



IT'S ABOUT POWER!

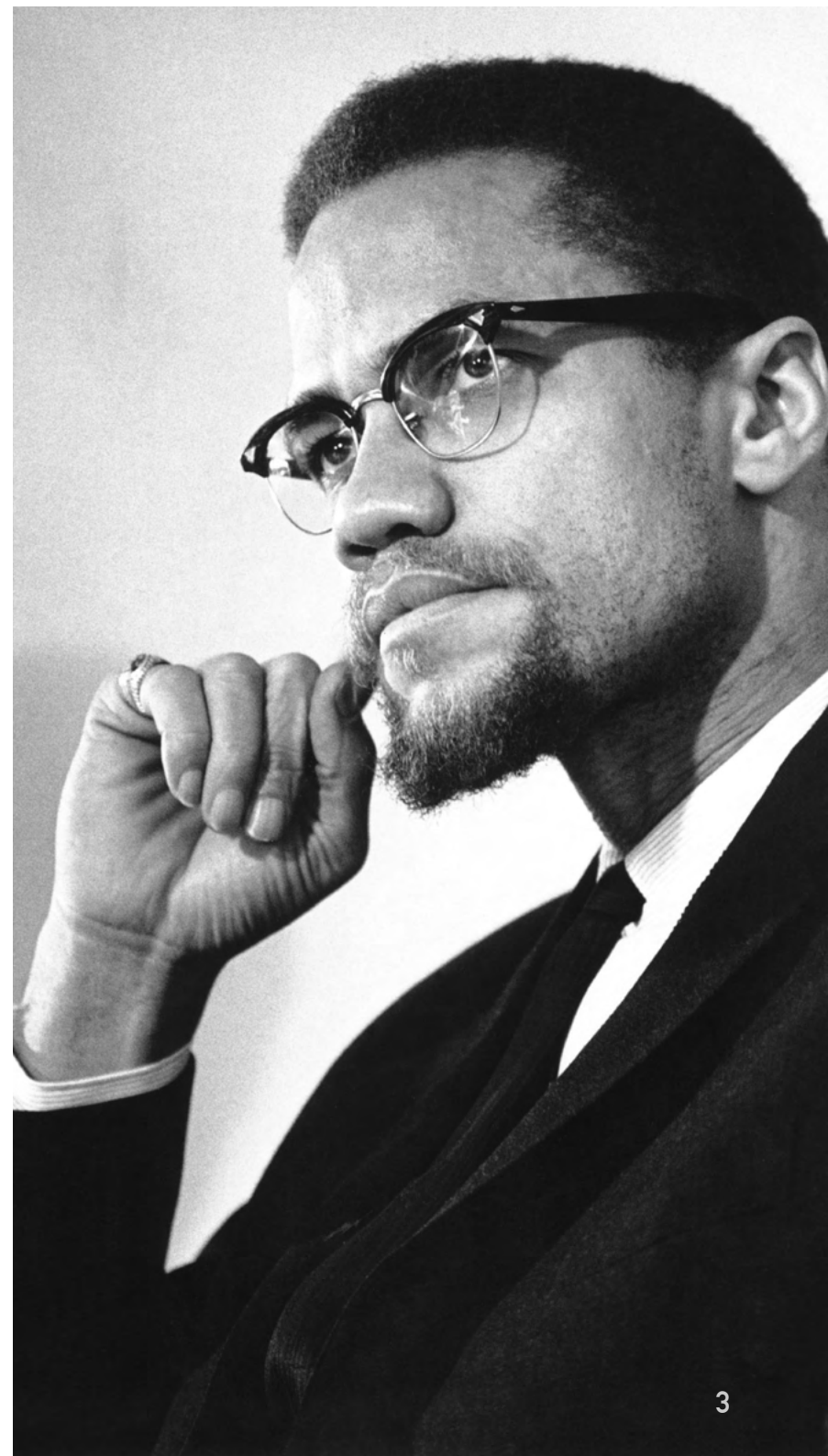
PRESENTATION OF DAMIEN GOODMAN BEFORE CA REPARATIONS TASK FORCE | DEC 7, 2021₁

DAMIEN GOODMAN, PARTIAL RELEVANT BACKGROUND

- Co-Organizer for Institute of the Black World 21st Century (Natl leader in Reparations Conversation) National Emergency Summit on Gentrification 2019
- Founder & Secretary-Treasurer, Liberty Community Land Trust (2019 - Present)
- Founder, Downtown Crenshaw Rising (2020 - Present)
- Founder & Executive Director, Crenshaw Subway Coalition (2006 - Present)
- Lead Organizer/Convener, Housing is a Human Right 2017 Resist Gentrification Action Summit in Leimert Park, Los Angeles, CA
- Campaign Operative, including Campaign Manager of 2018's Yes on Prop 10 - Ballot Initiative to Repeal Costa Hawkins
- Member, Save Leimert Neighborhood Coalition (2007 - 2011)
- Staff Assistant for Facilities Projects, LAUSD Board District 1 (2011-2014)

IT'S ABOUT POWER

*"Revolution is based on land. Land is the basis for all independence. Land is the basis of freedom, justice, and equality."
-Malcolm X*



THE SOLUTION TO THE CRISIS OF GENTRIFICATION FOR BLACK PEOPLE

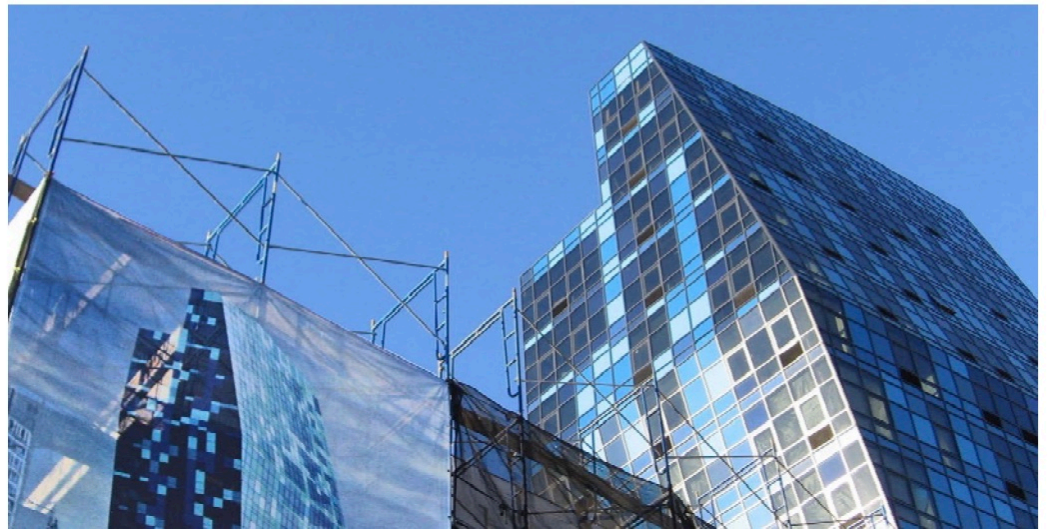
- Repairing the harm caused for past ***and current*** racist actions and policies requires transferring power to Black/marginalized communities
 - **BLACK PEOPLE HAVE THE RIGHT TO SELF-DETERMINATION**
 - Government power must be used (and transferred to Black communities) to regulate the racist housing system
 - Government power (and specifically budgets) must be directed/redirected to building a reparative and restorative economic system where among other elements housing is decommodified, and Black families, businesses, institutions and communities can live, grow and thrive free from the whims of an exploitative and racist capitalist system

PUBLIC-PRIVATE COLLABORATION FOR URBAN RENEWAL 2.0

- It is inaccurate to call gentrification or our urban affordable housing crisis a “policy failure.” Gentrification is the manifestation of ***successful coordinated public and private policy*** intended to create profit for elite investors off of harms inflicted on low-income, working-class and marginalized people, who are disproportionately Black.

