

The 3rd and Dangler Community Benefit Agreement
3rd and Dangler Affordable Housing Development

On this day, June 1, 2020, the effective date, the National Community Renaissance of California (National CORE), a non-profit housing developer; and the _____, a community collaborative/organization, entered into the following 3rd and Dangler Community Benefit Agreement (“Agreement” or “3rd and Dangler CBA”) for the 3rd and Dangler Affordable Housing Development consisting of 78 100% affordable units.

This 3rd and Dangler CBA is a condition of the Development and Disposition Agreement, that the Developer must agree to comply with for the DDA approval by the Los Angeles County Board of Supervisors. The following is a list of the community benefits, a product of the community engagement process, agreed to and documented in this Agreement.

The 3rd and Dangler CBA establishes a framework for planning, implementation and monitoring that is aligned with the regional community benefit priorities developed through the Health Innovation Community Partnership (HICP). HICP is a coalition of partners serving the residents and communities of Los Angeles’ eastside neighborhoods, including East Los Angeles, Boyle Heights, El Sereno, Lincoln Heights and Northeast Los Angeles. HICP has established seven (7) priority areas for community benefits including: health and wellness; community stability and housing; economic development; and opportunity and workforce development; environmental justice and arts and culture; safety and youth services; and transportation and access.

Contingent upon securing necessary funding, National Community Renaissance of California (National CORE), through the proposed 3rd and Dangler affordable housing development, will provide the enlisted benefits for the community surrounding the project site.

The 3rd and Dangler CBA community benefits align with the seven regional priorities identified by the HICP as follows:

- **HEALTH AND WELLNESS**
 - A Community Center with tailored support services available to the surrounding community including youth tutoring, workforce development and mental health services in collaboration with local non-profit partners
- **COMMUNITY STABILITY AND HOUSING:**
 - Local 78 affordable housing units consisting of 39 supportive housing units and 39 general affordable housing units for individuals and families earning less than 60% of Area Median Income.
 - A commitment to increase the number of larger units from 9 two-bedroom units to 12 two- and three- bedroom units reflective of the need for family housing depending on the funding availability.
 - An early local notification effort for the leasing of affordable housing units to be implemented in collaboration with local non-profit community partners.
- **ENVIRONMENTAL JUSTICE:**
 - Commitment to environmentally conscious construction practices that mitigate hazards to the local community during and after construction.

- Sustainability and environment friendly features that reduce green-house gas emissions. For instance, increased landscaping fronting 3rd Street, open space features that include, at a minimum, a rooftop edible garden and open space courtyard; and, contingent on AHSC funding, a pocket park. The pocket park element would be implemented with design input by local community partners, who will also serve to monitor and support the maintenance of the park.
- **ECONOMIC DEVELOPMENT:**
 - Up to 300 employment opportunities during the construction phase of the development
 - Local employment opportunities throughout the operations
 - A local hire program for construction and post-construction jobs will be implemented in partnership with local community service providers and notification to the surrounding local community.
 - Onsite workforce development services
 - Technology lab
 - Local hire program will meet County requirements for County projects of 30% local hire, with an aspirational goal of 50% local hire within the 2-mile radius of the project site.
 - Jobs will meet or exceed minimum wage standards, at Prevailing Wage, and will abide by all job safety standards. Community capacity building programming available to local hire program participants, the housing residents and the greater surrounding community.
- **OPPORTUNITY**
 - Workforce development and skill-building programs
- **SAFETY AND YOUTH SERVICES**
 - Positive youth development activities through the potential civic art and pocket park (depending on funding availability), and the community center / technology lab programming.
 - Range of public improvements depending on funding availability.
- **TRANSPORTATION AND ACCESS:**
 - Transportation and pedestrian public improvements depending contingent on AHSC funding. Improvements may include the construction of bike and walking paths, a walking path at Belvedere Park, and purchase of 5 LADOT zero emission Dash buses.
- **ARTS AND CULTURE:**
 - A public art element that is reflective of the surrounding culture.
- **ADDITIONAL benefits**
 - 87 parking spaces
 - Revitalization of a currently vacant blighted lot fronting the Metro Gold Line
 - Property Management tools – house rules included in lease agreements to foster good neighbor tenant practices and relations with the surrounding existing community members.

Monitor of CBA Compliance

Project includes creation of a Community Advisory Committee under the _____. This joint Committee will oversee the implementation of the CBA, monitor successes, ensure compliance with the terms of the CBA, and produce quarterly updates at the Monthly Meetings and an annual public report for a period of one year from the issuance of the Certificate of Occupancy or for a longer period of time if the community organization finds it necessary to engage further.

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The following are some of the Community Stakeholders who participated in the community engagement process and endorse the 3rd and Dangler Community Benefit Agreement.

