

# Health Innovation Community Partnership

## July 10, 2020 Meeting Summary

**Attendees Registered for Zoom Meeting (85 total):** Pamela Agustín, Pilar Alatorre, Monica Alcaraz, Heather Anderson, Carolina Aristizabal, Manuel Bernal, Greg Bonett, Susana Bonis, Maria Brenes, Lou Calanche, Christina Cárdenas, Juan Carmen, Melina Castelan, Ismael Castro, Connie Castro, Teresa Cortes, Katie Cox, Vani Dandillaya, Yolanda Duarte-White, Vivian Escalante, Martha Escandon, Zac Flores, Jazmin Flores, Eliza Fraga, David Galaviz, José Gardea, Veta Gashgai, Alicia Godinez, Natalie Godinez, Lorena Gomez, Cynthia Gonzalez, Jorge Gonzalez, Ari Gutierrez Arambula, Heather Hays, Ernesto Hidalgo, Eduardo Ibarra, Cindy Ionita, Daniel Jimenez, Lynn Katano, Wendy Knight, Yvette León, Dalila Lopez, Ozzie Lopez, Li Luan, Dulce Martinez, Brenda Martinez, Dulce Martinez, Ivan Matthews, Juana Mena, Yesenia Mendoza, Andrew Moey, Teresa Nuno, Anthony Nyivih, Gloria Ocampo, Jose Orozco Pelico, Steven Ortega, Paul Peninger, Henry Perez, Kelly Quinn, Alicia Ramos, Cristina Ranches, Iris Anna Regn, Martin Reyes, Ruth Rivera, Ruby Rivera, Diego Rodrigues, Melissa Rodriguez, Tiffany Romo, Roberto Roque, Bianca Rosales, Sister Jane Rudolph, Rosalind Sagara, Ayala Scott, Edgar Solis, Maribel Soria, Rosa Soto, Bea Stotzer, Victoria Torres, Benjamin Torres, Juliana Vidal, Alex Villalobos, Deanna Weber, Brenda Wiewel, Beatriz Zaragoza.

Agenda Item	Discussion Highlights
<b>I. Meeting Opening &amp; Arrivals</b>	<ul style="list-style-type: none"> <li>● <b>Heather Hays</b> welcomed the group to the Zoom meeting and reviewed the agenda. They led a brief Zoom webinar orientation, including how to ask questions using chat or audio and how to access Spanish-English interpretation.</li> <li>● The <a href="#">Meeting Agenda</a>, <a href="#">Presentation</a>, the <a href="#">list of Affordable Housing panelists</a>, and the <a href="#">Inclusionary Housing Ordinance Letter</a> in the affordable housing panel were provided in an email to participants.</li> </ul>
<b>II. Affordable Housing and Community Benefits Panel</b>	<p><a href="#">Affordable Housing and Community Benefits Panel</a> - Hosted by HICP, Office of Supervisor Hilda L. Solis, and LA County CEO's Office</p> <p><b>Introductions</b></p> <ul style="list-style-type: none"> <li>● The moderator and panelists introduced themselves.               <ul style="list-style-type: none"> <li>○ Ozzie Lopez (Moderator), President, LA City Affordable Housing Commission</li> <li>○ Beatriz Olvera Stotzer, New Economics for Women</li> <li>○ Manuel Bernal, East LA Community Corporation</li> <li>○ Paul Peninger, AECOM</li> </ul> </li> </ul> <p><b>Ozzie Lopez:</b> What is your background and experiences working in affordable housing?</p> <ul style="list-style-type: none"> <li>● <b>Beatriz Olvera Stotzer:</b> <ul style="list-style-type: none"> <li>○ I was raised in Boyle Heights in El Ollo. I am a co-founder of New Economics for Women (NEW) to change the generational aspect of poverty by creating assets and wealth for women and their families.</li> <li>○ After about 30 years, we have been able to prove how service-enriched housing can help families get out of poverty. We were among the first organizations to provide social services and childcare on-site, and to build four- and five-bedroom affordable housing units.</li> </ul> </li> </ul>

- **Manuel Bernal:**
  - I have been involved in community development and the Eastside for 33 years, and am a founding board member and the current president of East LA Community Corporation (ELACC).
  - ELACC has been around for 25 years and has engaged in numerous affordable housing projects and community organizing in Boyle Heights and unincorporated East LA.
- **Paul Peninger:**
  - I am an urban economist and planner, and have been working in affordable housing developments since 1996. Having worked as a tenants’ rights advocate, I came to see that working on the project development side of affordable housing was a more meaningful way to advance social justice and community development than as a legal advocate.
  - I have been working as part of the AECOM team working with the County on the General Hospital Feasibility Study and participating in several previous HICP meetings.
- **Ozzie Lopez: What have been some of the successful affordable housing development projects you have been involved with?**
  - **Bea Stotzer:**
    - Our first project was Casa Loma in the early 1990s. It was unique in that we did a lot of focus groups with women living within 2-5 blocks of the development, gathering in people’s kitchens at night when they could talk, to get their ideas for the design.
      - We learned a lot from the focus groups. The first concept from the architect was for townhomes, but we quickly learned from the focus groups that as housekeepers, they didn’t want to go up and down the stairs. They wanted a kitchen separate from the living room so they could help their kids study without being distracted by television. They did not want walk-in closets because they could be converted into a small bedroom, because they didn’t want to be obligated to bring in additional family members.
      - Families with many children needed more than three bedrooms, and we were one of the first in the country to build four-bedroom units -- they asked us how to set the rents for a four-bedroom. We were the first to build childcare on site, and offices for social services and a computer lab instead of just property management.
    - Another example several years later is Tierra del Sol, an award-winning project nationally and locally.
      - We built 119 units of affordable housing on a five-acre site, as well as an elementary charter school and a community center in ten years. The project cost \$57 million.
      - We did door-to-door canvassing in the neighborhood to find out the community’s unmet needs, and one was a gym. There were no recreational facilities in a five-mile radius. We designed the school with a full course gym as a very integrative space.
      - We also learned from the needs assessment that there were a lot of multigenerational families including grandparents, so we build 5-bedroom units in one wing of the theater. So, you can get an idea of how unique that was, the state couldn’t figure out how to set the

rents for a five-bedroom to make them low enough for a family making less than 60% AMI to afford.

- At Teatro del Sol and all of our projects, we provide services focused on building assets and wealth, including homeownership, business development, entrepreneurship, and others. In the first ten years, we were able to build over \$11 million in assets for the families. So, when they moved out, they could own a home. We also created over 130 jobs.

○ **Manuel Bernal:**

- I want to speak to the issue of Area Median Income (AMI) that Bea mentioned. Most funding sources in our industry calculate affordability as a percentage of AMI. AMI is a national-level matrix, but it really has no relevance to community-level needs. In order for these types of developments to be successful, it takes a developer who is in tune with those needs who can turn that formula around and then fight their way through the funding process to make sure that these projects address the needs of the community we're trying to serve.
- This work is complicated, and gets more complicated every year due to new regulations. These projects can take 3-5 years to assemble, so it's a long arduous process that can be derailed along the way, away from serving the community's specific needs. It is important to keep the community's perspective as a guiding light, and to have someone on board who can guide that through.

○ **Paul Peninger:**

- AECOM is primarily working as advisors to local government agencies on plans and policies around affordable housing. I also personally previously worked in affordable housing development on the finance side.
- I don't have much to add to what Manuel has said. Affordable housing is complex, and the way that the federal government and the state government issued regulations and guidelines around AMI levels, and financing requirements don't always easily line up with what local communities need.
- One successful model that I've worked in my career is where you have either a private developer or a large regional nonprofit developer that can partner with a local agency or local development group to make sure that, as projects move forward, that you have that community perspective, all the way through.
- This helps to ground development projects in community priorities even as government regulations change, but also it helps the developer team to gain approvals more easily and cut down timeframes and development projects. The timing is often one of the things that cost projects the most financially. As Manuel said, it's really important to have the community perspective and to have people who are experienced in doing these projects and know how to be creative about getting things done.