NEW GLOBALISM, NEW URBANISM: GENTRIFICATION AS GLOBAL URBAN STRATEGY*

By Neil Smith



CURRENT POWER DYNAMIC THAT SERVES CAPITAL INTERESTS

- We operate within a racialized capitalist system, where the power to determine the fate of most Black urban communities and the housing security of most Black families rests within of investors/speculators/developers/banks. Government is now and always has been an extension of their power
- Most Black people in California are renters without adequate protection
- Most Black homeowners are actually “bank tenants” & most stretch financially to stay in their homes

SPOTLIGHT ON CRENSHAW'S DISTRICT SQUARE PROJECT

- Located at intersection of Crenshaw/Obama in the ~80% Black Leimert Park/Crenshaw Community
- Initially proposed as a two story commercial project, then developer changed to a mixed-use **100% market-rate 577-unit** project
 - City of LA: household income of \$125K+/yr needed to afford market-rate apartment
 - Median household income of the surrounding Black community: less than \$45K

Los Angeles Times

A project could bring South L.A. hundreds of new homes. But critics fear rising rents



A rendering of the District Square project in South Los Angeles. (Los Angeles Department of City Planning)

DISTRICT SQUARE DEVELOPER ARRESTED FOR BRIBERY

- The public official, who the US Attorney's Office allege District Square developer Arman Gabae bribed, has already plead guilty

The screenshot shows a news article from the United States Department of Justice website. The header includes the Department of Justice logo and the text "THE UNITED STATES ATTORNEY'S OFFICE CENTRAL DISTRICT of CALIFORNIA". A navigation menu contains links for HOME, ABOUT, MEET THE U.S. ATTORNEY, NEWS, DIVISIONS, and PROGRAMS. The article title is "Real Estate Developer Arrested in Federal Bribery Case" and the subtitle is "Arman Gabae Allegedly Paid Monthly Cash Bribes and Attempted to Purchase \$1.1 Million Wine Country Residence to Secure \$45 Million County Lease". The article text describes the arrest of Arman Gabae on federal bribery charges and details the alleged bribes and the county lease.

United States Department of Justice

THE UNITED STATES ATTORNEY'S OFFICE
CENTRAL DISTRICT of CALIFORNIA

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Department of Justice
U.S. Attorney's Office
Central District of California

SHARE

FOR IMMEDIATE RELEASE Wednesday, May 16, 2018

Real Estate Developer Arrested in Federal Bribery Case

Arman Gabae Allegedly Paid Monthly Cash Bribes and Attempted to Purchase \$1.1 Million Wine Country Residence to Secure \$45 Million County Lease

LOS ANGELES – A well-known commercial real estate developer was arrested this morning on federal bribery charges alleging that he paid monthly bribes to a Los Angeles County employee for six years and submitted offers to purchase the employee a Santa Rosa residence for nearly \$1.1 million in exchange for the developer obtaining a \$45 million county lease.

Arman Gabae, known professionally as Arman Gabay, 57, of Beverly Hills, was arrested at his home without incident this morning by special agents with the Federal Bureau of Investigation. Gabae, who is charged in a federal criminal complaint with one count of bribery, is expected to make his initial appearance this afternoon in United States District Court in downtown Los Angeles.

Gabae, a co-founder and co-managing partner of the Charles Company, a Hollywood-based real estate development firm, allegedly paid cash bribes to the county employee for more than six years. According to the complaint, the employee, who is not named and is cooperating with the FBI, negotiated leases for the county to rent office space from private parties and had "significant autonomy to contractually bind the county."

A RARE PROJECT REJECTION BY AREA PLANNING COMMISSION

- After successful organizing and education about the project the community was united in opposition & Councilmember came out opposing the project, **South L.A. Area Planning Commission rejected the project citing gentrification the central concern**
- Councilmember Wesson: "What we need is affordable housing, and no matter how you try to tweak this project, this development will not do that. **If the current residents of the neighborhood cannot afford it, we should not build it.**"

Big market-rate apartment complex snuffed by South LA planning commission

The City Councilmember has said he could not support the development unless it included a "significant" number of affordable units

By **Bianca Barragan** | Nov 20, 2019, 4:42pm PST



CARLA SUPPORTS DISTRICT SQUARE & COURT OVERTURNS BLACK COMMUNITY

- Out of the hundreds of land use cases heard in California cities every week, Bay Area-based CaRLA chose to speak in support of approving a 100% market-rate mega-project (577 units) in a low-income Black community against the opposition of a united Black community (renters, homeowners & local elected), being rushed by a corrupt developer on trial for bribing a public official
- District Square developer challenged the ruling in court. Judge overruled the planning commission & mandated the project be approved using a law CaRLA pushed.

California Renters Legal Advocacy and Education Fund

1260 Mission St
San Francisco, CA 94103
hi@carlaef.org



9/17/2019

South Los Angeles Area Planning Commission
1968 West Adams Boulevard, Meeting Room A
Los Angeles, CA 90018
Etta Armstrong, Commission Executive Assistant I, apcsouthla@lacity.org;
Eric D. Bates, President
Gail Willis, Vice President
Antoinette Anderson, Commissioner
Jaqueline Orozco, Commissioner
Stevie Stern, Commissioner

Via Email

Re: Crenshaw Boulevard/Obama Boulevard Mixed Use Project
Case No. DIR-2018-3204-SPR-SPP-1A

Dear Commissioners,

The California Renters Legal Advocacy and Education Fund (CaRLA) submits this letter to inform you that the South Los Angeles Area Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the Housing Accountability Act.

WHO IS YIMBY/CARLA BACKER PETER THIEL?

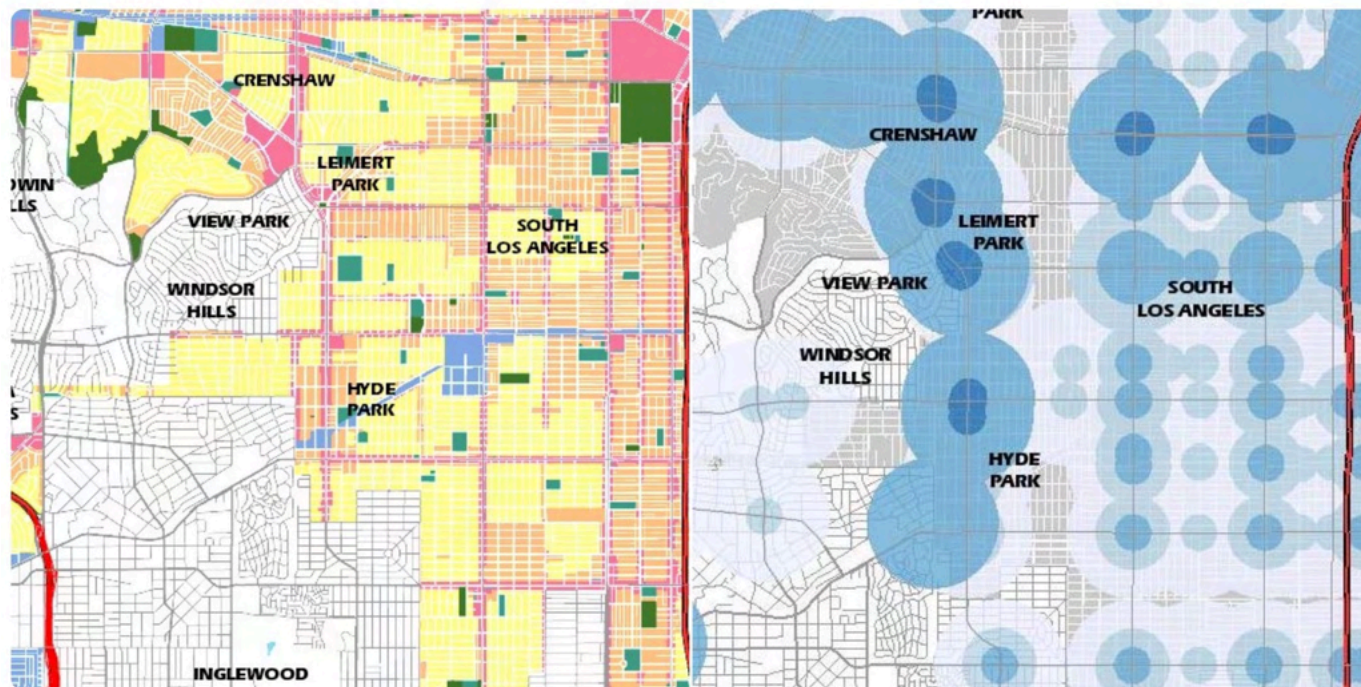
- A Bay Area-based Billionaire
- BigTech Founder of PayPal & Venture Capitalist
- Major Republican Donor and supporter of Donald Trump
- Libertarian and early supporter of YIMBY and specifically the CaRLA founder



YIMBY: URBAN RENEWAL 2.0 FOR BLACK COMMUNITIES

- **"Biggest SB 827 change in LA would be in South Central LA"**
 - *Since deleted tweet/account from @housingforla (1/4/18)*

Biggest **SB 827** change in LA would be in South Central LA. On the left is the zoning map (yellow is single family zoning). On the right is the transit areas, only the dark gray parts would be unchanged.