	East LA Community Youth Center
	East LA Women's Center
American Legion Post #804	Nuevo Amanecer Mujer Integral
AltaMed	
Alliance for College Ready Public Schools	Proyecto Pastoral
Barrio Planners	LAUSD School Board Member Monica Garcia
Casa Cultural - Saybrook	
Adventist Health White Memorial Hospital	The Wellness Center
Abundant Housing	Los Angeles Community College District
East LA Community Corporation	Tisu
A & G Income Tax	Tres Chiles Catering
Hillside	Villa Care Community Help Center
Eastmont Community Center	
El Centro de Ayuda	Latino Prevention Project
Everyone In	Self-Help Graphics
La Carreta Restaurant	Senator Maria Elena Durazo
Calimex Tax	Immersion Workforce Los Angeles
Helpline Youth Counseling	Alma Family Services
	East LA Rising
InnerCity Struggle	
Jovenes, Inc.	
KIPP LA	
LA Alliance	

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date set forth in the introductory paragraph of this Agreement.

National Community Renaissance of California, a California non-profit organization

Signed By: _____

Name:

Title:

National Community Renaissance of California, a California non-profit organization

Signed By: _____

Name:

Title:

_____, a community collaborative / organization, a California non-profit organization

Signed By: _____

Name: _____

Title: _____

DRAFT Local Early Notification Plan for the Proposed 3rd and Dangler Affordable Housing Development

National Community Renaissance of California (National CORE), will provide an equal housing opportunity to all. We will abide by all Fair Housing practices and will not discriminate on the on account of race, color, creed, religion, sex, gender identity, marital status, national origin, familial status, medical condition, or disability, sexual orientation, age, ancestry, source of income, or any arbitrary reason, in the use, occupancy or other factors unrelated to an applicant’s ability to comply with rental agreement and community policies for the proposed 3rd and Dangler affordable housing development.

In partnership with local community stakeholders, service providers, and the County of Los Angeles, National CORE commits to working collaboratively to maximize notification efforts during the lease up period of the proposed development to ensure the community receives notification and information of the application for these units prior to public marketing efforts. Also, the partnerships with local service providers, will serve to provide technical assistance for those who may need assistance such as filling out applications.

In addition to conducting early notification efforts for the affordable units, National CORE will oversee outreach efforts by People Assisting the Homeless (PATH) for the 39 Permanent Supportive Housing units. Residents for these units will be referred to the property through the Los Angeles County Coordinated Entry System in partnership with PATH.

Timeline

Developer shall convene the local community service providers listed below to initiate the lease up period at least 9 months prior to the completion of construction. Workshops can be expected to begin at least 8 months prior to the building’s grand opening to assist community members in understanding the requirements of the leasing process. National CORE will hold at least two application workshops.

Local Community Service Providers

As part of the early notification efforts, notification to at minimum the below service providers will be provided:

Ability First	Eastmont Community Center
Alfonso B Perez Special Education Center	El Centro de Ayuda
American Legion Post #804	Everyone In
AltaMed	Garfield High School

Alliance for College Ready Public Schools	Hamaskai Elementary School
Barrio Planners	Helpline Youth Counseling
Casa Cultural	In the Making
Disabilities Commission County of Los Angeles	InnerCity Struggle
Disability Rights Legal Center	Jovenes, Inc.
East LA Community Corporation	KIPP LA
East LA Community Youth Center	La Causa Youth Build
East LA Women's Center	Latino Prevention Project
Nuevo Amanecer Mujer Integral	Assemblymember Wendy Carrillo
Para Los Ninos- Best Start	Senator Maria Elena Durazo
Proyecto Pastoral	Immersion Workforce Los Angeles
LAUSD School Board Member Monica Garcia	Alma Family Services
Southern California Resource Services for Independent Living	East LA Rising
The Wellness Center	
Exodus Recovery	
Legacy LA	

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DRAFT Public Art for the Proposed 3rd and Dangler Affordable Housing Development

National Community Renaissance of California (National CORE) would follow to incorporate a public art installation in the 3rd and Dangler proposed affordable housing development.

Local Art Component Goal

The goal of the public art is to celebrate the culture and values of East Los Angeles installed in a publicly visible location of the project.

Process

National CORE will collaborate with a group of 5-10 community stakeholders and local community representatives will make up the art community stakeholder panel which will provide input and support in seeking art proposals and selecting an artist for the public art. The Art Community Stakeholder Panel is recommended to be composed of the following representatives: 3 ELA residents, 2 youth, 2 local art organizations, 2 local community-based organizations, 1 developer.

The developer will work with the art community stakeholder panel, the County Department of Art and Culture, the HICP Community Advisory Committee and the First Supervisorial District to develop and deliver the public art in accordance with the requirements of the Final Public Art Design.

For the process of selecting an artist, the attached template Request for Qualifications (RFQ) can be utilized to issue a RFQ to artists which includes:

- Selection process that includes a minimum of 2 artist finalists
- Schedule for art project
- Eligibility of the artist
- Criteria to the project
- Description of the selection process.