- **Ozzie Lopez: Something that makes the Health Innovation Community Partnership unique is that it emphasizes the importance of involving community stakeholders. How do you approach your work to involve community stakeholders, and how do you work with them collectively to develop a successful project?**

○ **Manuel Bernal:**

- When we were first building ELACC, we debated whether our development would be driven by housing development opportunities (such as vacant lots, available buildings, or funding sources), or by community development. We realized that we were going to be driven by both: sometimes there would be a clear opportunity to develop funding, and at the same time we're going to have a community network and they will tell us what the priorities are. We have a very unique organization where community organizing and affordable housing development coexist in the same house, and we manage the natural tensions that come between the two.
- As we have grown, there have been times where there is a lot of money available in one area, or there are buildings falling apart. When Metro sites became available in Boyle Heights, ELACC has been able to capture those and build a coalition to create a vision along with the community to get the developments going.
- Other times, it has been the opposite. The Boyle Hotel was an iconic building in the neighborhood that had served the community, and many of the mariachis lived there because of Mariachi Plaza across the street. It was in increasing need of repair, and we were called in to ensure that the improvements happened with the coalition of mariachis in mind, so that they were given right of first refusal. So, it requires this combined vision.

○ **Bea Stotzer:**

- We were developing a project across the street from Mariachi Plaza--it was Santa Cecilia--where we did focus groups, a lot of outreach, and a lot of community meetings. When it went up, because of our standards of design, there was a lot of critique saying we were gentrifying the community. Not everyone understood that even though it was a very beautiful building, it was affordable housing. From a community perspective, they did not want it to look like "the projects." So, you have to listen to the aesthetics people want, and what is culturally important about that space. It is a balancing act.
- Another tension is that many of our residents have to move out because they make too much money and do not qualify anymore. When you're in affordable housing, you have to income-certify every year. We realized we need to build housing not only for 60% AMI, which is a family of four making \$58,000 a year. That means that both parents need to make less than \$17 an hour to qualify for affordable housing. This is very frustrating for working families that have to make at least \$60-\$70,000 to afford a two-bedroom apartment in Los Angeles nowadays.
  - On the other hand, we also want to serve seniors on Social Security, or families making less than \$900 per month. The only way to ensure they can continue to live in the neighborhood is to try to get their units subsidized.
  - Because of this, we're working towards trying to create projects that have a mixed income balance. We're working with Metro to develop close to 300 units of affordable housing, with some units that will not be subsidized that will go up to 120%-130% of AMI. This would allow large families making \$60-\$80,000 per year to stay in place and not have to do the

income certification every year, while still having subsidized units for very low income families. It's a very complex process to meet the needs of a mixed income community.

- Another challenge with community engagement is that it costs \$600,000- \$680,000 per unit to build affordable housing. It's getting harder and harder every year to be able to get enough subsidies in order to bring down that cost, so that working families can stay in the neighborhood
- **Manuel Bernal:**
  - Of all the complexities of affordable housing, what Bea mentioned about income targeting is the core, complex issue that needs to be balanced.
    - On one hand, you have a larger community and dedicated advocates that want to target the lowest income bracket.
    - As developers, we would have to assemble an enormous amount of public money to make that happen, and we would also have to figure out how to finance operating expenses so we do not turn into slumlords.
    - Furthermore, as tenants increase their income, they become disqualified so they have to move someplace else, which is a hardship on them.
    - Balancing the mix of very low, low, and medium low percentages of AMI is a key complexity for a community-based organization to address and finance a project.
- **Ozzie Lopez: Paul, based on the work that AECOM has done, what can be done to increase the subsidy to assist families that are in need of affordable housing units today, as well as to determine whether we develop affordable housing units in the future? There is a question in the chat about why a single unit costs \$660,000 dollars. Why is it that the community that is struggling the most is impacted?**
  - **Paul Peninger:**
    - I think the best practice that we've seen nationally and internationally, is that rather than trying to generate community support around a single project, to instead get a coalition of groups or stakeholders around a broader mission in a particular neighborhood. In East LA, Oakland, or San Juan, Puerto Rico--or anywhere you're working in the world that has tremendous development and affordable housing needs--it can help affordable housing developers finance the project if you're not just concentrating on one specific development but on the neighborhood as a whole.
      - There has always been this critique that affordable housing is more expensive to build than market-rate housing. But since the 1990s, in-depth studies on affordable housing as an industry in California show this is rarely the case on a per-square-foot or per-bedroom basis.
      - What we do find is that affordable housing projects have higher soft costs--meaning entitlement cost, costs of putting together financing, costs of addressing regulatory burdens and community engagement--than other developments.
      - That's important because it takes so long to assemble the financing, and also to address community concerns. We can streamline that part of it by working to generate community consensus or buy-in around what's needed and what is going to be supported on a neighborhood basis, rather than a project-by-project basis.

○ **Bea Stotzer:**

- In Los Angeles, the cost of \$680,000 per unit, at least 30% of that cost is land. City fees are another 20%.
- The soft costs in timing are really important. With a project like Tierra del Sol -- a new development on a vacant lot where you are not displacing anyone -- there was a lot of misinformation about what was going to be there. It takes a long time to have a dialogue so community members are informed and can feel comfortable moving ahead with the project.
- An important thing to keep in mind is that these kinds of affordable housing projects can also provide good paying jobs that can prevent displacement, such as construction jobs.
- It is very complex, and we all need to be in it for the right end result. It's not just one answer, it could be a variety of answers, in order to have a better quality of life for everyone.

**Questions and Comments from CESC Attendees as recorded through Zoom Chat:**

- **Heather Hays** read aloud questions from the chat:

○ **[From Vivian Escalante]: Why is Boyle Heights the focus of low income housing when there is so much more space available in other communities with plenty of land for use?**

- **Bea Stotzer:** I don't see Boyle Heights as having a lot of affordable housing projects. Paul?

■ **Paul Peninger:**

- It's such a good and complex question. When we looked where affordable housing has been built in the past ten years in Los Angeles, there hasn't been a lot of housing targeted to special needs populations, low income seniors, and people transitioning from homelessness in Boyle Heights or in the surrounding neighborhoods, compared to other places such as Central and South Los Angeles.
- This is the key question in affordable housing and community development right now. One school of thought says we should be directing planning and development to high opportunity neighborhoods, meaning places with a lot of social services, jobs, good schools, and good infrastructure. Why not direct affordable housing resources to higher income, opportunity-rich neighborhoods in other parts of LA? There are definitely advocates in other parts of the country that are pushing in state and local committee development organizations to direct funding in this way.
- The other school of thought says that affordable housing is one of the most important anti-displacement strategies, the community groups have. When you build an affordable housing unit, you have a resource that is generally 50 to 99 years and sometimes in perpetuity available to that neighborhood to provide stability to low income households, so that people can have a place in the community and stay there.
- I think that the answer probably is that we need both. You need affordable housing in Beverly Hills and in Santa Monica, and we also need to be investing in Boyle Heights, and El Sereno, and in all the parts of East Los Angeles. At the federal, state, and local levels

nationally, that is probably the most important question that we're grappling with right now: how to get that balance right.

