramble pedestrian cross-walk at the intersection of First and Alameda.

	<p><u>LU [#].[#]</u>  Promote connection between Little Tokyo and adjacent neighborhoods and destinations, including but not limited to, Union Station, the Arts District, and the Los Angeles River.</p> <p><u>LU [#].[#]</u>  Provide bike lanes on San Pedro Street.</p>	
<b>MOBILITY AND CONNECTIVITY</b>		
<b>Recommendation</b>	<b>Edits/Inserts to Draft Plan</b>	<b>Notes</b>
<p><b>(1) Enhance mobility and connectivity for the most vulnerable populations.</b></p>	<p><b>(A) Add new Policies and Programs to enhance mobility and connectivity in Skid Row.</b></p> <p><u>MC [#].[#]</u>  Coordinate with community-based organizations to implement Bike Repair Stations with secured relevant equipment such as air pumps, basic bike repair tools, and bike racks.</p> <p><u>MC [#].[#]</u>  Support the introduction of new bus-only lanes in Downtown.</p> <hr/> <p><b>Skid Row Bicycle Network:</b> Add bike lanes and <u>MC [#].[#]</u>  <b>PXX</b> “Share the Road” signage along 5th and 6th streets between Main and Central, and include in the Mobility Plan.</p> <hr/> <p><b>(B) Add new Policies to enhance mobility and connectivity for seniors and disabled populations.</b></p> <p><u>MC [#].[#]</u>  Target improvements for streets that are part of the City’s High Injury Network and streets immediately adjacent to residences and service providers targeting senior and disabled populations.</p>	<p>With respect to Mobility and Connectivity, the Plan should include more Policies and Programs that are targeted toward the most vulnerable residents, including residents on Skid Row and seniors and disabled populations. These residents are often carless, mostly pedestrians, and rely heavily on transit, buses, and bikes.</p>

	<p><u>MC [#].[#]</u>  <u>Adjust the timing on crosswalks and street lights to address the needs of disabled and elderly neighborhood residents and to ensure better access to and from social services sites and other community gathering spaces.</u></p>	
PUBLIC REALM AND OPEN SPACE		
Recommendation	Edits/Inserts to Draft Plan	Notes
<p><b>(1) Promote park equity and inclusive open space in Downtown</b></p>	<p><b>(A) Amend existing draft Policies to prioritize park equity and inclusive public space.</b></p> <p>PO 1.7  Support the development <u>and on-going maintenance</u> of catalytic new parks and reinvestment in existing public spaces. Namely:</p> <ul style="list-style-type: none"> <li>• Pershing Square</li> <li>• Park 101</li> <li>• 6th Street Parc</li> <li>• A new large park in the Fashion District</li> <li>• Gil Lindsey Plaza</li> </ul> <p>PO 4.2  Facilitate the integration of <u>locally produced and community-oriented</u> public art projects and cultural programming into public spaces to reinforce community character.</p> <p>PO 5.4  Provide family-friendly activities and spaces, <u>as well as programming specifically for children, youth, and seniors.</u></p> <p><b>(B) Add new Policies and Programs to promote inclusive and welcoming public open space.</b></p> <p><u>PO [#].[#]</u>  <u>Prioritize funding and support for on-going maintenance and programming of neighborhood serving parks.</u></p>	<p>Chinatown, Little Tokyo and Skid Row have historically been deprived of parks and open space investments, which has negatively impacted the health and well-being of our communities. The Plan needs to include more Policies and Programs to address this historical disparity in access to parks and open space. Furthermore, the Plan should ensure that any planning around public open space is truly inclusive and welcoming to all residents.</p>

	<p><u>PO [#].[#]</u>  <u>Ensure meaningful community engagement in park design processes to create unique public open spaces that serve the needs of residents.</u></p> <p><u>PO [#].[#]</u>  <u>Foster the creation and on-going maintenance of new park amenities, such as bathrooms, benches, picnic tables, shade structures, drinking fountains, and cooling stations, to improve the experience of park visitors and make parks more accessible during extreme climate events.</u></p> <p><u>PO [#].[#]</u>  <u>Encourage street vending in parks and other public open space to promote economic opportunity and activate public space with nourishing food and culturally significant products.</u></p> <p><u>PO [#].[#]</u>  <u>Encourage landscaping along connections to extend green space and provide shade and stormwater capture.</u></p> <p><u>PO [#].[#]</u>  <u>Promote the development of new, and the maintenance of existing, neighborhood and pocket parks to create healthy green spaces that community members can access daily.</u></p> <hr/> <p><b>Park and Open Space Equity:</b> <u>Assess park and public open space equity outcomes in Downtown, including an assessment of citywide park spending to ensure that historically disinvested and park-poor low-income neighborhoods are prioritized. Develop and implement programs to address disparities in park and public open space access, staffing, and funding.</u></p>	
<p><b>(2) Advance equitable LA River revitalization</b></p>	<p><b>(A) Amend existing draft Policies to strengthen LA River revitalization efforts.</b></p> <p>PO 10.3  Encourage <b>Require</b> the use of native plants in landscaping <b>and habitat creation</b> design</p>	<p>Revitalization of the LA River should extend beyond increasing public access and revitalization of the River itself. As the River</p>

	<p>near the River.</p> <p>PO 10.4  <del>Encourage</del><b>Require</b> the use of native and drought tolerant plants in landscaping near the River, to support the habitat and migration of local species.</p> <p><b>(B) Add a new Goal and corresponding Policies to ensure equitable LA River revitalization.</b></p> <p><b><u>PO GOAL [#]</u></b>  <u>INCLUSIVE AND EQUITABLE LA RIVER REVITALIZATION WITHOUT DISPLACEMENT.</u></p> <p><b><u>PO [#].[#]</u></b>  <u>Integrate anti-displacement and community stabilization standards into LA River design and development standards.</u></p> <p><b><u>PO [#].[#]</u></b>  <u>Align public financing programs, such as an Enhanced Infrastructure Finance District (EIFD), with equity standards including local and targeted hiring, affordable housing, and anti-displacement standards.</u></p> <p><b><u>PO [#].[#]</u></b>  <u>Prevent “green gentrification” in neighborhoods along the LA River by prioritizing new affordable housing, displacement avoidance policies, employment opportunities and support for Community Serving Small Businesses.</u></p>	<p>becomes a site of growing investment, the risks of gentrification and displacement in the neighborhoods along the River increases. The City has an incredible opportunity to show cities across the nation and the world that equitable natural resource revitalization is possible. But to do so, and to prevent “green gentrification,” the Plan should include explicit policies to prevent displacement and advance inclusive, community-engaged and -responsive development.</p>
--	---	--