Highlighted RFQ criteria (full RFQ attached)

The following qualifications have been identified by the First Supervisorial District and a panel of community stakeholders:

1. Individual artist, collective or arts organization with experience designing and producing large-scale permanent public art projects (minimum life span of 50 years) in partnership with government, a developer, or property-owner.
2. Individual artist, collective or arts organization with experience leading a community-engaged process to yield a public artwork in consideration of residents and community-stakeholders' themes, values, voice and interests.
 - a. An engagement plan will be required at time of contract negotiation.

3. Community engagement must take place locally – geography to be determined with community stakeholder panel – and translation in Spanish must also be provided for all panel meetings. Costs for these must be included in total project budget.
4. Individual artist, collective or arts organization shall provide at the community engagement, sample materials used for the artwork.
5. Individual artist, collective or arts organization will implement the art proposal with the active participation of the local students from a choice of the below local schools. The Art Community Stakeholder Panel can identify potentially the top 5 schools from which the artist can select to work with.:

High Schools

- Social Justice Leadership Academy Torres High School#5
- James A. Garfield Senior High
- Alphonso B. Perez Special Education Center
- Monterey Continuation
- Alliance Media Arts and Entertainment Design High
- East Los Angeles Renaissance Academy at Esteban E. Torres High No. 2
- Hilda L. Solis Learning Academy

Middle Schools

- David Wark Griffith Middle
- Belvedere Middle
- Our Lady of Lourdes Middle School

Elementary Schools

- Humphreys Avenue Elementary
- Morris K. Hamasaki Elementary
- Marianna Avenue Elementary
- Brooklyn Avenue Elementary
- Fourth Street Elementary
- Kipp Raices Academy

Arts & Culture Department: Although the Arts & Culture Department (Department) is not required to be involved, the developer would have an option to involve the Department. A 15% consultant fee of the total art budget would be paid if the Department is brought on board as a consultant to implement the Final Public Art plan.

Permit: The public art will be required to obtain all the necessary permits which includes hard costs of 2% of the public artwork. The developer's project manager will assist with this requirement. The permit would be issued by the Department of Public Works – Building and Safety.

Timeline

National CORE, in partnership with the First Supervisorial District, would engage the art community stakeholder panel no later than sixty (60) days after the start of construction.

The process to select the artist will take place no later than ninety (180) days after the start of construction. This will allow enough time to select the artist given the various tasks involved in the selection process to be outlined in the RFQ. Tasks include developing and circulating the RFQ, review of the qualifications received, convening of the Art Community Stakeholder panel to identify 3 potential artists candidates and 3 alternates, orientations/informational meeting to the artists, etc.

The artist will have 2 months to develop Final Public Art Design upon being selected. Once a Final Public Art Design is approved, the artist will be given notice to proceed with installation. Installation will be completed 3 months after the completion of the construction. NOTE: Included this timeline in RFQ attachment.

Budget

National CORE has provided up to \$75,000 (all inclusive) of the development budget to apply to the public art including all activities related to the selection of the artist, materials, community engagement and labor for the public art installation.

Project Phases

Solicitation Phase:

1. If a Request for Qualifications (RFQ) is issued for this project, the RFQ will make proposers aware of the Civic Art Policy.
2. The Request for Proposal (RFP) will notify the bidders of the public (civic) art requirements and will include the Civic Art Policy, the Civic Art Procedures and the Developer Delivered Civic Art Guide as an appendix to the RFP.
 - A. Delivery model for public art includes the management of the public art development, fabrication, and installation, and/or other appropriate delivery by a professional arts consultant retained by the developer.
 - B. Identify Public Art opportunities as defined in the Civic Art Policy.
3. When the delivery model is managed by the proposer through a professional arts consultant, the proposer must, as part of their approach to development services outlined in their response to the RFP:
 - a. Identify the art consultant; and
 - b. Submit a narrative statement indicating how the public art project will satisfy the Art Policy.

C. Developer Projects Delivery Model:
a. Contract Negotiation Phase:

The developer must submit to the First Supervisorial District in collaboration with the Art Community Stakeholder Panel, the Art & Culture Department, if appropriate, and the HICP Community Advisory Committee, for review and approval a **Public Art Plan** that includes the following Art Guide:

- a. Artist qualifications and biography;
- b. Conceptual art proposal; and
- c. Engagement plan.

2. Public Art Plan Implementation Phase: Includes all steps and processes to implement the Public Art Plan

a. Design, Fabrication and Installation is subject to the Art Community Stakeholder Panel, the Arts & Culture Department, if appropriate, and the First Supervisorial District review and approval. The approved art consultant will submit the following:

i. Developed Public Art Design Proposal

- 1) Narrative;
- 2) Proposed schedule;
- 3) Preliminary budget; and
- 4) Color drawings or visuals

ii. Final Public Art Design Packet

- 1) Revised budget;
- 2) Fabrication plan;
- 3) Installation Plan;
- 4) Conservator Review;
- 5) Maintenance Plan; and
- 6) Final Scaled drawings or renderings

b. Final Approval and Verification

Final County approval for any public art will not be granted until the Art Community Stakeholder Panel, the HICP Community Advisory Committee and First Supervisorial District have verified that the developer has delivered all public art requirements in accordance with the Final Public Art Design, which includes but is not limited to the following closeout documents:

- i. Final art budget and itemized costs;
 - ii. As-built documentation pertaining to the public art;
 - iii. Declaration of Covenants;
 - iv. Artist copyright registration for public art;
 - v. Professional photography of public art;
 - vi. Plaque(s) identifying the public art title, year, media
- c. Costs. If the cost of the actual design, fabrication, installation, and/or other delivery of the agreed upon public art exceeds the budgeted amount the developer will be solely responsible for the overage. The developer must not request any compensation or other adjustment to the contract to account for any overage.