○ **[From Vivian Escalante]: How are architectural elements considered to keep a community looking like an integration of the community character and history through affordable housing design? And it could be a reflection of culture back into the space?**

○ **[From Ari Gutierrez Arambula]: How do we move people from affordable housing to homeownership? Is that part of the continuum of affordable housing development?**

■ **Bea Stotzer:** When a family is interested in homeownership, they go through one of our courses on how the mind works. The class helps to have clarity on what you value, what you want to invest in, what you're willing to give up, and how long it will take to have a down payment and savings to qualify. It is an 8-hour workshop followed by several counseling sessions, and ELACC provides homeownership counseling as well. We also provide a list of banks that are willing to assist a family with their down payment assistance programs. We also build single family homes and acquire homes in order to rehab them in order to sell them as affordably as we can, and we get subsidies for new homeowners as well.

■ **Manuel Bernal:** Even with counseling and down payment assistance, there is a huge gap between what people can afford and the and the price of a home in Boyle Heights or LA overall. The bottom line for many of our families is that if they want to buy a home, they will either have to go outside of LA County, or they will need to find ways to generate more income (which may put them out of affordable housing, but they may decide it is a better thing for their family.)

● **Heather Hays** invited attendees to "raise their hand" via Zoom and she called on those to ask their question of the panel:

● **Alex Villalobos: What solutions can we come up with in providing affordable housing when by law we can't dedicate housing to any given community? If there is an affordable housing development coming up, and there are people adjacent to it at risk of displacement, how can we ensure it helps them stay in place if we cannot target them directly?**

○ **Paul Peninger:**

■ The issue is that when you're building housing, as a developer or property owner, you have to still adhere to fair housing, which means that you can't discriminate against qualified applicants who may be coming from out of the neighborhood.

■ What we've seen that works in other communities nationally is groups that are integrated into the local community can affirmatively market to neighbors, to do really directed marketing and outreach to individuals and households in neighborhoods that are the intended beneficiaries of a given investment. Robust community engagement leads into robust targeted marketing that still complies with fair housing standards and rules.

- For example, I've been involved with efforts to build housing directed to LGBTQ seniors for 25 years, and we've figured out a way to market to that population without discriminating against other low-income seniors who still qualify for those units.
- **Juana Mena [in Spanish]: How do you address the needs of people who are undocumented and very low income? I hear you speaking more about displacement and gentrification, but as a resident, I see a community that is unprotected.**
  - **Manuel Bernal** translated the question to English.
  - **Manuel Bernal:**
    - This is a complex industry with many obstacles. One of these is that some funding sources don't have a requirement for citizenship or legal status, but there are many others that do. In some cases, we are able to navigate out of those requirements, and other times we can't.
    - For example, someone in the chat asked about building affordable housing for people who are homeless. We as developers can build housing for people who are homeless, but many do not have a steady income, so those projects require a subsidy. If the subsidy comes from the federal government, it has requirements for legal status, so we then could not serve homeless people that don't have legal status.
    - The complexity of this industry is contradictory and not aligned with community needs, which makes it difficult and frustrating at times.
- **Veta Gashgai: I live in Boyle Heights and I have a lot of homeless neighbors. We need to help them get housing. Housing for people who are undocumented or who are very low income, all of these issues are connected. We need to use our state and city resources to build affordable housing at a higher rate... If anyone can help us convince the Sears Tower developer to turn that into housing for the homeless with wraparound services, similar to the USC Hospital development's Restorative Care Village. I think that model would also be great for the Sears Tower and also for the Lincoln Hospital.**

**Closing Comments from the Panel**

- **Paul Peninger:**
  - Owning land is really critical for the community. Community land trusts and other community-based organizations that control land assets--that don't come from the federal government with these strings attached-- can help provide housing to people without formal documentation or housing at mixed incomes to meet community needs.
  - We also need to create more state, regional and local funding sources that are dedicated funding sources, not just for upfront capital costs but ongoing operating costs.
  - We are a wealthy society, and LA is a relatively prosperous region even despite the COVID crisis. So, there are ways to generate capital sources and ongoing operating sources that are not dependent on the federal government, and thus have more flexibility for local communities. I think that's really key. And something



that could potentially address a lot of the concerns that we've heard. So, thank you very much for including me.

- **Manuel Bernal:**

- Although affordable housing is really complex, if we can take a step back as a community to dream a little bit but work really hard, I would say there are two efforts that can really result in a better way for building affordable housing in Boyle Heights:
  - Take control of a local funding source. There are opportunities to generate a lot of income that can be targeted to affordable housing, such as the redevelopment of the USC Medical Center. This generates income that the community can control without a lot of the complications and strings attached.
  - The second effort is to find a way to streamline the process, as Paul was describing earlier, to help the community set up parameters for developers to operate according to a set of criteria, instead of going project by project.

- **Bea Stotzer:**

- Given what Manuel and Paul talked about, it will require a mixed income approach. We need to have the ability for families to move up economically as their incomes increase and stay in this vibrant community. It takes all incomes to make a community thrive. We need to come up with alternatives to help house everyone.
- Above all, I'm hoping that women and children always come first, because families are traumatized when we don't deal with taking care of our children.

- **Ozzie Lopez:**

- Thank you very much, Bea, Manuel, and Paul for sharing your insights, your approach to developing affordable housing units, and the seriousness of the work that goes into creating equity in our communities.
- To close, there is a quote I would like to share: "Housing is a human right. There can be no fairness or justice in a society in which some live in homelessness, or in the shadow of that risk, while others can't even imagine it. That is an unfortunate reality for many members in our communities."
- What I can share with the group that's with us today is that we are all taxpayers, and we have to hold our representatives accountable, and we need to push for legislation to change the way that affordable housing is. That's where we have to take our fight.
- Thank you very much to Heather in the group for allowing me to moderate the panel today.

**Affordable Housing Panel Poll:**

- A Zoom poll was circulated asking, "Would you be interested in a second panel discussion on Affordable Housing? / ¿Estaría interesado en un segundo panel de discusión sobre Vivienda Asequible?"
  - 34 out of 37 respondents answered "Yes/ Sí"
  - 3 respondents answered "No"

**Additional Questions and Comments Recorded in the Chat (edited for length):**

- **Juana Mena** asked about affordable housing options for people with unstable incomes in mixed-status families. She pointed out that there are single-income households that make well below the target income who still do not qualify. <sup>[P]</sup><sub>[SEP]</sub>
- **Brenda Martinez** questioned how many mariachis are still living in the Boyle Hotel and suggested conducting research to find out, and to assess the current affordability of apartments in the Hotel. **Veta Gashgai** said that these apartments were rented for \$700-\$900 for a one-bedroom.
- **Veta Gashgai** proposed that income targets should be based on minimum wage rather than AMI. Veta also said that La Veranda was a great model for both affordability and wraparound services.
- **Veta Gashgai** expressed concern that the \$680,000 cost per unit of affordable housing was inflated due to bureaucracy. **Brenda Martinez** asked how much of the \$680,000 cost per unit of affordable housing was covered by city funding.
- **Vivian Escalante** suggested that affordable housing priorities include more single units for single adults and for transitional living, as well as more options for working class residents, seniors, and returning students. Vivian also suggested the renovation and historic preservation of properties for homeownership, noting that the property on the 300 block of Fickett could be restored instead of converted into a city park, since there is a pocket park planned across the street.
- **Monica Alcaraz**, in response to Bea Stotzer, pointed out that housing developments on vacant lots can still lead to displacement indirectly through effects of investment.
- **Brenda Martinez** proposed advocating for luxury apartment buildings in DTLA to convert more units into affordable housing.
- **Brenda Martinez** and **Veta Gashgai** expressed concern about ELACC’s contract with Verizon and telecommunications companies, including health risks for residents living near the proposed cell towers. Brenda requested that ELACC engage further with residents near La Casa del Mexicano and respond to community concerns.
- **Vivian Escalante** suggested developing bungalows with yards instead of apartments for family housing. **Natalie Godinez** agreed, suggesting townhouses as well and noting that “it is very difficult to live as a family in apartments with no outdoor space. <sup>[P]</sup><sub>[SEP]</sub>”
- Adding to the question Heather read aloud about the large numbers of affordable housing developments in Boyle Heights, **Vivian Escalante** named several projects including “ELACC Evergreen & First Street, ELACC First St & Soto, Boyle and First Street (on all 3 covers), Abode Fickett and Cesar Chavez, Abode Soto and Cesar Chavez.” Vivian pointed out that Boyle Heights has “much more than our surrounding communities.” **Juana Mena** wondered if the large numbers of affordable housing developments in Boyle Heights are due to the neighborhood having among the most vulnerable communities.
- **Brenda Martinez** asked how homeless families can apply for affordable housing. **Monica Alcaraz** responded, <sup>[P]</sup><sub>[SEP]</sub>“You can submit a homeless outreach referral to LA-HOP.org and get an outreach team to help individuals who are homeless.”