WE'RE IN URBAN RENEWAL 2.0

- Urban Renewal 1.0: "Blight" designations, "slum clearing," freeway routing, landlord setting fires to their apartment buildings, and bulldozers.
 - Apparently too overt for mass acceptance in 2021
- Urban Renewal 2.0: Government (at the request of and for capital) intentionally using its power to strengthen those already in power to exacerbate inequality and destabilize Black communities through upzoning/rezoning, and remake them to attract the "creative class"/gentry and capital



APPENDIX



GENTRIFICATION 101 TEACH-IN

CRENSHAW SUBWAY COALITION'S THE UMOJA CENTER | NOVEMBER 6, 2019⁵

INTRODUCTIONS

CRENSHAW SUBWAY COALITION OBJECTIVES (WHEN EST. 2011)

1. Ensure that the line is built the way the community wants (Underground on Crenshaw Blvd & with Leimert Park Village Station)
2. Ensure that the line is built by the community
3. Ensure that the development process along Crenshaw is community-driven & built on principles of local economic empowerment



JAMES BALDWIN: URBAN RENEWAL... MEANS 'NEGRO REMOVAL'

.....
<https://www.youtube.com/watch?v=T8Abhj17kYU>

TEACH-IN GOALS & CSC PROCESS

PART I: UNDERSTANDING GENTRIFICATION & ITS CURRENT DRIVERS

PART II: FIGHTING GENTRIFICATION & PROMOTING COMMUNITY WEALTH BUILDING

PART I:
UNDERSTANDING
GENTRIFICATION & ITS
CURRENT DRIVERS

BREAKOUT QUESTIONS:

- **WHAT IS GENTRIFICATION?**
- **WHAT IS DRIVING GENTRIFICATION?**
- **WHO ARE THE LEAD DRIVERS OF GENTRIFICATION?**



DEFINING "GENTRIFICATION" (PROF. WINIFRED CURRAN)

<https://www.youtube.com/watch?v=yj1H8Sdc8Sw>

DEFINING GENTRIFICATION (L.A. TENANTS UNION DEFINITION)

- Gentrification is the displacement and replacement of the poor for profit.
- Gentrification is not natural or inevitable but a human-made process.
- Gentrification is rooted in colonialism and white supremacy. It disrupts family ties, uproots communities, and erases the cultural heritage of working class communities of color.

DEFINING GENTRIFICATION (L.A. TENANTS UNION DEFINITION)

- Gentrification has many code words: urban renewal, revitalization, vitality, infrastructure. All entail the accumulation of wealth through dispossessing the poor of their housing and communities.
- Gentrification draws on multiple tactics to defeat resistance: e.g. gang injunctions, racist policing that targets poor communities, policing anti-gentrification activists, denying tenants knowledge about their rights, and the co-optation of non-profits as “legitimate” brokers for the poor.



TYPES OF DISPLACEMENT (PROF. STACEY SUTTON)

<https://www.youtube.com/watch?v=XqogaDX48nI>

TYPES OF DISPLACEMENT:

- **DIRECT**
- **INDIRECT**
- **EXCLUSIONARY**

DIRECT DISPLACEMENT (CHAVEZ RAVINE, URBAN RENEWAL)



INDIRECT DISPLACEMENT: THE REEF PROJECT



- 1,440 luxury units in Historic South Central (95% market-rate)

INDIRECT DISPLACEMENT: THE REEF PROJECT



- 1,440 luxury units in Historic South Central (95% market-rate)

“

52% of the nearly 84,000 residents living within 2 miles of [The Reef development] could be at high to moderate risk of financial strain or displacement.

*-Human Impact Partners Impact Study of
The Reef Development*

INDIRECT DISPLACEMENT: CRENSHAW MALL REDEVELOPMENT

**69,617 Residents are at
Moderate Risk of Displacement**




INDIRECT DISPLACEMENT: CRENSHAW MALL REDEVELOPMENT

**69,617 Residents are at
Moderate Risk of Displacement**

**65,447 Residents are at
Higher Risk of Displacement**



INDIRECT DISPLACEMENT: CRENSHAW MALL REDEVELOPMENT



**69,617 Residents are at
Moderate Risk of Displacement**

**65,447 Residents are at
Higher Risk of Displacement**

**40,279 Residents are
Highly At-Risk of Displacement**

EXCLUSIONARY DISPLACEMENT: PEOPLED OUT

- Hollywood's redevelopment & building boom led to 13,000 working class families (mostly Latinos) pushed out in early 2000s



THE COST OF GENTRIFICATION

- Houselessness & Displacement
- Loss of community social safety nets
 - Personal & public
- Loss of cultural centers
- Loss of community institutions (churches)
- Loss of potential political power & community agenda
- Loss of opportunity to build healthy & stable lives:
 - Longer commutes for those least capable of bearing the burden as low-income people are forced to live far away from jobs/economic opportunities

GENTRIFICATION

- AMERICAN CONTEXT
- GLOBAL CONTEXT
- LOCAL CONTEXT

GENTRIFICATION: AMERICAN HISTORICAL CONTEXT



AMERICAN GENTRIFICATION (LATINO COMEDY PROJECT)

<https://www.youtube.com/watch?v=lvpVbX5jE9U>

AMERICA'S TRUE O.G. (ORIGINAL GENTRIFIER): COLUMBUS



TRAIL OF TEARS





REV. DR. MARTIN LUTHER KING, JR.

<https://www.youtube.com/watch?v=pLV5y4utPKI>

HISTORY OF BLACK WEALTH SUPPRESSION IN AMERICA

- Holmstead Acts vs. Bombing Black Wall Streets
- Locking Out Small Black Businesses
- Many New Deal Benefits Not Extended to Blacks
- Redlining/Racially Restrictive Covenants
- Highway Expansion Fueling White Flight
- Great Society Ends, Era of Mass Incarceration Begins
- Predatory Lending & Flippers

RESULT IS THE MODERN DAY BLACK/WHITE WEALTH GAP

MEDIAN WEALTH BLACK FAMILY: \$4K

MEDIAN WEALTH WHITE FAMILY: \$140K

GENTRIFICATION: MODERN GLOBAL CONTEXT

UNDERSTANDING THE RECESSION ROOTS

HAVEN'T YOU FOLKS HEARD?
THE RECESSION IS OFFICIALLY
OVER!



UNEMPLOYMENT RATE DOESN'T REFLECT MISSING WORKERS

MISSING WORKERS

The unemployment rate is vastly understating weakness in today's labor market

Unemployment rate, actual and if missing workers* were looking for work, January 2006-June 2015