DRAFT REQUEST FOR QUALIFICATIONS

NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA SEEKS ARTISTS FOR 3RD AND DANGLER DEVELOPMENT

Project Budget: **\$75,000 Total Artwork Budget**

Project Location: 4639-4655 E. 3rd Street, Los Angeles, CA 90022

DATE ISSUED: TBD

DUE DATE: TBD

OVERVIEW

The 3rd and Dangler Project consists of a 4-story, 78-unit development to further the County's mission to serve the local community and address the shortage of housing while encouraging alternative transportation uses. The building is intended to create a sustainable, transit-supportive, pedestrian friendly, economically vibrant development that will transform the currently blighted vacant parcels into a positive asset for the Maravilla community of East Los Angeles, including an Art Installation is vital to accomplishing this mission.

GOALS AND LOCATION OF ARTWORK

The goal of the civic art is to celebrate the culture and values of East Los Angeles installed in a publicly visible location of the project. Currently the two possible sites for civic art include the housing development's entryway exterior wall and ground just in front of entrance, as well as a western facing exterior wall of the site, See attached. One of the two possible site will be prioritized.

BUDGET

The all-inclusive artwork budget is approximately **\$75,000**. This budget includes artist fees, liability insurance, artist travel and all costs associated with the design, engineering, fabrication, permitting (2% of project budget), delivery and installation of the artwork.

TENTATIVE SCHEDULE

Timeframes are available at this time. Timeframes are based off Request for Qualifications release.

6 weeks

6 to 10 weeks

10 weeks

26 weeks

34 weeks

Deadline for RFQ Submissions 5:00 pm PST

Review artist submissions from RFQ.

Select 3 artists to interview (and 3 alternates, should finalists not be available).

Artist and Artwork Proposal Selected

Artwork Final Design Complete

Fabrication initiates.

Artwork Installation to be completed 3 from the completion of the building's construction.

ELIGIBILITY

This civic artwork is open to professional artists residing in or the surrounding areas of East Los Angeles (including, but not limited to Northeast Los Angeles, Southeast Los Angeles, and Monterey Park). Artists who have not had permanent public art project experience are encouraged to apply in artist teams with the

appropriate experience. The individual artist, collective or arts organization with experience leading a community-engaged process.

RFQ SELECTION CRITERIA

The Los Angeles County strives to create artworks which reflect aesthetic and technical quality, innovation, site-specificity and civic engagement. The selected artist or artist team will be required to participate in a rigorous design process. This process includes research through site visits and design meetings, conservator review, structural engineering, budget tracking and timeline management.

Artists will be selected on the basis of their qualifications, as demonstrated by the quality of their past work and suitability of their artistic expression for this particular site. Artist applications will be evaluated on the following criteria:

Artist Selection Criteria	
Artwork	<ul style="list-style-type: none"> <input type="checkbox"/> Proven artistic merit and strong professional qualifications that demonstrate the artist’s ability to achieve the guiding principles of the Civic Art Program: aesthetic and technical quality; innovation; site specificity; civic engagement; and the ability to transform a space and user experience <input type="checkbox"/> Ability to create artwork for the potential location(s) indicated in this RFQ
Function/Technology	<ul style="list-style-type: none"> <input type="checkbox"/> Artist or artist team demonstrate ability to effectively assess the spatial and technical conditions of an architectural space and propose an integrated, easily maintainable, permanent artwork <input type="checkbox"/> Experience completing a prior artwork with a minimum budget of \$50,000 <input type="checkbox"/> Individual artist, collective or arts organization with experience designing and producing large-scale permanent civic art projects (minimum life span of 50 years) in partnership with government, a developer, or property-owner. <input type="checkbox"/> Individual artist, collective or arts organization with experience leading a community-engaged process to yield a civic artwork in consideration of residents and community-stakeholders’ themes, values, voice and interests. An engagement plan will be required at time of contract negotiation.
Process and Budget	<ul style="list-style-type: none"> <input type="checkbox"/> Artist or artist team demonstrate ability to execute project within project timeline <input type="checkbox"/> Artist to demonstrate the affordability of the project in preliminary budget and final budget before fabrication (refer to attached preliminary budget worksheet) <input type="checkbox"/> Artist or artist teams to demonstrate prior projects completed within budget projections <input type="checkbox"/> Artist or artist team to demonstrate ability to work with a multidisciplinary team, for example, government agencies, architects, and engineers

Only artists who meet these criteria should apply.