	<ul style="list-style-type: none"> <li>● <b>Pamela Agustín</b> asked what steps each panelist's organizations are taking to address the needs of families losing income due to COVID-19, including how they are handling urgent re-certifications for section 8 tenants.</li> <li>● <b>Ari Gutierrez Arambula</b> proposed engaging Kevin de León on the development recommendations brought up during the panel and chat.</li> <li>● <b>Henry Perez</b> suggested that a future panel include affordable housing policy panelists, not just developers.</li> </ul>
<b>II. LAC+USC Medical Center Update</b>	<p><b>LAC+USC Medical Center/COVID-19 - Jorge Orozco (LAC+USC Medical Center)</b></p> <ul style="list-style-type: none"> <li>● <b>Hospitalizations</b> <ul style="list-style-type: none"> <li>○ The Medical Center is dealing with a sharp increase in COVID-19 cases since the reopening of businesses began.</li> <li>○ Currently, 111 COVID-19 patients are hospitalized, which is the highest number since the pandemic began and a significant increase over the last two weeks</li> <li>○ The hospital's ICU beds are 96% occupied, and are close to exceeding capacity</li> <li>○ 934 COVID-19 patients have been discharged</li> </ul> </li> <li>● <b>Testing</b> <ul style="list-style-type: none"> <li>○ Testing remains a challenge, due to the limited availability of tests</li> <li>○ Community testing sites are not able to keep up with the growing demand for tests</li> <li>○ Increasing testing capacity will be an important factor going forward</li> </ul> </li> </ul> <p><b>Questions and Comments</b></p> <ul style="list-style-type: none"> <li>● <b>Questions were posed by attendees in the Zoom chat. Anna Parra and Heather Hays</b> read aloud questions from the chat: <ul style="list-style-type: none"> <li>○ [From <b>Monica Alcaraz</b>:] Are those all COVID clients in the ICU?<sup>[P]</sup><sub>[SEP]</sub> <ul style="list-style-type: none"> <li>■ <b>Jorge Orozco</b>: No. Forty of the 111 in our ICU are COVID positive.</li> </ul> </li> <li>○ [From <b>Ari Gutierrez Arambula</b>:] How sick does a COVID-19 patient need to be before they are cared for at the hospital?<sup>[P]</sup><sub>[SEP]</sub> You previously presented that you have set up a surge facility on the campus. Is that now being used? What is the plan for accommodating more?<sup>[P]</sup><sub>[SEP]</sub> <ul style="list-style-type: none"> <li>■ <b>Jorge Orozco</b>: <ul style="list-style-type: none"> <li>● To your first question: <ul style="list-style-type: none"> <li>○ We see many more patients who are COVID-positive in our emergency room on a daily basis. About half of those get admitted, and half of get sent home.</li> <li>○ Some of those who get sent home are having trouble breathing and need the support of oxygen, and we are able to issue them portable oxygen machines. We follow up with them on a daily basis with phone calls.</li> <li>○ For those who are admitted, the severity of illness really depends on the patient. This virus is not very well understood, and we are now seeing cardiac and GI manifestations rather than just effects on the respiratory system.</li> </ul> </li> </ul> </li> </ul> </li> </ul> </li> </ul>

- Because of the reopening, we are also seeing many more of the same kinds of patients that we used to see in the hospital, such as car accidents, victims of violence, strokes, and heart attacks. Because we test everyone who is admitted to our hospital, we find that many of them also have COVID, but that's not the reason they're in the hospital. If you just have COVID, you'd have to be pretty sick, and have certain symptoms that can't be handled at home.
- To your question about the surge facility:
  - Space is not our main challenge, and we have additional spaces allocated for a surge including tents that are set up.
  - Our challenge has been that we have had to close our emergency room to ambulance traffic because we don't have enough respiratory therapy staff to handle the ventilators and high flow nasal oxygen treatments. We do not have the appropriate staff in order to be able to handle a surge with many more patients.
  - We are not yet in a crisis situation like Italy and New York, where nurses were running ventilators and neurologists were treating COVID patients. We want intensivists who know how to handle patients in the ICU.
- [From **Brenda Martinez:**] How do we open more testing centers?
  - **Jorge Orozco:**
    - The first issue is that the supply chain for testing is disrupted globally, and the whole world is competing for testing capabilities. It is not just the machines, but it's also the swabs to be able to collect the sample, and the kits that include the reagents to be able to run the sample. I wish I had the answer to that.
    - The other issue is in Los Angeles. Today we are doing more testing than we've ever done in the city of Los Angeles or in the county of Los Angeles, yet it's not enough for the population. The ability to ramp that up takes funding, and these test centers take significant resources to run. Incidentally, we were asked to run a testing center in the city of Bell for about three weeks in transition because a healthcare system that was running it dropped off because they weren't receiving any reimbursement. It does take significant resources, and we had six seven staff there on a daily basis.
- [From **Ari Gutierrez Arambula:**] Are COVID-19 positive patients sent home with more guidance/support than oxygen? That is, how will they manage not to infect the people with whom they live?<sup>[P]</sup><sub>[SEP]</sub>
  - **Jorge Orozco:** There is a full education that's given to them and their family before they leave the emergency room or our hospital. We have follow-up phone calls, by our case managers and clinicians to help them and answer any questions that they might have.
- [From **Yolanda Duarte-White:**] Is there protocol for network dialogue with local hospitals in order to achieve coordinated response?<sup>[P]</sup><sub>[SEP]</sub>?
  - **Jorge Orozco:** Yes. There are active efforts to coordinate care across Southern California.

