Parks, Housing, and Inclusive Economic Development

Monday, July 22, 2019 | 11:15 am - 12:30 pm
PROFESSIONAL AND CONTINUING EDUCATION CREDITS

For CPRE/CPRP licensure - Please submit your CEU tracking form to the room monitor prior to the start of the session and pick it up at the end of the session.

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   • From the home page, select schedule
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   • In the middle of the page, tap General Session Survey
   • Fill out the Session Survey

Your responses will be shared with the accrediting agency.
Parks, Housing, and Inclusive Economic Development
Jon Christensen, Adjunct Assistant Professor, UCLA Institute of the Environment and Sustainability
Sissy Trinh, Executive Director, Southeast Asian Community Alliance (SEACA)
Knox White, Mayor, Greenville, SC
Vaughn Perry, Director, 11th Street Bridge Project
Southeast Asian Community Alliance

the world as one.
Racial and Ethnic Diversity

Race and Ethnicity

- Latino: 66%
- Asian: 29%
- White and Other: 5%

Linguistic Isolation

- Spanish Households: 37%
- Asian Households: 63%
You're opting to spend $792 a month on housing

Sources: DataQuick, Trulia, ESRI
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
Neighborhoods
From the listing:

“be a part of the evolving LA River, a vital corridor that many consider to be the future of Los Angeles.”

Price: $815,900  
2 Beds/3 Baths  
1,590 Sq. Ft
L.A.'s twin disasters — rising homelessness and spiraling rents — have the same DNA
Big Idea #1

Open Space + Housing Joint Development

Los Angeles Regional Open Space & Affordable Housing Collaborative (LA ROSAH)
# 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>
</tr>
</thead>
<tbody>
<tr>
<td>Land</td>
<td>Vacant, Visibility and shape, Adjacent Uses (Churches, Preschools, Residential)</td>
</tr>
<tr>
<td>Programming</td>
<td>Active + Passive Recreation Opportunities</td>
</tr>
<tr>
<td>Additional Partners</td>
<td>Local jurisdiction, public health, Metro</td>
</tr>
<tr>
<td>Financing + Maintenance</td>
<td>Financing availability, Long-term operations, Capacity</td>
</tr>
</tbody>
</table>

## Housing Considerations

<table>
<thead>
<tr>
<th>Community</th>
<th>Need, RHNA, Market dynamics, political and neighborhood will/support, Relocation Costs</th>
</tr>
</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>
</tr>
<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>
</tr>
</tbody>
</table>
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
Large Master-Planned Development

LION CREEK CROSSING
Oakland, CA

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

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

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.
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
Big Idea #2

Displacement Avoidance Policies
Strategies for Public Agencies

Fund:
- Land acquisition/housing preservation
- Housing Impact Assessments and other Data Collection Systems
- Community Outreach & Education that includes tenants rights, housing counseling, economic development, and employment opportunities

Require:
- Local/targeted hire
- Local procurement
- Local vending
- No Net Loss/Relocation Assistance
- Community outreach include information on tenants rights, housing, etc.
Partner
• Identify surplus land/joint development opportunities
• Target community stabilization resources in areas at high risk

Establish
• Cross agency land acquisition/housing preservation strategy
• Cross agency commission to coordinate collaboration
• Internal staff to support implementation within each agency

Advocate
• Sister agencies to adopt similar policies
• Elected officials to adopt tenants rights, rent control, and equitable development policies
Strategies for Community Organizations

Don’t
• Ignore the issue or dismiss people’s concerns
• Hire people with no local community knowledge/expertise

Advocate
• Your board to take a public position on these issues
• Public agencies to proactively address these issues

Partner
• Invite housing justice orgs to present at your community meetings
• Identify experts in the field that you can recommend to agency partners
• Hire/purchase locally
• Joint development
Strategies for Foundations

**Fund**
- Community organizing and advocacy
- Community driven collaborations
- General operating
- Risk taking
- Community need *and* strategic priorities
11th Street Bridge Park

A project of Building Bridges Across the River

@DCBridgePark

www.bbardc.org
Building Bridges Across the River is a Ward 8 based non-profit organization. Our programs include:
Transformed Infrastructure
Our Goals

• **SOCIAL** – reconnect communities

• **HEALTH** – improve public health disparities

• **ENVIRONMENT** – re-engage residents with the Anacostia River

• **ECONOMIC** – serve as an anchor for inclusive economic opportunity
Shaped By the Community
Project Timeline

Community Engagement
2012-2013

Design Competition
2014

Pre-Construction
2016-2020

Begin Construction
2021

Expected Opening
2023
Step 1: Engage & LISTEN to the Community
Step 2: Establish Geographic Scope & Collect Data
Step 3: Engage Stakeholders

- Advocate for DC Housing Authority to follow the Build First model with Green located west of Bridge Park. (Bridge Park Influence)
- Advocate for DMV/DC's Anacostia Gateway solicitation and eventual increased affordable housing opportunities in redeveloped properties. (Bridge)
- Preservation of EOTC Homes
Step 4: Release Equitable Development Plan
Step 5: Begin Implementation - Housing
Workforce Development Training

ONE WEEK INTENSIVE
Construction Certification & Training

Training Dates: Friday, July 6 - Friday, July 13
Location: Skyland Workforce Center; 2509 Good Hope Rd SE, Washington, DC 20020
Interested? Contact: 202.783.2148 or stfinlay@skylandworkforcecenter.org

Eligibility Requirements:
- 18 years or older
- Resident of Ward 7 or 8
- High school diploma or GED
- Interest in construction work required
- Possess or potential to obtain valid driver’s license or learner’s permit