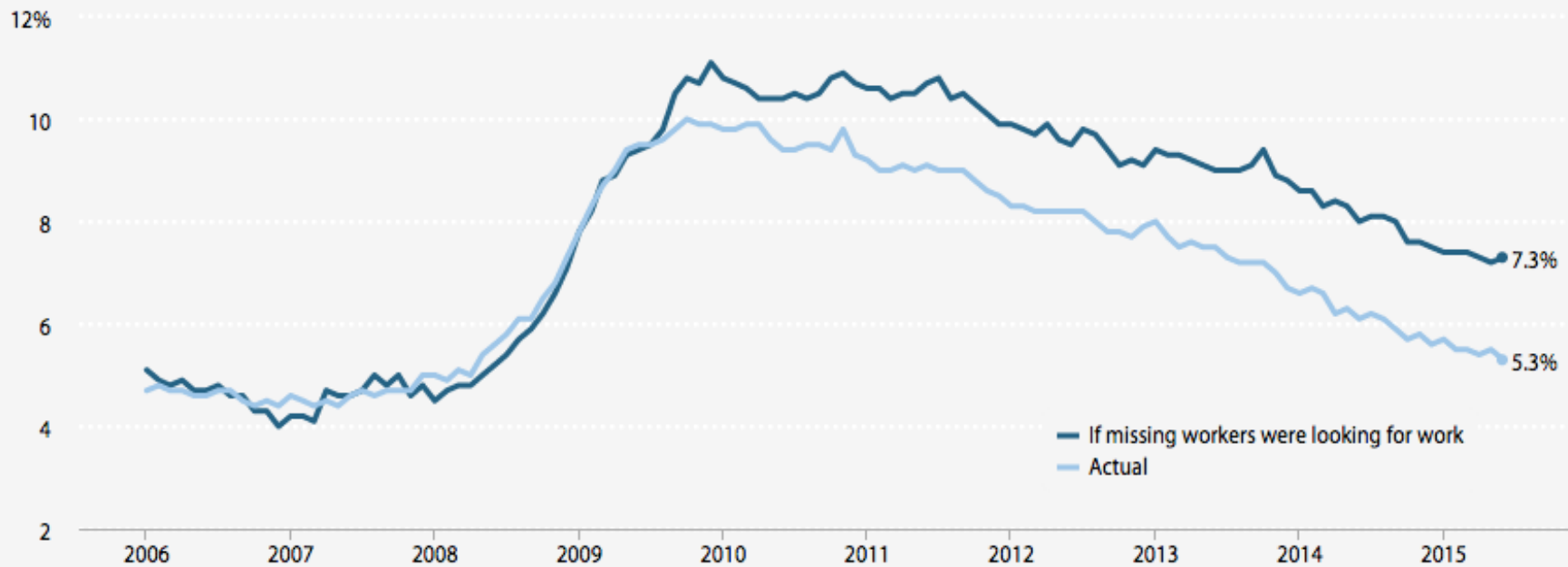


Chart Data

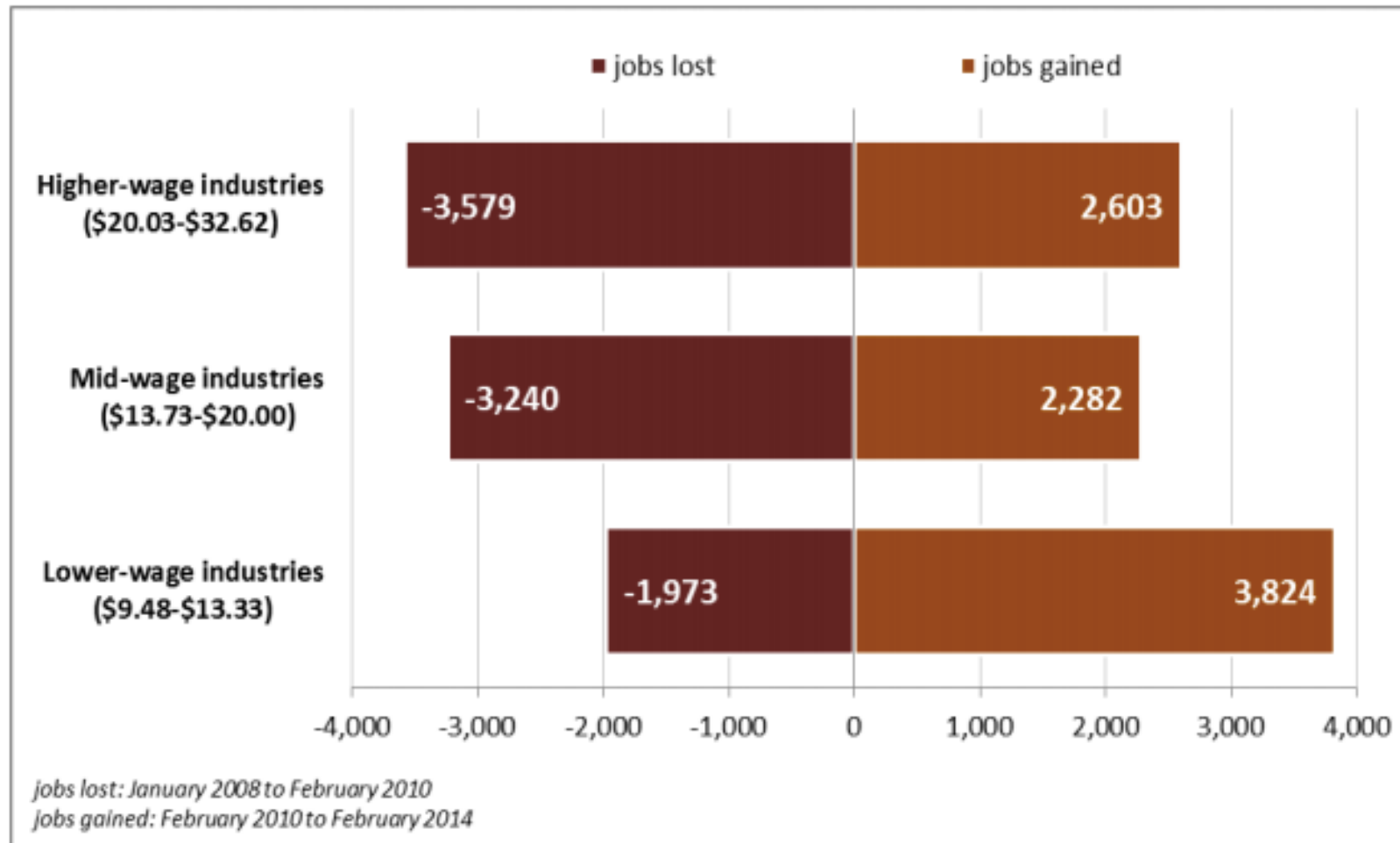
* Potential workers who, due to weak job opportunities, are neither employed nor actively seeking work

Source: EPI analysis of Current Population Survey public data series

ECONOMIC POLICY INSTITUTE

NEW EMPLOYMENT SKEWED TOWARDS LOW-WAGE WORK

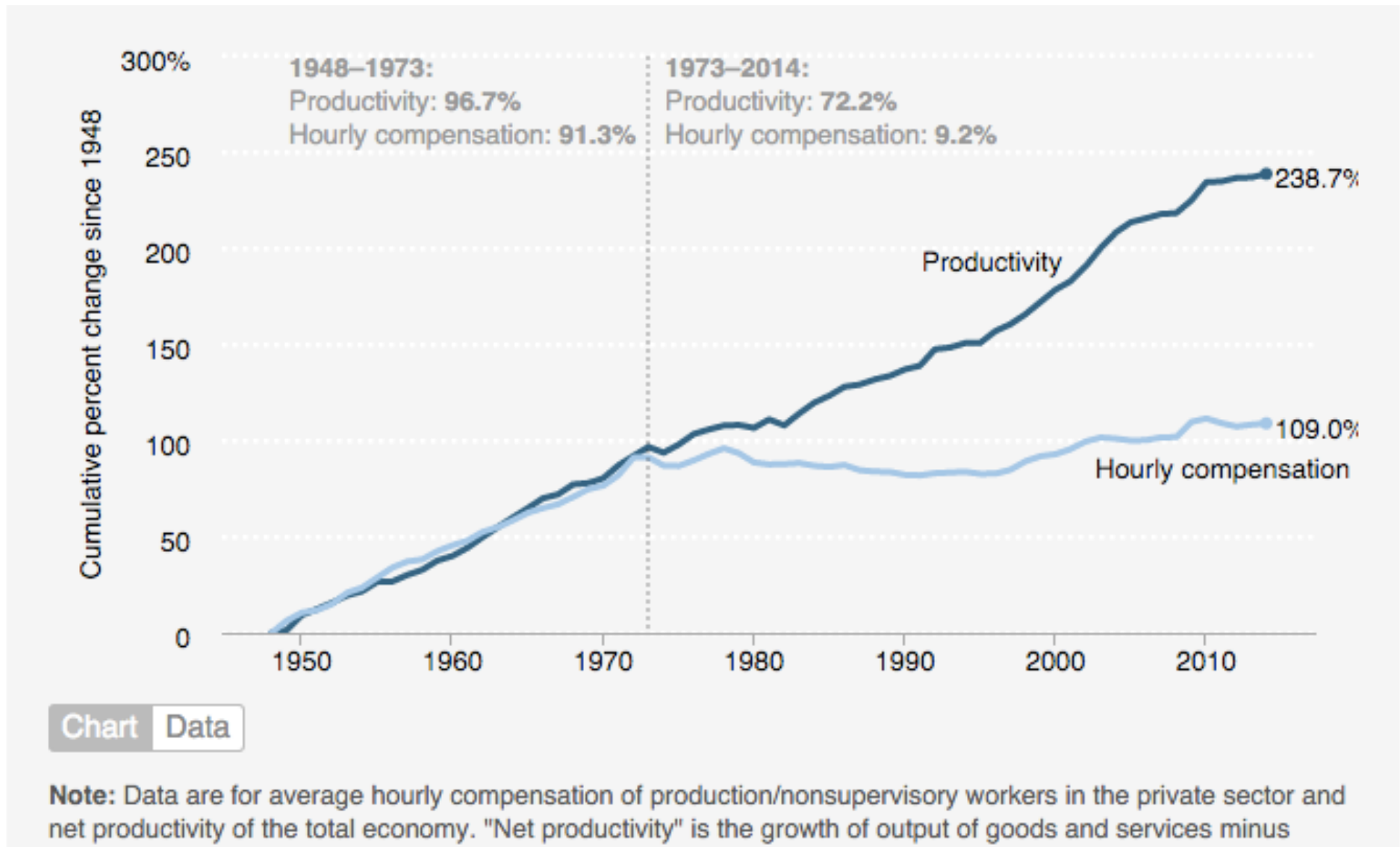
Figure 1. Net Change in Private Sector Employment (in thousands)