- There are weekly calls by the Hospital Association in Southern California that represents many of the hospitals in our areas.
- We also have a daily call seven days a week, between the county hospitals and health systems that are coordinating.
- On our call this morning, we arranged to move patients to a hospital that has some open beds to free up capacity here, and we moved some of our test kits to another medical center that was running short.
- [From **Vivian Escalante:**] How is the homeless population around the campus being cared for through testing and support?
  - **Jorge Orozco:** That is a commitment that we have had even before this COVID crisis.
    - One of the current challenges is that Exodus has an urgent care center across the street that has been closed for close to two weeks due to a COVID outbreak among staff.
    - We are not a testing site. We do test all of our admissions and anyone having surgery. While we want to ramp up testing for anyone receiving and outpatient procedure, we are not testing patients coming for their care here.
    - We continue to have our street medicine team go out to conduct follow up care for our patients wherever they are.
    - We are continuing to run the Showers of Hope, which was a controversial decision. We serve about 80 individuals who attend that, and we have resources and services available to them in addition to the showers.
  - **Monica Alcaraz:** Exodus will be conducting testing at the Showers of Hope on Friday.
    - *Details provided via chat:* “People who are homeless can get tested on Fridays at the showers located across the street from LAC-USC at Clinica Romero through the Exodus outreach teams. Also, the Exodus Outreach Teams in partnerships with Public Health are testing people out in the community at different encampments.”
- [From **Brenda Martinez:**] How are staff doing, and what protections are in place for them?
  - **Jorge Orozco:**
    - It has been a very challenging time for staff, who are coming in every day and putting themselves at risk to keep our community healthy. We do have plenty of protective equipment including masks and gowns, despite initial angst about that.
    - The mental health and wellness of our staff is the most significant issue, because this crisis will continue. We are encouraging staff to take vacations, because this is a marathon and not a sprint.
    - We share the numbers of employees that have tested positive here. Whenever an employee tests positive, they are isolated for 10 to 20 days depending on their symptoms.
  - **Heather Hays:** Thank you Jorge, and best wishes to your entire team.

	<p><b>Additional Questions and Comments in the Chat:</b></p> <ul style="list-style-type: none"> <li>● <b>Ari Gutierrez Arambula</b> asked if the St. Vincent facility would continue to be available for COVID-19 patients or for quarantine. <b>Ozzie Lopez</b> shared a website on COVID tracking by county: <a href="https://covidactnow.org/us/ca/county/los_angeles_county?s=647107">https://covidactnow.org/us/ca/county/los_angeles_county?s=647107</a></li> <li>● <b>Juana Mena</b> asked that COVID cases in Ramona Gardens be recorded, because many families live there and are at risk.</li> <li>● <b>Alex Villalobos</b> asked about the risk of contraction in public spaces.</li> <li>● <b>Ari Gutierrez Arambula</b> also asked about a recent news story about the Medical Center requesting PPE donations, and whether the hospital still needs more. <b>Ozzie Lopez</b> offered to contact community colleges that have been printing 3D face shields, if needed.</li> </ul>
<p><b>III. 3rd and Dangler Community Benefit Agreement</b></p>	<p><b>3rd and Dangler Community Benefit Agreement</b> - Guadalupe Duran-Medina (Office of Supervisor Hilda L. Solis), Zoe Kranemann (National CORE), Maria Brenes (InnerCity Struggle)</p> <p><b>Heather Hays</b> reviewed the rest of the agenda for the meeting, then introduced the presenters.</p> <p><b>Maria Brenes</b> provided an overview of the project and HICP’s proposed involvement:</p> <ul style="list-style-type: none"> <li>● Inner City Struggle and several other organizations on the Eastside have been involved in educating residents and community leaders about the 3rd and Dangler project.</li> <li>● This project was approved by the Board of Supervisors on June 9.</li> <li>● By working with the developer, National CORE, HICP has an opportunity for both to help secure these community benefits, as well as to serve as a model for community oversight over issues of equity and access.</li> <li>● A group has been meeting since the last HICP meeting to develop a Community Benefits Agreement (CBA) we are ready to present a draft and come back to the body in August for approval.</li> <li>● Some committees have been developed, including the Community Advisory Committee that would oversee the CBA and its implementation.</li> </ul> <p><b>Zoe Kranemann</b> gave a presentation on the proposed CBA:</p> <p><b>Financing Update</b></p> <ul style="list-style-type: none"> <li>● We have secured Affordable Housing and Stable Communities funding.</li> <li>● We anticipate another possible funding source, though some of these sources are competitive.</li> <li>● We feel confident that we will be able to start construction in late spring of 2021.</li> </ul> <p><b>Project Description</b></p> <ul style="list-style-type: none"> <li>● 78 housing units <ul style="list-style-type: none"> <li>○ One manager’s unit</li> <li>○ 77 units of affordable rent (households earning 60% or less of the Area Median income)</li> <li>○ 39 Supportive Housing units</li> </ul> </li> </ul>

- Amenities and services
  - Community Center
  - Technology Lab
  - Youth tutoring
  - Workforce development services
  - Mental Health services
  - 87 parking spaces
  - The [image on slide 12](#) shows a snapshot of what the first floor will look like. There will be a green space on a small parcel next to the building itself.
- Community Advisory Committee
  - National CORE, the developer, will work with the committee and local CBOs to facilitate the benefits described in the benefits agreement.
  - It is within our model to work with local organizations to leverage the services already existing in the community

**Benefit Areas**

- Health and Wellness/Salud y Bienestar
  - Fitness classes
  - Healthy cooking classes
  - Health screenings
  - Healthcare navigation
  - Other trainings
  - The project will have a large space that is open to the community for these activities
- Community Stability and Housing/Estabilidad Comunitaria y Vivienda
  - We want to ensure that residents can have healthy lives, and can remain housed if they are facing a crisis.
  - Individual Resident Assistance & Community Wellness Services include:
    - Healthcare access
    - Nutritional food sufficiency programs
    - Rental and housing assistance
    - Utility Assistance
    - Others
- Economic Development/Desarrollo Económico
  - National CORE is focused on supporting the economic mobility including homeownership for those in our communities.
  - We offer Economic Mobility Training, including:
    - Credit
    - Money Management
    - Banking Basics
    - Savings

- Decreased Debt
  - Improve Credit Scores
  - Others
- Opportunity and Workforce Development/Oportunidad y Desarrollo Laboral
  - Local hire for construction
    - Through the pre-construction and construction phase, we have funding from LACDA that will require 30% local hire.
    - We aspire to a 50% micro-local hire (within 2-mile radius), beyond the LACDA requirement, through partnership with WDACS, other community organizations, and local colleges
  - Training programs
  - Aspire to local hiring for post-construction permanent position (up to 6)
- Environmental Justice and Arts and Culture/Justicia Ambiental, Artes y Cultura
  - ⅓ of energy produced on-site (required through funding)
  - Sustainable and Environmentally Friendly Features
    - Landscaping fronting 3rd St. including water efficient/drought tolerant plants.
    - Possibility for rooftop edible garden
    - Solar panels
  - Open Green Space
    - Open Space Committee
  - \$75,000 for Public Art Work
    - Work with architect to identify potential places for mural art
    - Will reach out to local art community so that it reflects the community and history of the area
    - Public Art Committee
    - The [images on slides 24-26](#) show renderings of the project, including options for where to have public art
  - We will follow Department of Health guidelines on the materials we can use in order to maximize carbon absorption and minimize pollution
- Safety and Youth Services/Seguridad y Servicios Juveniles
  - Programs will be open to anyone from the local community, not just residents
  - Preparing At-Risk Youth for future self-sufficiency
    - Homework help
    - Character development
    - Exercise
    - Nutrition education
    - College/career exposure
- Transportation and Access/Transporte y Acceso
  - LA County is our co-applicant for our Affordable Housing and Sustainable Communities funding.
  - The LA County Public Works will be providing a number of improvements secured by this funding, including:



- Upgrades to streets and sidewalks
- Bus shelters
- Biking and walking paths
- Walking path at Belvedere Park
- Others
- Additional funding will go to the purchase of 5 LADOT zero-emission Dash buses and 5 LA Metro zero-emission buses to expand services in East LA

**Oversight Committees - Guadalupe Durán Medina**

- Community Advisory Committee (oversees project benefits) - HICP
- Open Space Committee (oversees open space, pocket park planning and edible garden) - Legacy LA
- Public Art Committee - Self Help Graphics
- Local and Target Hire - WDACS will be incorporated into ab HICP subcommittee/workgroup
- Local Notification and Outreach Committee - InnerCity Struggle and Eastside LEADS
  - We want to ensure that the local community is informed ahead of time about qualification requirements, and will be prepared to apply
- Community Advisory Members
  - Gabriela Solórzano
  - Grace from the Department of Arts and Culture
  - Greg Bonett
  - Guadalupe Duran-Medina
  - María Leon
  - Ozzy Lopez
  - Pamela Agustin
  - Yolanda Duarte

**Next Steps - Maria Brenes**

- We Community Advisory Committee to finalize the CBA language
- Send out final draft to HICP membership for review prior to August meeting
- Bring to August HICP meeting for vote
- If approved, sign and submit to County
- Host at least quarterly meetings
- Update to HICP quarterly

**Questions and Comments from the Chat:**

- **Location**
  - **Vivian Escalante:** Where is this project being built?
    - **Maria Brenes:** In unincorporated East LA.