TO APPLY

Application materials must be received on or before **date and time** Pacific Standard Time. Any application materials received after the date and time specified above will be rejected and considered non-responsive and returned to the Artist unopened.

Submit the following materials:

1. Resume
 - Including name, mailing address, phone number(s), fax, email, and web page (if applicable)
 - Include a team bio if applying as an artist team. Resume should not exceed three (3) pages
2. A maximum one-page letter of interest, addressing:
 - Your artistic practice, your sources of inspiration, and your method for developing high quality, innovative, and timelessly meaningful artwork
 - Why this project interests you
3. In one page (maximum) address this additional information for **Commissioned Artwork** only:
 - Your demonstrated project approach when faced with restricted site conditions, strict technical constraints, and materials requirements, including specifications for size, strength, and engineering capacities such as (but not limited to) seismic regulations, wind load constraints, and signal interference
 - Artist teams (if applicable): your respective roles and history of collaboration
4. Up to 10 images of your relevant work (refer to Artist Selection Criteria)
 - Submit digital images in .JPEG format, PC compatible, no larger than 1920X1920 (do not zip or stuff your files). Each image must be unlocked and downloadable
 - Label each image with artist's last name, first name, and a two-digit number which corresponds to the annotated image list (example: JonesJane01, JonesJane02)
5. An annotated image list that indicates:
 - Title, date, medium, and dimensions
 - Artwork location
 - Brief project description (maximum 100 characters)
 - Project budget
 - Commissioning agency or client, and project manager (if applicable)
6. Three professional references, with title, phone, and email addresses included

SELECTION PROCESS

The Art Community Stakeholder Panel is recommended to be composed of **the following representatives: 3 ELA residents, 2 youth, 2 local art organizations, 2 local community-based organizations, 1 developer.**

The civic artist will be selected through a two phased process.

In the first phase, artists' responses to this RFQ will be evaluated anonymously by the Community Stakeholder Panel with facilitation by the Developer's Project Manager. Up to two finalists and one alternate will be shortlisted for the second phase.

During the second phase of the selection process, finalists will be invited to develop a conceptual design proposal and presentation to the Community Stakeholder Panel. The Panel reviews artist applications, conducts finalist interviews, selects the artists or artist teams and reviews the project from design development through artwork installation.

Artists should send images that can be understood by an audience that is not professionally versed in the arts.

Do not send art proposals in response to this RFQ.

3RD AND DANGLER PROJECT PUBLIC ART LOCATIONS



3RD & DANGLER 4639 • 4655 E. 3rd Street, Los Angeles, 90022
 National Community Renaissance
 logoweb.smith martin, inc. | www.tsminc.com | Project #190407.00 | May 5, 2020

PUBLIC ART LOCATIONS EXHIBIT



A-22

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DRAFT Pocket Park Plan for the Proposed 3rd and Dangler Affordable Housing Development

Contingent upon securing funding from the Affordable Housing and Sustainable Communities Program (AHSC), National Community Renaissance of California (National CORE) commits to designating the parcel number 5250-017-034 as an open green space for the enjoyment of the community. Although this parcel is privately owned, it will be publicly accessible.

Potential Uses for the Open Green Space

The green space is intended to increase the quality of life for the surrounding community by providing a welcoming outdoor area for intergenerational uses. The options below present a menu of opportunities to utilize this space for and are not limited to its potential use:

- Pocket park
- Community garden
- Dog park
- Tot lot playground
- Community edible garden
- Outdoor fitness area

Selection Process

To guide National CORE in designating a specific use for the site, a group of 5-10 community stakeholders would be comprised to provide input and support in designing the use of the space. This committee would be selected no later than 60 days after AHSC funds are secured.

- Identify community stakeholders to meet as designated liaisons, i.e. Prevention Institute, Inncity Struggle, From Lot to Spot, LA Conservation Corp, The Wellness Center and residents, youth, senior, persons with mobility challenges, etc.
- Develop a neighborhood level survey to disseminate to at least 50-100 local residents
- Agree to an engagement process in the conceptual design phase to include concept development, community engagement and listening session, community participation in material selection and implementation phase.

Planning Process

Planning for this small green space should take a 'needs based' approach, considering the sociodemographic and spatial characteristics of the area surrounding this affordable housing development. A needs-assessment for planning requires that greenspace should be provided according to needs of the future residents of the housing development and those living in the surrounding neighborhood, as well as meeting the ecological functions and environmental conditions of this portion of unincorporated East Los Angeles which is surrounded by multiple freeways and over concentrations of polluting or hazardous land uses.

A needs-based approach to park planning takes into consideration not only the absolute number of people within the target geographic area, but importantly accounts for:

- Socio-demographic composition
- Leisure and recreation preferences and those of various sub-groups within population
- Type and number of facilities required to serve those needs
- Considerations should also reflect projected residential densities

- Needs based assessment is necessarily based on analysis of census data and where possible on: detailed community surveys; participant observation; focus group research; ethnographic data; detailed assessments of existing parks; forecasts needs of future residents

Factors affecting park usage must also be taken into consideration in planning for this green space, in particular the universe of potential users and their distinguishing characteristics including but not necessarily limited to: age; sex; race/ethnicity; educational levels; income; disability; fitness levels; home ownership status; household composition; etc.

