South Los Angeles

Strategic Actions for a Just Economy
Expo Line, Lorenzo, USC Expansion
South and South East LA
Displacement Along Expo Line-90007

- Median Household Income $22,781
- Decrease in Black population is twice that of the rest of the city
- 90007 Latino population decrease by -15%
- 30% of residents paying more than 50% of their income on rent
- 19% of 1 bedroom units and 5% of 2 bedroom units are affordable
- Displacement in 90007 impacting 90037 and 90011
- Family households in 90007 -17.8%
Communities along the Blue Line

- Family households in 90011 +4.4%
- Family households in 90037 +7.7%
- Family households in city +1.1%
- 90011 61% Households with Income less than $30,000 a year
- 73% Renters
- 41% of households below poverty level
- 88% Latino and 10% African American
Coalition engages around Community Plan process to ensure it serves the needs of and protects South and South East LA Low Income Communities
For the entire SLA and SELA CPAs, establish the following through CPIO District Subareas covering the entire plan areas:

1. Annual allowance of condo conversions.

2. No net loss policy for housing units occupied by extremely low, very low and low-income households.

3. Low-Income Renter Advisory Commission (LIRAC) institutionalized in the City’s Planning Process. The LIRAC shall be comprised of low-income resident renters and staffed by the City Planning Department.
Creation of New Affordable Housing

For TOD and Mixed Use Corridor CPIO areas which allow residential uses:

1. **Enhanced Density Bonus for Affordable Housing**. in exchange for the creation of affordable housing, especially extremely low income.

2. **Expand TOD CPIO coverage areas to include:**
   
   a. All areas within $\frac{1}{2}$ mile radius of each rail station; and
   
   b. All areas within $\frac{1}{4}$ mile radius of each bus rapid transit station
Community Plan South LA Priorities

• Protect the indoor and outdoor air quality of all residents.

• Protect good jobs in industrial/manufacturing areas that are permanent and have family-supporting wages and benefits.

• Ensure local low-income residents have priority for new construction and permanent jobs created through new investment and development.

• Support the creation of good jobs that provide family-supporting wages and healthcare.

• Increase accessibility and amount of public open/green space, expand healthy food sources, including full-service grocery stores.

• Improve access to quality, affordable healthcare by incentivizing the development and construction of Federally Qualified Health Centers (FQHCs)

• Protect and improve opportunities for local small businesses that serve low-income communities of color.

• Support the preservation of local culture and history.

• Integrate strong, enforceable monitoring and enforcement procedures – that include genuine involvement of low-income renters in the monitoring.