	<ul style="list-style-type: none"> <li>● <b>Parking</b> <ul style="list-style-type: none"> <li>○ <b>Vivian Escalante</b> expressed approval about the large number of parking spaces, and asked how many spaces are designated for disabled parking.</li> <li>○ <b>Heather Hays:</b> Was the parking the minimum requirement?</li> </ul> </li> <li>● <b>Design</b> <ul style="list-style-type: none"> <li>○ <b>Heather Hays:</b> Was the design of surrounding structures taken into consideration when designing this?</li> <li>○ <b>Monica Alcaraz:</b> The building is very boxy looking.</li> </ul> </li> <li>● <b>Resident and Neighborhood Outreach</b> <ul style="list-style-type: none"> <li>○ <b>Juana Mena:</b> Would I qualify for this project? Where can I obtain an application?</li> <li>○ <b>Vivian Escalante:</b> Is there diversity in outreach, to the elderly Japanese, Philippine, Jewish communities?</li> <li>○ <b>Ari Gutierrez Arambula:</b> Will any residents that were displaced by the project have a priority in applying for housing in this facility?</li> <li>○ <b>Ari Gutierrez Arambula:</b> It would be good to engage the businesses in the area in welcoming the new housing facility and residents, as they will be their new customers.</li> </ul> </li> <li>● <b>Affordability Covenants</b> <ul style="list-style-type: none"> <li>○ <b>Pamela Agustín:</b> How long are the affordability covenants? <ul style="list-style-type: none"> <li>■ <b>Guadalupe Duran-Medina:</b> 99 years.</li> <li>■ <b>Pamela Agustín:</b> Great! Thank you, Guadalupe.</li> <li>■ <b>Maria Brenes:</b> That is a big reason why ICS supported this project, both because of the 99 years and the fact that the development was proposed on long-time vacant land in an area with extreme housing overcrowding that is impacting families.</li> </ul> </li> </ul> </li> <li>● <b>Maria Brenes:</b> Thank you all. I also want to uplift that the First District has been very supportive throughout this process.</li> </ul>
<b>IV. Partner and Community Updates</b>	<p><b>LAC+USC Medical Campus Projects Update: Restorative Care Village and Women’s and Children’s Hospital</b> - Alicia Ramos (Department of Public Works) and Iris Regn (Department of Arts and Culture)</p> <ul style="list-style-type: none"> <li>● <b>Restorative Care Village - Phase 1</b> (1744 North Mission Road - Corner of State and Mission) <ul style="list-style-type: none"> <li>○ Project Description: <ul style="list-style-type: none"> <li>■ Recuperative Care Center (RCC) <ul style="list-style-type: none"> <li>● 96 beds</li> <li>● One 4-story building</li> </ul> </li> <li>■ Residential Treatment Program (RTP) <ul style="list-style-type: none"> <li>● 64 beds</li> <li>● Four 3-story buildings</li> </ul> </li> </ul> </li> <li>○ Status Updates: <ul style="list-style-type: none"> <li>■ Grading permits have been obtained, and grading activities are underway on site</li> <li>■ Civic Arts process continues</li> </ul> </li> </ul> </li> </ul>

- Next Steps:
  - Completing design drawings
  - Building plan review
  - Obtaining the building permits
- **Women's and Children's Hospital (WCH) Demolition** (1240 North Mission Road - corner of Zonal and Mission)
  - Project Description:
    - Demolition of approx. 390,000 square feet of the decommissioned 12-story WCH
    - Demolition of 6 surrounding trailers
    - Demolition of cooling tower/air compressor and WCH storage
    - Abatement of hazard materials
    - Creation of surface parking lot until funding for future Restorative Village Psychiatric Hospital is secured
  - Status Updates:
    - Debris removal is complete
  - Next Steps:
    - Service contract award for WCH structure demolition is targeted for August 2020
    - Flyers will be circulated to the community alerting them of the forthcoming demolition, and we continue to speak with HICP and the 1st district about how to keep the community updated in lieu of the planned ceremony that was canceled due to COVID-19
    - WCH Structural Demolition anticipated to start September 2020
- **Child Care Center** (1200 N. State St.)
  - Project Description
    - Construction of Child Care Center centrally located on a 17,500 square foot lot with a 7,000 square foot building and surrounding play area
  - Status Updates
    - Renderings of updated design are on [slides 42-43](#)
    - Beginning to introduce the **Civic Arts Process** (Iris Regn)
      - [Slide 42](#) shows a blank wall surrounded by benches, where a mural is planned for a seating area for staff and families
      - We are currently working to determine which community groups will be involved in the process, and everyone in HICP is of course invited
  - Next Steps:
    - Make-ready work to clear the site anticipated to start this month, July 2020
- **Comments:**
  - **Alex Villalobos** (via chat): Regarding the Women's and Children's Hospital, I understand that the palm trees along Mission are from the 1932 Olympics.

	<ul style="list-style-type: none"> <li>○ <b>Vivian Escalante</b> (via chat): We/BHCP, would love to get better involved with the Women’s and Children’s design, and the murals, as we are involved with the Arts and Cultural Arts.<sup>[P]</sup><sub>[SEP]</sub></li> </ul> <p><b>Partner Survey Reminder</b> Rosa Soto and Heather Hays (LAC+USC Medical Center Foundation, Inc.)</p> <ul style="list-style-type: none"> <li>● A partnership survey has been circulated by email for those who attend these meetings regularly, and a link is posted in the chat.</li> <li>● The survey is our CACHI 3-year survey, as part of our role in the Accountable Communities for Health for California Initiative, which is one of the funding agencies for the HICP.</li> <li>● The survey asks about your role in the partnership and how things have been going, especially in this COVID-19 era.</li> <li>● We request that you complete the survey by Friday.</li> </ul>
<p><b>V. Census 2020</b></p>	<p><b>LA County and Eastside Census Update</b> - Eddie Martinez (Executive Director, Latino Equality Alliance)</p> <p><b>Introduction and Overview</b></p> <ul style="list-style-type: none"> <li>● We’ll be presenting on Latino Equality Alliance’s Census outreach, and best practices during COVID</li> <li>● Latino Equality Alliance is an LGBTQ organization whose mission is to advocate for equity, safety, and wellness for the Latinx LGBTQ Community</li> <li>● As we all know, the Census determines our representation, funding for representation, and how to disperse 1.5 trillion federal dollars to the state.</li> <li>● We know the Census has a huge impact for the queer community, for people of color, for low-income and immigrant communities.</li> </ul> <p><b>Count as of July 1, 2020</b></p> <ul style="list-style-type: none"> <li>● National: 61.9%</li> <li>● California: 63%</li> <li>● LA County: 58%</li> <li>● 51.7% hard-to-count Census tracts</li> </ul> <p><b>Census Timeline Adjusted due to COVID-19</b></p> <ul style="list-style-type: none"> <li>● January 21: The Census Bureau started counting the population in remote Alaska</li> <li>● March 12-20: Households received official Census Bureau mail with detailed information on how to respond to the 2020 Census online, by phone, or by mail</li> <li>● April 1: This is Census Day!</li> <li>● Starting mid-April: The Census Bureau mailed paper questionnaires to homes that had not yet responded online or by phone</li> <li>● July 1- September 3: Census takers will work with administrators at colleges, senior centers, prisons, and other facilities that house large groups of people to make sure everyone is counted</li> <li>● August 11-October 21: Census takers will interview homes that haven’t responded to the 2020 Census to help make sure everyone is counted</li> </ul>