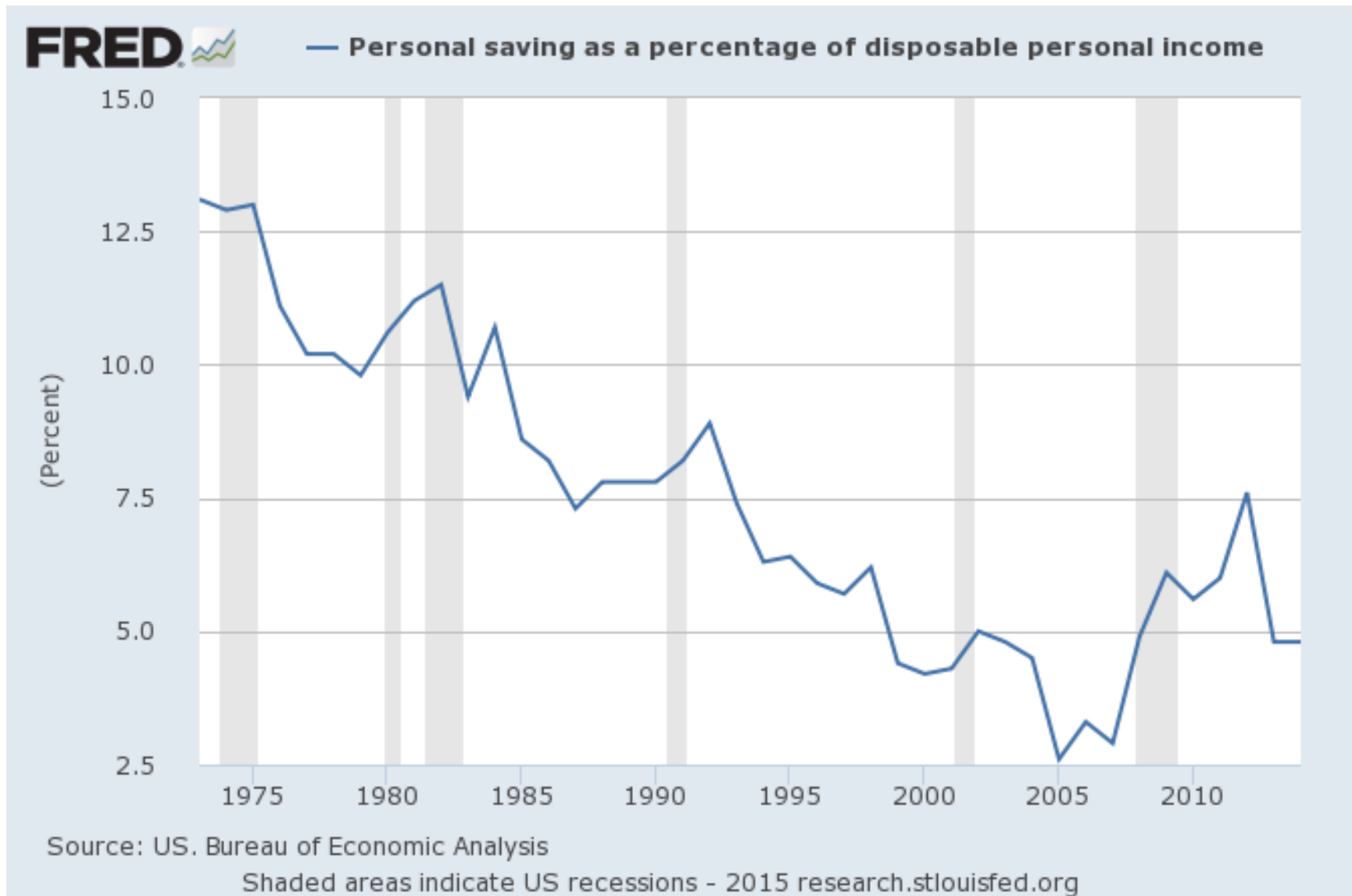
Source: NELP analysis of Bureau of Labor Statistics data, see Appendix A for details.

Note: Wage ranges are updated from earlier reports to adjust for inflation and are in 2013 dollars. At the time of publication, employment data for disaggregated industries was only available through February 2014.