Usage is also associated with the physical characteristics of parks, gardens, and playgrounds and the neighborhoods within which they are located. Older adults, people of color, women and low-income families—groups most impacted by park inequities and related health disparities—are more likely to be infrequent or non-users of parks. Lack of park space, park activities, programming and staff in low-income communities of color offer some understanding of the non-use of parks among these groups. Perceived and actual safety issues provide additional explanations for non-use. Cultural factors also impact how people use parks, often in ways that are different than the dominant culture.

Resident Engagement, Participation and Collaboration

Deep and inclusive resident engagement, participation and collaboration should be advanced throughout the process of envisioning, building and managing this green space. An experienced park development organization should be contracted to work closely with community members to identify neighborhood needs and train volunteers to spearhead planning, development and maintenance. Ideally, a volunteer park management group would be formed to develop leaders who will advocate for the project. Successful urban parks depend on a community's sense of ownership.

Neighbors living near the new housing development should have the opportunity to voice concerns and share ideas on improving their environment through a community design process, collaborate on design schemes and come together to build this green space and determine programming for the site. The park development team would collaborate with local schools, community groups, nonprofits and service providers in the community to participate in the project. Whether the goal is to grow healthy fresh foods, provide senior focused activities or simply create a place of joy and beauty, this project should respond directly to community needs.

The park development organization should be experienced in creating small, accessible parks and gardens in Los Angeles' underserved neighborhoods and have the cultural competency to carry out tasks associated with building capacity among residents who would potentially participate in the development and management of these facilities. The organization would be experienced in developing the kinds of green space that provide the most benefit to low-income, under-served communities – in particular, small neighborhood parks and gardens - providing the target audience a range of health benefits, including lowering levels of self-reported stress as well as facilities that help reduce the likelihood of violence by providing a safe place for community members to socialize and play. The team would also have a deep understanding of the types of green spaces that can provide important environmental benefits to neighborhoods overburdened by toxic industries.

To summarize, the key activities of the park development organization selected for this project include:

1. Organize: Staff works closely with community members to identify needs and train volunteers to spearhead planning, development and maintenance. A park management group is formed to develop leaders.
2. Involve: A successful urban park or garden depends on a community's sense of ownership. Neighbors voice concerns and share ideas on improving their environment at community meetings.
3. Apply for Funding: To develop the community planned and designed concept, funding shall be identified.
4. Design & Build: With goals such as growing healthy fresh foods, providing after-school or senior focused activities and creating a place of respite, the project responds directly to a community's needs. Residents collaborate on design schemes and help build their park/garden.
5. Program: Interesting, informative programming is key to a project's longevity. Facilities keep busy calendars based on what residents feel would be beneficial.
6. Manage: Set up a management approach that includes a structure that ensures long-term community involvement, proper maintenance, security and stewardship.

Key Experts:

Park development in low-income communities of color

From Lot to Spot

Viviana Franco

viviana@fromlottospot.org

310-780-5461

Senior-focused park design

Anastasia Loukaitou-Siderus

UCLA Luskin School of Public Affairs

310-794-9305

sideris@ucla.edu

Seeds of Hope

Tim Alderson

Executive Director

Episcopal Diocese of Los Angeles

840 Echo Park Ave., Los Angeles, CA 90026

213-482-2040 ext 235 • 213-700-3781 mobile

talderson@ladiocese.org

<http://seedsofhope.ladiocese.org>

Deliverables

- Create a 3rd and Dangler open space committee
- Contract an experienced, culturally competent park development organization
- Broad and inclusive community engagement
- Community survey and/or other relevant needs assessment methodologies
- Develop a Concept Design through community engagement strategy and community survey process

- Consider a design build model involving community residents or through the park development organization for the build out of the park.
- Develop long-term and sustainable programming, security, and maintenance plans.

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Hope Through Housing Foundation Community Center Plan for 3rd & Dangler

For the past 22 years, the Hope Through Housing Foundation (HTHF) has been dedicated to breaking the generational cycle of poverty by empowering residents through a powerful place-based model. By delivering an array of quality health and social services to low-income residents within National CORE affordable housing communities, HTHF impacts the lives and futures of thousands of children, adults, and seniors each year.

At 3rd & Dangler, we look forward to building a customized mix of services and programs aimed at empowering and lifting up residents from throughout the community and surrounding neighborhoods. Exact services will be determined through an engagement partnership with local CBOs. HTHF will deliver services through a combination of direct programming and strategic partnerships with a network of nonprofits, governmental entities, and businesses. HTHF will rely on a professional Services Coordinator who will be responsible for providing a rich mix of health and social service resource coordination and activities within the 3rd & Dangler Community Center. HTHF typically focuses on four primary goals:

(1) ***Preparing At-Risk Youth for Future Self-Sufficiency*** through family-centered engagement. Offered to residents and the greater community, our youth programming offers children's education, promotes social-emotional competence, and youth academic success. Potential activities may include homework help, character development, exercise, nutrition education, and college/career exposure.