- December: The Census Bureau will deliver apportionment counts to the President and Congress as required by law

**What are some of the challenges in areas like Boyle Heights and the Eastside?**

- The Census presents extra challenges in Boyle Heights, Southeast LA, Northeast LA, City Terrace, East LA, etc.
- There are several factors that make some areas and populations harder to count:
  - Large undocumented populations
  - Low-income families
  - Unemployed or working class
  - Monolingual Spanish speakers
  - Literacy (written and oral)
  - Access to internet
  - Sex question (For those in the trans community or who identify as non-binary, bear in mind that if you don't answer this question, the government will answer for you, so consider answering as best you can.)
  - Race and ethnicity question

**Pre-COVID Program Plan**

- Community forums
- Phone and text banking
- Host and attend local events
- Door-to-door canvassing
- Distribute marketing materials
- Train the trainers: Youth and parent Census Ambassadors
- Pledge cards
- Questionnaire Action Kiosk

**Finding Hard-to-Count Tracts**

- [This map](#) of hard-to-count tracts includes LAC+USC Medical Center, Marengo St., Los Angeles, CA, USA
- This tract shows a lower self-response rate of about 35% in 2020 so far.
  - Higher self-response rates mean fewer people are likely to be missed or counted inaccurately, and fewer households will have a visit from a census taker to be counted in person.
  - It also means this tract has a better chance at receiving its fair share of services and political representation.

**Best Practices During COVID**

- Educational raffles
- Videos/ trainings
- Virtual events
- Caravans
- Phone banking

- Text banking
- Food pantries
- Social media
- Activation kiosk\*
- Canvassing\*

**Our Collective Impact through WeCountLA Outreach (March 30- June 21)**

- 340,000 attendees at events (meetings, trainings, webinars)
- 90,000 fliers, mailers, and collateral materials
- 2.6 million social media impressions
- 2.6 million phone calls and text messages sent

**Humanizing the Census to Educate and Motivate**

- **Eddie Martinez:** I'd like to present my co-presenter, Miss Census!
- **Miss Census:**
  - Hi everybody, it's your girl Census! Thank you for having me. I'm here in real life, in Technicolor. I'm pretty sure you thought you'd never meet me, but here I am!
  - The intentions behind my character creation were to humanize the Census, so people could warm up to it and not be afraid of a government mandated effort. The goal is to educate, but also to motivate people and incite a dialogue about the Census. By bringing the Census to life, we've given a sense of lightness to a heavy subject.
  - By making the Census a queer, gender non-conforming Latinx individual, the aim was to create an intersectionally identified character to which people, especially Latinx queer people, could relate with. We have also been able to shut down stigmas like deportation, detention, incarceration, track records, and any doubt associated with the Census by addressing these fears and empowering people to own their identities. Miss Census is accepting of all! I'm for the people and by the people.
  - In the current political climate, Miss Census has become an advocate of the change in racial justice by informing people of the different forms of equity equality and systemic change which Census participation will help bring to our Black, Brown, and Indigenous communities of color who need it the most. But this can only happen if they're counted.
  - Let's get to the impacts: Miss Census has become a social media sensation! She is a star and almost a constellation. I'm just joking, but definitely Miss Census as a person has gotten so much positive feedback and response. We've been able to generate over 50,000 questions in social media engagement via Facebook and Instagram, not to mention the dialogue of engagement and empowerment we've been able to generate through the characterization of Miss Census.
  - I would like to provide a brief update on the city of LA's Census response report:

- The city of LA is currently at 51.6%, in response reports, which means we still have over 48% of Angelenos to be on.
- Thankfully, as Eddie said, we got the extension which ends on October 31. It'll be a real spooky Halloween and we don't get our numbers up and our people counted!
- As we are entering the final stages of the count, census team counters will begin their operations in August. There's still so much work to do.
- I urge you, if you haven't gotten counted or you if you know someone who hasn't gotten counted, please urge them to do so now! There are three different ways to be counted:
  - Mail
  - Phone: English: 844-330-2020 | Spanish: 844-468-2020
  - Online: [www.my2020census.org](http://www.my2020census.org)
    - The online Census is easier safer and more secure than ever.
  - We have so much to gain and it starts by getting counted. It only takes 10 minutes to complete the Census, but the impacts are 10 years long. It's really important to represent our communities to show that we are here and we are not going anywhere. Miss Census says thank you!
  - **Contact Latino Equality Alliance**
    - Website: [latinoequalityalliance.org](http://latinoequalityalliance.org)
    - Address: 553 S. Clarence St., Los Angeles, CA 90033
    - Instagram: @somoslea
    - Facebook: [facebook.com/latinoequalityalliance](https://facebook.com/latinoequalityalliance)

**Questions and Comments:**

- **Heather Hays** read aloud a question from the chat:
  - [From **Ari Gutierrez Arambula:**] Miss Census, do you do special appearances?
    - **Miss Census:** Um, yes! We are always open to collaborations. So, if you guys would like her to make an appearance, I'm more than glad to have any platform to let people know about getting counted. We've got to do what we've got to do to secure these funds and representation.
- **Heather Hays:** I love the quote, "ten minutes of your time for a ten year impact" -- that's a really good return! Thank you for bringing a breath of fresh colorful air to our meeting today, it's very much appreciated. Please put the Instagram handle and ways to follow you on social media in the chat.
- **Juana Mena** (in Spanish): I would like for Miss Census to pass by in a parade to the community, especially here in Ramona Gardens. Thank you, Miss Censo, I love you!
- Several other comments in the chat enthusiastically thanked Miss Census and LEA for their message.
- **Miss Census** (via chat): Thank you everyone! Gracias a todxs! 🇵🇷🇸🇪🇵

**VI. LA County Inclusionary Housing Ordinance**

**LA County Inclusionary Housing Ordinance - Pamela Agustin (Eastside LEADS)**

- **HICP Letter: Presentation and Discussion**
  - As you know, since the fall of last year, we have had the great opportunity to have the Department of Regional Planning be part of our meetings, so thank you Ayala Scott and Heather Anderson for joining us.
  - Last fall, they introduced the inclusionary housing ordinances for the first time to this partnership. Then they came back in January, and once again last June. The purpose of this letter is based on our conversation at the last HICP meeting.
  - On June 5, at the last HICP meeting, we heard Ayala give a presentation on the updates to the draft Inclusionary Housing Ordinance. What we heard in June is that as it currently stands, the draft ordinance excludes unincorporated East LA, or as it's called the East LA/ Gateway sub-market area.
  - Many of us expressed concern over this, because there is such a great need for deeply affordable and affordable housing units in our communities of the Eastside. The co-design committee of this partnership decided to write a letter in response summarizing the concerns we heard from this group.
  - Based on what we learned last month, any amendments to this ordinance must come from the Board of Supervisors themselves. The Board of Supervisors is scheduled to hear comments and receive the latest draft of the ordinance on August 4.
  - I would like to propose that we send this letter to the Board of Supervisors, letting them know two things:
    - (1) We as the Health Innovation Community Partnership want this Inclusionary Housing Ordinance to include the East LA/ Gateway submarket area.
    - (2) The ordinance should provide for deeper affordability. Currently, the ordinance has tiers, ranging from 40% AMI or below, all the way up to 80% AMI for rental units. What we know is that our community usually makes right under 50% of Area Median Income. So, we would like for the final ordinance to include set asides and rental opportunities at a much lower affordable housing bracket.
  - Ideally, we would vote as a full community partnership in our next meeting. Since the Board of Supervisors meets on August 4, today, we need to decide if y'all are okay with the Co-Design community making that vote. We want to take your comments, your feedback into consideration for this letter.
- **Poll to endorse the letter to the Board of Supervisors:**
  - **Heather Hays:** Thank you, Pam. We have a poll to ask if the membership agrees to endorse the co-design committee to submit this letter to the Board of Supervisors, with the issues you laid out.
  - The facilitators circulated a Zoom poll asking “Do you recommend HICP send an endorsement letter in support of the LA County Housing Ordinance? / ¿Recomienda que HICP envíe una carta de respaldo en apoyo de la Ordenanza de Vivienda del Condado de Los Ángeles?”
    - 20 out of 20 respondents answered “Yes/Sí”