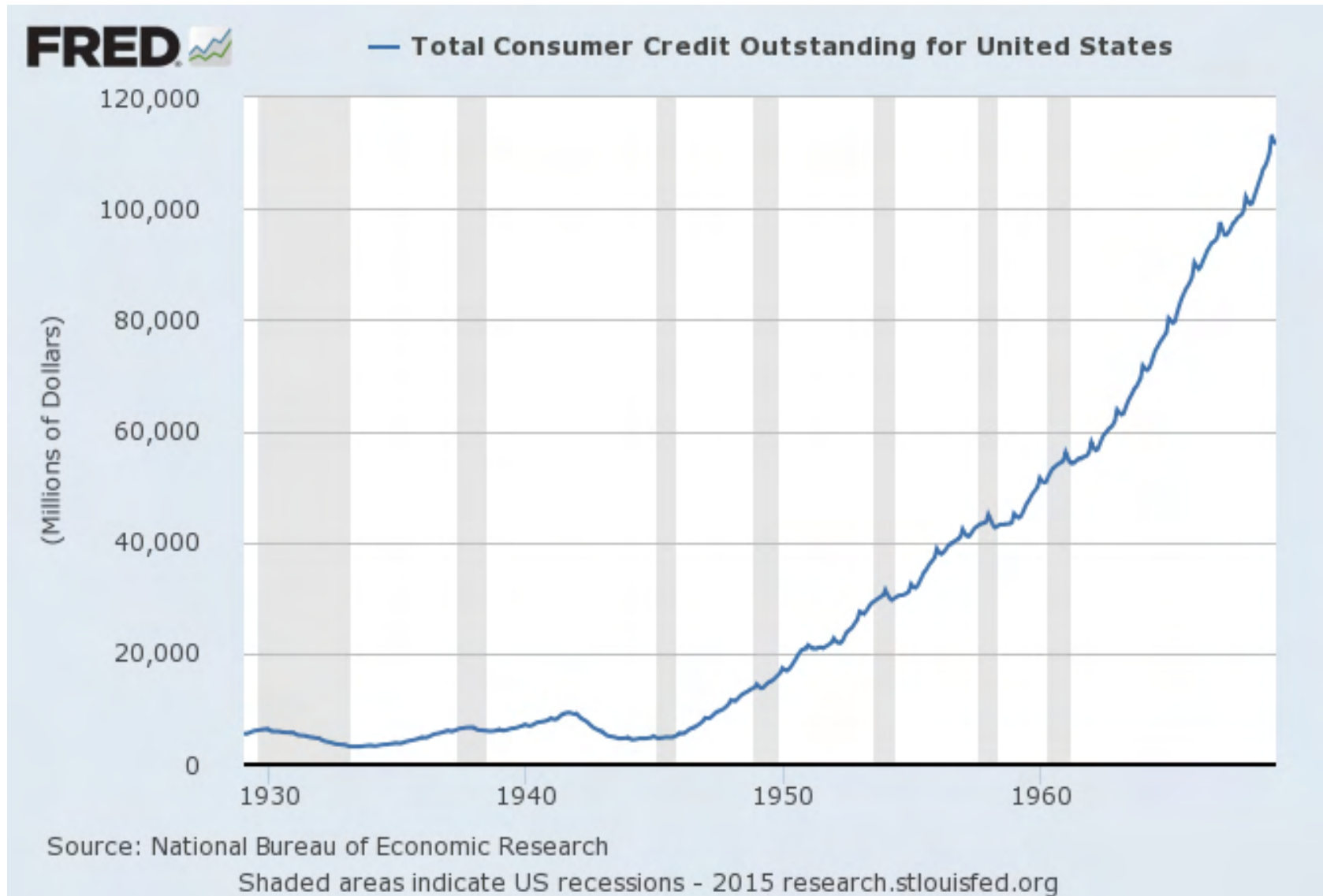
WORKING HARDER, MAKING LESS



SAVINGS HAVE DECREASED



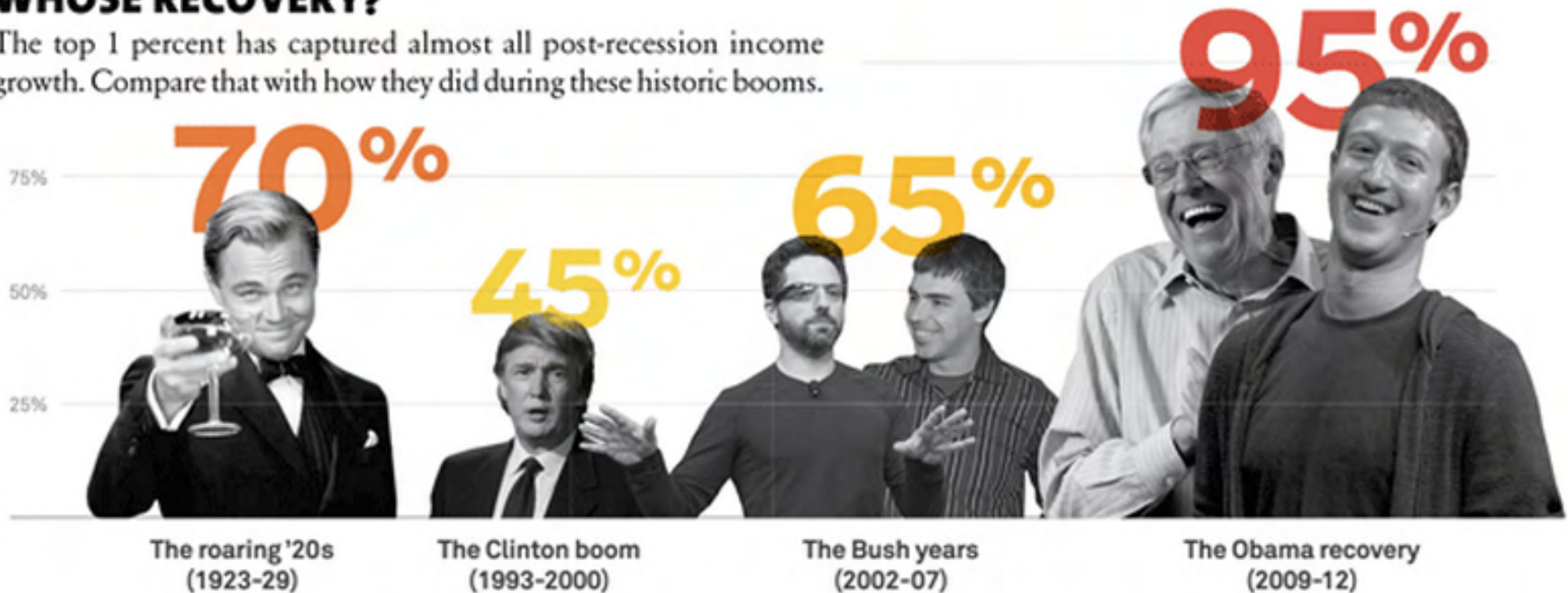
CREDIT DEBT HAS DRASTICALLY INCREASED



TOP 1% CAPTURED ALMOST ALL POST-RECESSION INCOME GROWTH

WHOSE RECOVERY?

The top 1 percent has captured almost all post-recession income growth. Compare that with how they did during these historic booms.



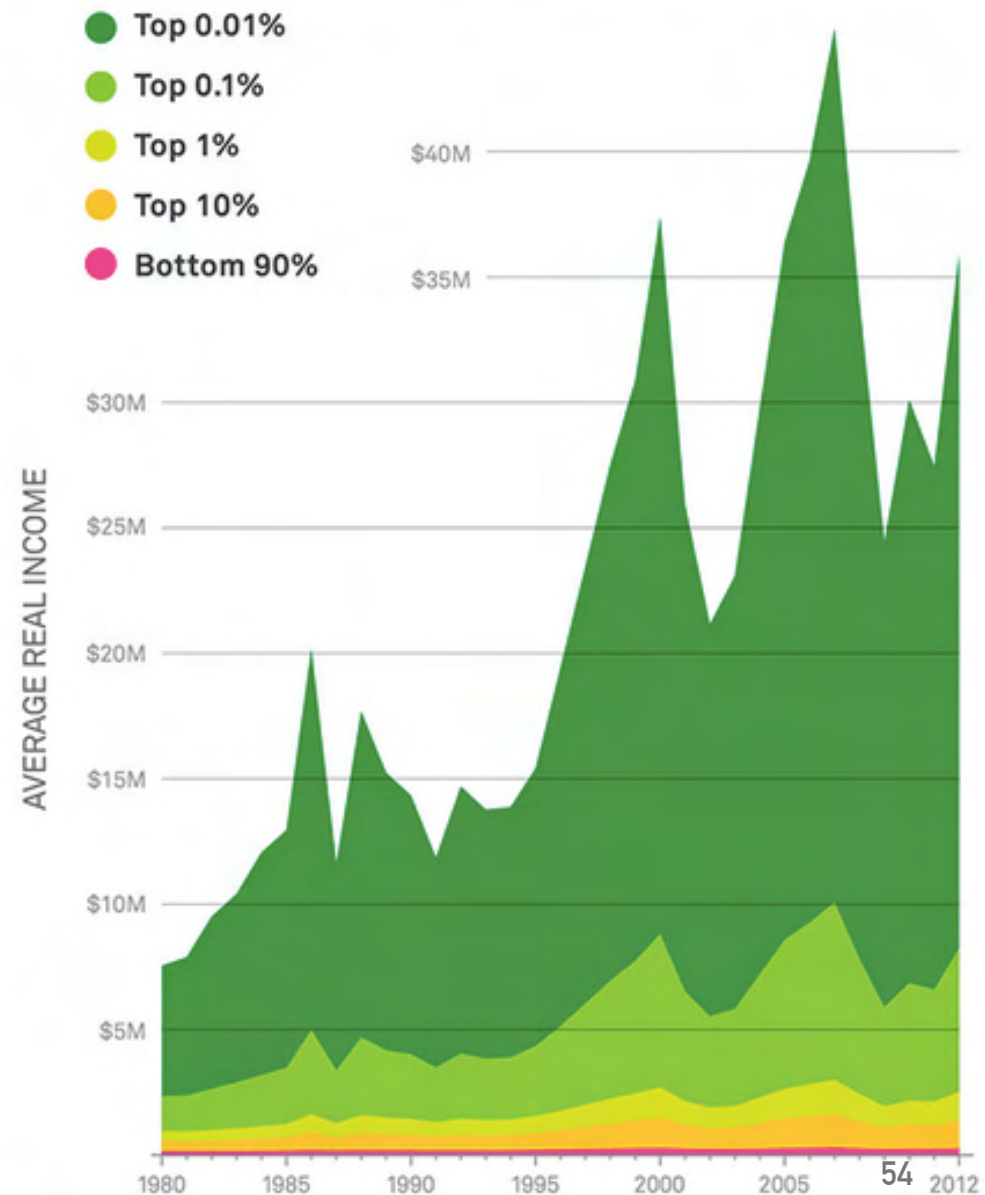
Mother Jones

THE RICH & THE UBER-RICH

- “Since 1980, the average real income of the 1% has shot up more than 175 percent, while the bottom 90% real income didn’t budge. But as this chart shows, the vast majority of gains have gone to the tippy-top.”

THE RICH AND THE MEGARICH

Since 1980, the average real income of the 1 percent has shot up more than 175 percent, while the bottom 90 percent’s real income didn’t budge. But as this chart shows, the vast majority of gains have gone to the tippy-top.



CAPITAL OVER-ACCUMULATION

- Too much capital - not enough profitable places to invest
- Too much capacity - factories can produce more than can be sold
- Too many commodities - warehouses full of unsold goods
- Too many workers - not enough jobs

UNDERLYING DRIVERS

- **Technological Revolution**
 - **Information, Communications, Transportation**
 - **Automation (& soon Artificial Intelligence)**
- **Globalization**
 - **Manufacturing**
- **Wage Repression**
- **Financial Deregulation**

**SO WHERE DO THE
UBER-RICH INVEST?**



WHY DOES A PERSON SPEND \$179M ON A PAINTING?