Registration Deadline: Wednesday, June 27

Proudly Presented in Partnership with:

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Cultural Equity Strategies

- 170 neighbors at 2018 Taste of the Harvest
- 7,603 pounds of produce harvested
- 9,000 people at the 2017 Anacostia River Festival
- 79% River Festival attendees from Wards 6, 7 & 8
- 7 Bridge Park Plots established
- 15 participants in Community Leadership Workshops
Children Savings Accounts
Elevating Equity Investments

Total Invested to Date: $39,797,546
Affordable Homes Preserved or Created to Date: 508
New Community Facilities: 4

1. 1847-1849 Good Hope Road SE
2. Hunter Place
3. 2255 Martin Luther King Jr Ave SE
4. Parkchester Apartments
5. Sarabrace Youthwork
6. Woodward Crossing Apartments
7. Calvary Women’s Services Expansion Planning
8. Tenant Education, Advocacy, and Counseling for Housing Empowerment
9. Homeless Outreach
10. Renovation and Repair for Lower Income Homeowners and Nonprofits
11. Stanton Square Apartments

1. For Southeast Family Strengthening Collaborative - Busboys & Poets
2. MLK Gateway

1. The Commons at Stanton Square (Martha’s Table and Community of Hope)
2. Anacostia Coordinating Council
3. Bread for the City Service Center Expansion

1. Washington School for Girls Family Engagement Program
2. East of the River Book Festivals
3. Academy of Hope
4. Literacy Lab Leading Men Program

1. Anacostia River Festivals
2. Black U.V. Festival
3. Anacostia Playhouse
4. The DC Poet Project
5. Anacostia Unmapped 2.0
6. 11th Street Bridge Park Cultural Strategies Planning
7. The Black Love Experience - Nubian Hoeman

www.lisdc.org/elevatingequity
Step 6: Evaluation

Equitable Development and Urban Park Space: Results and Insights from the First Two Years of Implementation of the Equitable Development Plan of DC’s 11th Street Bridge Park Project

Mary Bogle, Somaia Doby, Mychal Cohen
March 7, 2019
Step 7: Celebrate Early Wins!
Lessons Learned

- Engage the Community
- Listen, Listen & Listen Some More
- Learn From the Field
- Data Informed Decisions
- Build Early Wins
- What Gets Measured Gets Done
- Collaborate with city agencies
- EDP as convener for multi-sector approach
- Build Sustainable Partnerships
Equitable Development Partners
Capital Area Asset Builders
City First Homes
Coalition for Nonprofit Housing and Economic Development
Community Land Trust Network
DC Fiscal Policy Institute (DCFPI)
Enterprise Community Partners
Grounded Solutions Network
Housing Counseling Services
LISC-DC
Manna Housing, Inc.
Project 500
Skyland Workforce Center
Urban Institute
Ward 8 Workforce Development Council
Washington Area Community Investment Fund (Wacif)

Community Partners
Anacostia Coordinating Council
ArtoMatic & Center for the Creative Economy
ArtReach at THEARC
Ballou High School
Bethel Christian Fellowship
Check It Enterprises
DC Central Kitchen
Eastern High School
Fairlawn Citizens Association
Hillcrest Civic Association
Historic Anacostia Block Association
National Community Church
National Parks Conservation Association
Near Southeast Community Partners
Union Temple Baptist Church
We Act Radio

Programming Partners
Alice Ferguson Foundation
Anacostia Community Boathouse Association
Anacostia Riverkeeper
Anacostia Watershed Society
ARCH Development Corporation
Anacostia Business Improvement District
Capitol Riverfront Business Improvement District
Capitol Hill Arts Workshop
Cesar Chavez Public Charter School
Community Forklift
Double Nickels Theater Company
Earth Conservation Corps
Far Southeast Family Strengthening Collaborative
George Washington University's Milken Institute School of Public Health
Groundwork Anacostia River DC
Illumination Coalition
Levine School of Music
Living Classrooms Foundation
Martha's Table
National Park Service
The Pearl Coalition
The Phillips Collection
U.S. Navy Museum
University of Maryland
University of the District of Columbia
Virginia Tech School of Public and International Affairs
Ward 8 Arts & Culture Council
Washington Area Bicyclist Association
Washington Performing Arts
Visit us at:

www.bbardc.org/equity
Transformation in Greenville, SC

Mayor Knox White
1. Women's Stockade
2. Public Works
3. Meadowbrook Park
4. Mayberry Park
5. Police Shooting Range
6. Dump
“It will transform the area. Southernside will be a viable and safe neighborhood like it was when I was coming up as a child. One thing I’ve learned is when a blighted area is cleaned up, people have pride. It will be something beautiful for our neighborhood.”

Mary Duckett, President of Southernside Neighborhood in Action
Discuss: Parks, Housing, and Inclusive Economic Development
SPEAKER CONTACT

Jon Christensen: jonchristensen@ioes.ucla.edu
Sissy Trinh: sissy@seaca-la.org
Knox White: kwhite@greenvillesc.gov
Vaughn Perry: vaughn@bridgepark.org
MEMBERSHIP

Your connection to information and expertise on new urban park models, practices, and innovative partnerships.

Members have access to a suite of highly-curated resources specifically designed for the parks community including:

- Webinars
- Online resource library
- Urban park study tours
- Advocacy tools
- Discounted registration to Greater & Greener

Join City Parks Alliance today! To learn more, visit our membership table in the exhibition hall or go to cityparksalliance.org/membership.

#greatergreener