(2) ***Supporting Families in achieving Economic Mobility*** by improving financial and social well-being. Through a combination of group workshops and one-on-one financial coaching, HTHF helps residents make the most of limited income, increase earning potential and employment status, and begin regular habits of saving and building assets through financial literacy, benefits access, workforce development, and homeownership education. Training topics often include banking basics, money management, credit, savings, and first-time homeownership. Demonstrated outcomes including increased income, decreased debt, improved credit scores, increased savings, and first-time homeownership.

(3) ***Supporting Health and Wellness*** Opportunities by encouraging better exercise and nutritional choices that lead to greater vibrancy and life expectancy. Services may include fitness classes, healthy cooking classes, health screenings, healthcare navigation, and other trainings on health issues relevant to residents.

(4) ***Individual Resident Assistance & Community Wellness Services*** will also be provided by our staff Service Coordinator. Resource connections may include healthcare access, nutritional food sufficiency programs, rental and housing assistance, utility assistance, transportation, financial supports, benefits access, and safety education. HTHF will also provide social events and/or neighborhood meetings to build community among residents and to identify neighborhood issues needing attention/advocacy.

HTHF's goal, with National CORE, is to *Transform Lives & Communities*. As a result of the deep connections with community and families in the work aforementioned, students are graduating from high school and becoming the first in their family to enter college; parents are building careers, financial capacity, and are becoming homeowners; and seniors are realizing a healthy, fulfilling life where they can thrive and live independently.

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Local Hire Action Plan for the Proposed 3rd and Dangler Affordable Housing Development

The following is an action plan which establishes a framework between National Community Renaissance of California (National CORE) and the Los Angeles County Workforce Development, Aging, and Community Services (WDACS) department for the construction phase of the 3rd and Dangler proposed affordable housing development (Project). Per the local hire requirements established by the Los Angeles County Development Authority (LACDA), National CORE will implement best efforts to reach a 30% local hire requirement and aspire to reach a 50% local hire threshold. A strong emphasis will be conducted to achieve these goals within a 2-mile radius under Tier 1 as defined under the LACDA Local Hire requirements. The Project will implement Davis Bacon prevailing wages.

To assist in meeting these goals, National CORE has partnered with WDACS to create the following task force to provide support and guidance:

Task Force Members:

- AJCC
- Boyle Heights Workforce Center
- Eastside Leads
- East Los Angeles College (ELAC)
- East LA Occupational Center / ELA Skills Center
- Jose Gardea, Urbanism Advisors
- Immersion Workforce LA
- Innercity Struggle
- MCS Career Group
- The Wellness Center
- Los Angeles Trade Tech College
- WDACS

Local Hire Action Plan Goals

The goals of the taskforce include establishing partnerships to leverage existing workforce development and job preparation programs that will train potential qualified candidates for the construction phase of 3rd and Dangler. In addition to aligning the training service providers to construction jobs and in order to render successful results, the Developer will provide a staff member to track compliance with local hire requirements and to be the main point of contact with the taskforce members, including coordination for needed services for workers. The goals also include local hire efforts for the expected permanent jobs. In addition, the task force will provide support in notifying the community and their networks to identify qualified workers prior to the hiring phase. National CORE will provide the task force with a list of available employment positions and desired qualifications.

The following are activities the taskforce in conjunction with the WDACS and National CORE, will be undertaking to notice the community and recruit local construction workers:

- Post in multiple social media sites (concentrated strategic postings)

- Provide job fair/local hiring signage (multiple locations, primarily focused in Tier 1 and 2-mile radius)
- Provide on-site hiring fairs
- Post job fair/local hiring postings (include DPSS and LACDA)
- Publish ads on local newspapers
- Publish local college(s) postings
- Share Job Postings with local DPSS Job Development Cluster and LACDA Public Housing Facility
- Local partnerships with other labor groups (grass root).

Pre-Construction Timeline

The timeline that follows outlines a schedule of phases leading up to the start of construction.

- Training Program Alignment 8 months before constructions begins
- Recruitment phase 5 months before constructions begins.
- Hiring Phase 3 months before construction begins.

Attached is sample 24-month construction schedule showing approximate timeframes of when the different trades will be employed.

Technical Service Providers

Below is a list of organizations who will be providing technical training to potential construction candidates and their respective certification timelines. See also the attached spreadsheet.