THE SPECULATIVE REAL ESTATE MARKET

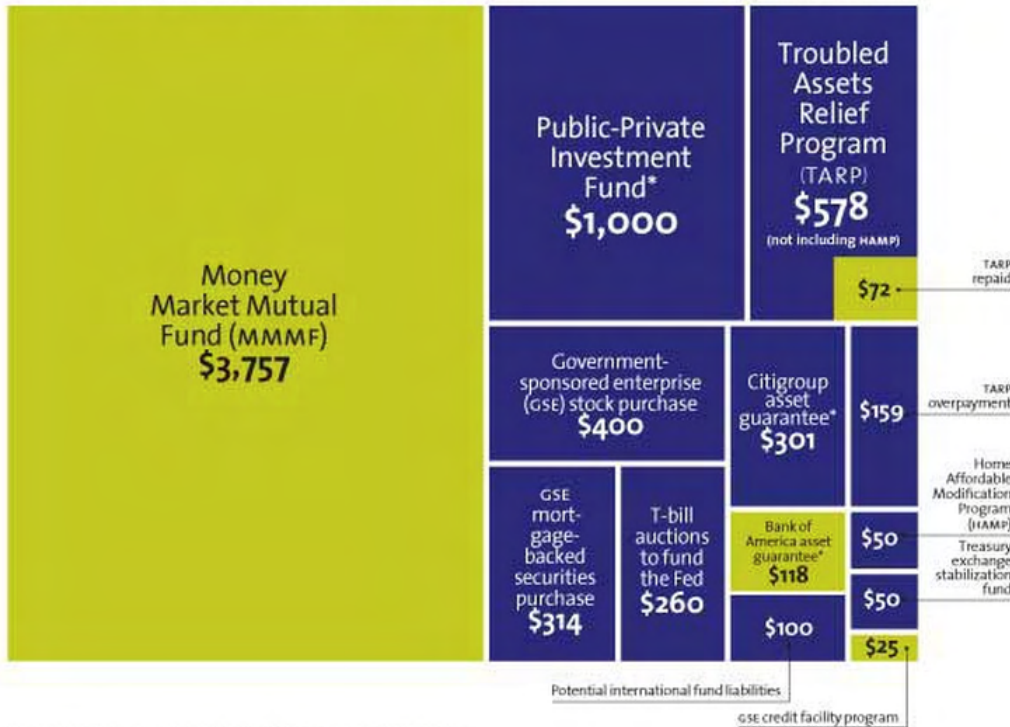


THE CRISIS OF CREDIT

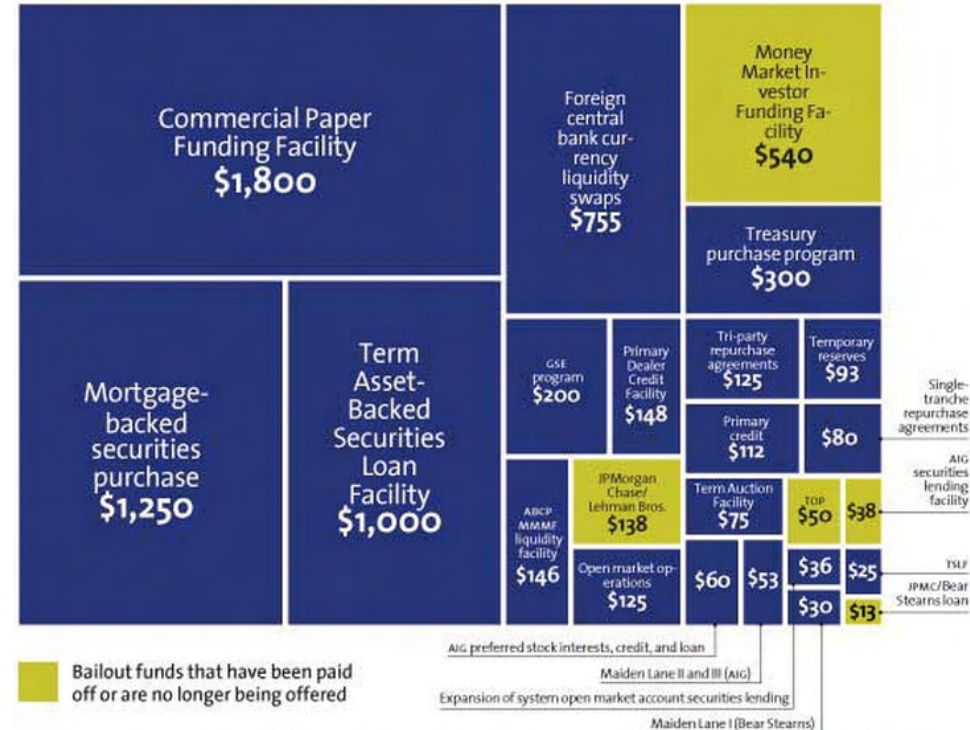
https://www.youtube.com/watch?v=bx_LWm6_6tA

TREASURY DEPARTMENT: \$7.2 TRILLION

Bailout funds, in billions



FEDERAL RESERVE: \$7.2 TRILLION



Bailout funds that have been paid off or are no longer being offered

* = Joint Treasury-Fed program. Sources: Federal Reserve; SIGTARP; Treasury Dept. Research by Krisztina Ugrin. More details at motherjones.com/the-real-bailout.

Share Image

REAL SIZE OF THE BAILOUT: \$14.4 TRILLION

FIRE SECTOR

- FIRE: Finance Insurance Real Estate
- Financial deregulation
 - Banks now source of the capital investment & construction bonds and hold the mortgage
 - Willing to increase access to credit...to some
 - More affluent and speculators
- Foreign borders fall leading to increase investment from top 1%



Thursday 29 September 2016 07.47 EDT | [0 Shares](#) | [471 Comments](#)

BIG CHANGES THAT ARE FUELING GENTRIFICATION TODAY

- Mom & Pop landlords now “Wall Street landlords”
 - Many LLCs with invisible investors
- Private Equity Firms are now buying single family homes
- Foreign investors
- AirBnB is taking housing off the market
- Flippers
- Upzoning + Speculative Real Estate Development

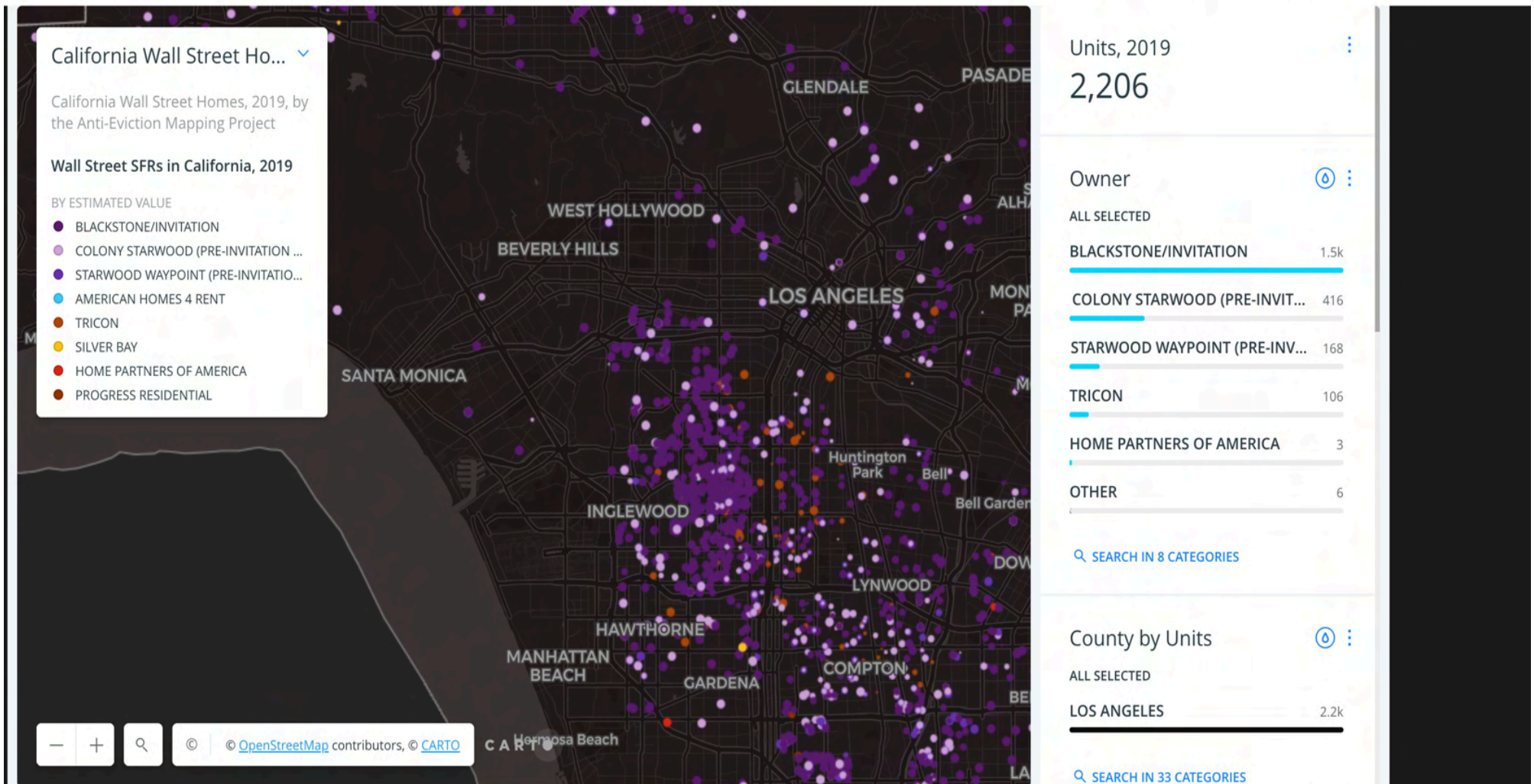
**SPECULATIVE INVESTORS
CONCENTRATING ON
LOW-INCOME
COMMUNITIES**

CORPORATE LANDLORDS OF SINGLE FAMILY HOMES

ion Resources / Recursos Reports Writing




Anti-Eviction Mapping Project



Note: Concentration of Corporate Ownership in Low-Income Communities 65

Why Fundrise ▾ Investments Historical Performance Resources ▾




Apartment renovation
South LA, Los Angeles, CA • West Coast eREIT

[View details >](#)

Rating B2	Our commitment \$4,532,000	Structure Equity	Projected ann. return 5.0 - 12.3%
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Page 1 of 21

Why Fundrise ▾ Investments Historical Performance Resources ▾ Log in




Stabilized apartments
West Adams, Los Angeles, CA • Growth eREIT II

[View details >](#)

Rating B1	Our commitment \$1,388,000	Structure Equity	Projected ann. return 5.3 - 11.4%
---------------------	--------------------------------------	----------------------------	---

Los Angeles, CA

Why Fundrise ▾ Investments Historical Performance Resources ▾ Log in



Single-family rental home
South LA, Los Angeles, CA • National eFund

[View details >](#)

Rating B2	Our commitment \$590,000	Structure Equity	Projected ann. return* 5.8 - 12.7%
---------------------	------------------------------------	----------------------------	--

*The projected annual return presented for this asset is at the portfolio level, because this asset is held in a pooled portfolio.