## VI. Regional Planning Ordinances

### Regional Planning Ordinances - Heather Anderson and Ayala Scott (LA County Dept. of Regional Planning)

#### Background

- Board motion in February 2018 initiated four housing ordinances. Today we will be presenting two of them:
  - Interim and Supportive Housing Ordinance
  - Affordable Housing Preservation Ordinance

#### Interim and Supportive Housing Ordinance - Heather Anderson

- 2020 Greater Los Angeles Homeless Count: 66,436 people (up 12.7% from 2019)
- Goal of the ordinance: encourage development of shelters, transitional housing and supportive housing, and to support temporary vehicle living.
  - Shelters: up to 6 months stay
  - Transitional housing: up to 2 years stay
  - Supportive housing: permanent affordable housing with supportive services
- Core strategy: utilize existing buildings/built environment
  - Shelters
    - Accessory shelters: allow government and nonprofits, including faith-based organizations to establish accessory shelters on nonresidential properties
    - Streamlined review
    - Fee exemption
  - Motel Conversions
    - Enable and streamline temporary conversions of hotels, motels and youth hostels to shelters and transitional housing, where property owners could convert back to their original use after ten years
    - Streamline permanent conversion of hotels, motels and youth hostels to shelters, transitional housing and supportive housing
  - Vehicles
    - Safe parking lots, such as successful lots in cities like Santa Barbara and San Diego
    - Expand parking options for recreational vehicles
  - Vehicles State law compliance
    - Supportive housing streamlining
    - State laws regulating review of housing types for specific populations
- Next Steps:
  - July 22 Regional Planning Commission Hearing
  - There is a full staff report posted online with a good overview of the ordinance
  - Interim and Supportive Housing Ordinance webpage: [http://planning.lacounty.gov/interim\\_and\\_supportive](http://planning.lacounty.gov/interim_and_supportive)

#### Affordable Housing Preservation Ordinance - Ayala Scott

- Policy areas
  - No net loss
  - Condominium conversions
  - Mobile home park closures (less applicable to East LA)
- No net loss
  - “No net loss” refers to having to replace affordable housing that is lost as a result of the community development.
    - The ordinance would require, if new development comes in, to account for affordable rental units that are on the site, when a project is proposed, and also look back five to 10 years to account for any affordable units that have existed on the site during that time.
    - If any of those units were proposed to be, or even were before demolished, vacated, or converted from rental to for sale, those units would have to be replaced with affordable units at the income levels that match the income levels of the previous occupants.
    - The unit also would have to be subject to an affordability period of 99 years under the Affordable Housing Preservation ordinance.
  - What would be considered an affordable unit?
    - Income-restricted to extremely low, very low, lower or moderate income within the five years prior to application submittal;
    - Rent-stabilized pursuant to County or State regulations within the five years prior to application submittal;
    - Occupied by lower, very low or extremely low income tenants within the five years prior to application submittal;
    - Rent-stabilized and withdrawn from rent or lease under the Ellis Act within the 10 years prior to application submittal.
  - What types of projects?
    - New construction of principal buildings
    - Changes of principal residential use to another principal use
    - Changes in the number of dwelling units
    - Land divisions (including condo conversion)
    - Legalization of unpermitted dwelling units
    - Exemptions:
      - Construction of one single family home with no other principal uses or structures.
      - Construction or legalization of an accessory dwelling unit or junior accessory dwelling unit
- Condominium conversions
  - Condominium conversions are included in the no net loss requirements, but there are also condominium conversion-specific provisions
  - What happens often with rent stabilization is that a property owner will decide to legally divide ownership of the building into the different units, and then sell them off individually as condos.

- In addition to the requirement of no net loss, this scenario would require a 30-day notification period to housing organizations that are qualified to preserve affordable rental housing, prior to the application even being accepted.
- The applicant would have to fill out a form with:
  - the address of the property
  - the number of units
  - whether the units are subject to rent stabilization
  - the levels of rent being charged currently
  - contact information for the applicant.
- The application would be sent through the LA County Development Authority to housing organizations, giving those organizations an opportunity to contact the applicant to see if that housing can be perhaps acquired and preserved as affordable rental.
- Next steps
  - July 29 Regional Planning Commission Hearing
  - Affordable Housing Preservation Ordinance (including the draft and the email address to submit comments): <http://planning.lacounty.gov/ahpo>

#### Questions and Comments

- **Heather Hays** read aloud comments from the chat:
  - [From **Pamela Agustín:**] Can you share more about the Affordable Housing Trust Fund?
    - **Ayala Scott:** The Affordable Housing Trust Fund is a fund that is managed by the CEO Budget Office. The Board of Supervisors created that fund a few years ago with the idea that every year, the funds would be increased, projecting it to reach \$100 million after five years.
    - **Pamela Agustín:** In the past draft of the Affordable Housing Preservation Ordinance, it stated that possibly some funding through that ordinance could go to the Affordable Housing Trust Fund. How would that work?
      - **Ayala Scott:** The Trust Fund is mentioned in the options for fulfilling the requirements of the affordable housing replacement. The applicant would have to actually build a unit; we would not allow payment of a fee instead, except in very limited scenarios.
        - For example, because the ordinance would also apply to non-residential projects where no residential is actually being built. In that case, there would not be a unit on site to provide as a replacement. In that case, then they would be able to pay a fee that would go into the Affordable Housing Trust Fund.
        - The other scenario in which a fee would be allowed would be in the case of a condo conversion, where the applicant would otherwise be required to provide affordable rental on site, but they're all for sale units, then they would be able to pay a fee.

	<ul style="list-style-type: none"> <li>○ Those would be the only two scenarios in which a fee would be allowed. But the payment of that fee would go into the trust fund, which has every year I think an allocation that is set specifically towards preservation activities.</li> <li>○ The LA County Development Authority (LACDA) administers those funds.</li> <li>○ <b>Additional questions in the chat:</b> <ul style="list-style-type: none"> <li>■ <b>Pamela Agustín</b> (via chat): Ayala, does the updated draft of the AHPO include the opportunity to purchase by renters in the case of condo conversions and the Ellis Act?</li> <li>■ <b>Pamela Agustín</b> expressed concern that 30 days would be too little time for affordable housing providers to bid. <b>Monica Alcaraz</b> agreed.</li> </ul> </li> </ul>
<b>VIII. Closing</b>	<p><b>Heather Hays</b> thanked the panelists, presenters, and attendees, and reported the results of the Zoom polls to the group.</p> <p>The next HICP meeting will be held on Friday, August 7.</p>