- Los Angeles Trade Tech College
 - LATTC offers diverse list of courses including welding gas, electric, plumbing, carpentry, architectural technology, and electrical construction and maintenance, which altogether can supplement courses needed for the construction phase of the 3rd and Dangler.
 - Number of potential candidates for construction phase by trade:
 - Certification timeline:
- ELA Skills Center / ELA Occupational Center
 - The ELASC/ELAOC offers a comprehensive curriculum, which provides training and/or apprenticeships for each trade available in the 3rd and Dangler proposed development except for Site Survey. Their curriculum currently offers: Apprenticeship preparation, Construction Worker 1, Construction Worker 2, Construction Worker 3, Plumbing 1, Plumbing 2, Electrician 4, which covers every trade from site concrete, masonry, electrical, to carpentry.
 - Number of potential candidates for construction phase by trade:
Certification timeline: Students completing Construction 1 and 2 courses can engage in entry-level construction employment positions. These courses are not offered by cohort, which increases flexibility in the number of candidates who may be available upon the start of construction.
- America's Job Centers
 - AJCC provides training and supportive services including clothing, tools, and transportation assistance on a case by basis to assist individuals prepare for

employment. Depending on the needs of the individual, the costs associated with County-approved professional trainings and/or coursework may be covered by AJCC.

- East LA College
 - Services or curriculum currently offered:
 - Number of potential candidates for construction phase by trade:
 - Certification timeline:

- Women in Non-Traditional Employment Roles (WINTER)
 - Services or curriculum currently offered:
 - Number of potential candidates for construction phase by trade:
 - Certification timeline:

Post Construction Job Opportunities

The development may also provide several non-construction related positions in property management, maintenance, case management and supportive services and may include the following:

- 1 full-time property manager
- 2 part-time leasing agents
- 1 full-time maintenance technician
- 1 full-time case manager
- 1 part-time service coordinator

The final number of permanent jobs will be determined by the availability of funds.

Economic Mobility

In an effort to provide residents economic mobility resources to improve their financial and social well-being, National CORE, in conjunction with its sister nonprofit partner, Hope Through Housing Foundation (HTHF), will provide onsite supportive services and workshops. Those include a combination of group workshops and one-on-one financial coaching to help residents make the most of limited income, increase earning potential and employment status, and begin regular habits of saving and building assets through financial literacy. Other workshops such as benefits access, workforce development, and homeownership education may also be provided. Training topics often include banking basics, money management, credit, savings, and first-time homeownership. Demonstrated outcomes usually include increased income, decreased debt, improved credit scores, increased savings, and first-time homeownership.

In addition to programming provided by Hope through Housing Foundation, the part-time onsite service coordinator may work to welcome connections with the surrounding community to supplement onsite services with local partners. This strategy is a key component of National CORE and Hope Through Housing's goal to maintain the quality and integrity of our joint efforts to oversee and provide onsite services.

Furthermore, the service coordinator may:

- Supplement needed services with surrounding partners

- Oversee programs to ensure quality
- Manage a calendar of events to avoid scheduling conflicts
- Protect National CORE and Hope Through Housing assets by overseeing onsite programming activities
- Connect directly with residents to identify service needs

Deliverables

- Construction Jobs Alignment Spreadsheet
- Report summarizing the local hire goals achieved for both Construction and Permanent Jobs
- Service Plan that identifies Capacity Building Partners/Programs at the Community Space/Technology lab available to housing residents and the surrounding community members by collaborating with community partners.
- Quarterly presentation on Local and Target hire progress at the Health Innovation Community Partnership (HICP)

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3rd and Dangler Family Affordable Housing					Training	
Trade	Max # Tradesmen	Expected Start Date	Experienced or Trainee	Skill Set	ELAOC/ELASC	LATTC
Erosion Control	4				Apprenticeship Preparation	
Site Survey	4					
Grading	9				Apprenticeship Preparation	
Underground Pipeline	8				Apprenticeship Preparation	Welding Gas and Electric
Underground Conduit	7				Electrician 4	Electrical Construction and Maintenance
Site Concrete	11				Construction Worker 1	
Paving	6				Construction Worker 1	
Plumbing	14				Plumbing 1	Plumbing
Structural Concrete	28				Construction Worker 1	
Waterproofing	6				Plumbing 2	Plumbing
Structural Steel	8				Construction Worker 1	
Masonry	8				Construction Worker 1	
Rough Carpentry	25				Construction Worker 1	Carpentry
Electrical	14				Electrician 4	Electrical Construction and Maintenance
Mechanical	11				Apprenticeship Preparation	Architectural Technology
Fire Sprinklers	7				Apprenticeship Preparation	
Low Voltage	4				Construction Worker 3	Electrical Construction and Maintenance
Insulation	10				Construction Worker 1	
Drywall	14				Construction Worker 2	
Stucco	20				Construction Worker 3	
Roofing	9				Construction Worker 3	
Sheet Metal	6				Apprenticeship Preparation	
Landscaping	18				Apprenticeship Preparation	
Finish Carpentry	9				Construction Worker 3	Carpentry
Cabinetry	6				Construction Worker 3	Carpentry
Painting	14				Construction Worker 3	
Storefront Glazing	4				Apprenticeship Preparation	
Flooring	8				Apprenticeship Preparation	
Elevator Installation	4				Apprenticeship Preparation	

Note: these numbers reflect an estimate of the total number of workers over the 24 month construction period. Daily totals will vary from 5 and up to 30 based on the construction schedule.