CROWDFUNDING: A VEHICLE FOR SPECULATORS FROM ACROSS THE GLOBE

**RACIALIZED
DISPLACEMENT
THROUGH REZONING**

UPZONING TO PRICE OUT LOW- & MIDDLE-INCOME

  **Homes By Favio**
Sponsored ·  

NEW
ON MARKET

\$999,900

1 Ba | 2 Bd | 0 Ro

 562-305-7952



US.PROSPECTS.COM
New Listing in Los Angeles at 1517 S Cochran AV

 Like  Comment  Share

 20

15 shares

Most Relevant ▾

 Like  Comment  Share

 20

15 shares

Most Relevant ▾

 **Tony Alvarez-Rivera**
Not even by Westchester area, so expensive 😂

17h Like Reply

 **Homes By Favio**
Tony Alvarez-Rivera hey Tony, the lot is a RD2 on a TOC: Tier 1 if you know what that means. It's actually a really good property for an investor. Maybe too expensive for regular buyer. Let me know if I can help you with any of your Real Estate needs. Thank you for your comments.

FLIPPERS BACKED BY SPECULATIVE INVESTORS NEED NO MONEY

7 Ways To Start Flipping Houses With No Money



BY THAN MERRILL | @THANMERRILL



Key Takeaways

- There are no rules stating that the money you use to flip houses needs to be your own.
- There are two necessary assets every investor needs at their disposal: private and hard money lenders.
- While they may come at a higher price, private and hard money lenders are often the greatest source of funding for investors to take advantage of.



**WHY DO SPECULATORS
FOCUS ON LOW-INCOME
COMMUNITIES / DISTRESSED
PROPERTIES?**

RENT GAP THEORY (URBAN GEOGRAPHER NEIL SMITH)

- Actual Rent: Actual rent that the landlord/property owner is being paid for a piece of land
- Potential Rent: How much the landlord could make if convert to the most profitable use
 - Only possible by removing current residents & replacing with “gentry” & newer businesses
- Rent Gap: The difference between actual rent and potential rent. As the rent gap grows, gentrification is more likely

GENTRIFICATION: LOCAL CONTEXT

DEFINING HOUSING TERMS

**“MARKET-RATE” . . .
MEANS “NOT FOR ME”**

FEDERAL DEFINITION OF HOUSING AFFORDABILITY:

**“SPENDING NO MORE THAN 30%
OF INCOME ON HOUSING COST”**

“AFFORDABLE HOUSING”

“AFFORDABLE HOUSING” ELIGIBILITY

FAMILY SIZE:		1	2	3	4
Los Angeles County	Extremely Low	21950	25050	28200	31300
	Very Low Income	36550	41800	47000	52200
	Low Income	58450	66800	75150	83500
	Median Income	51150	58500	65800	73100
	Moderate Income	61400	70150	78950	87700
Area Median Income: \$73,100					

Median Household Income for Family of 4:

90008: \$36,641

90016: \$43,443

90018: \$37,341

90043: \$41,812

**“AFFORDABLE FOR
WHO?”**

**LARGEST PROPOSED
DEVELOPMENTS IN ALL
OF L.A. COUNTY (MAY '16)**

LARGEST PROJECTS IN L.A. COUNTY (MAY 2016)

1. Inglewood
2. Boyle Heights
3. Leimert Park/Crenshaw
4. Baldwin Vista/Baldwin Hills
5. *Downtown LA*
6. Boyle Heights
7. Historic South Central



**#1 Inglewood (Rams Stadium/Hollywood Park) -
*3,000 all market-rate residential units***



#2 Boyle Heights (“New Wyvernwood”) - 4,400 residential units (3,740 market rate)

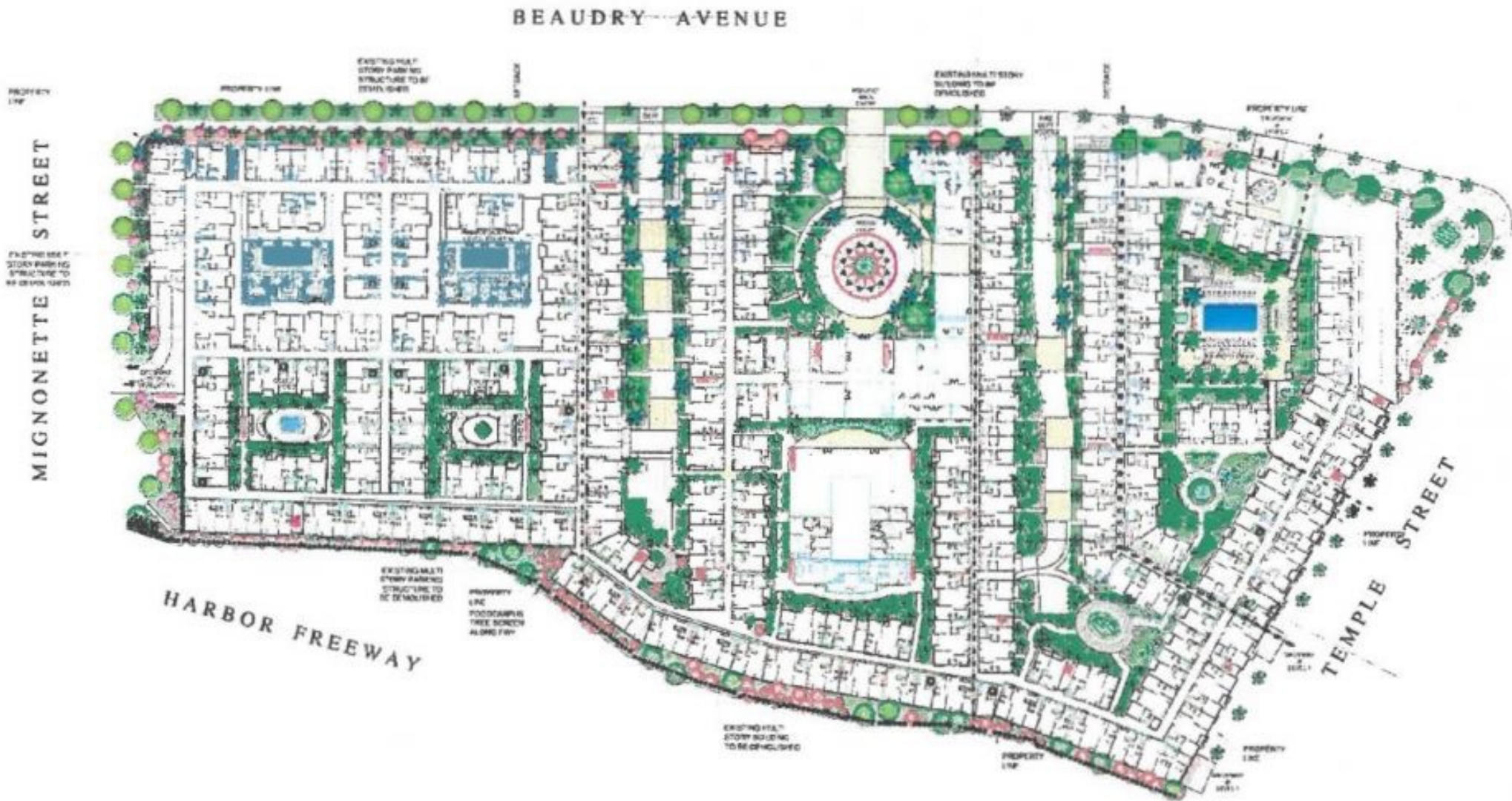


#3 Leimert Park/Crenshaw (Crenshaw Mall Redevelopment) - 961 residential units (90% market-rate)



TOWER - SOUTH ELEVATION

#4 Baldwin Vista/Baldwin Hills (Cumulus Skyscraper) - 1,200 all market-rate residential units



#5 Downtown (Geoff Palmer's Ferrente Apartments)
 - 1,500 market-rate residential units



**#6 Boyle Heights (Sears Adaptive Re-Use) - 1,030
*market-rate units***



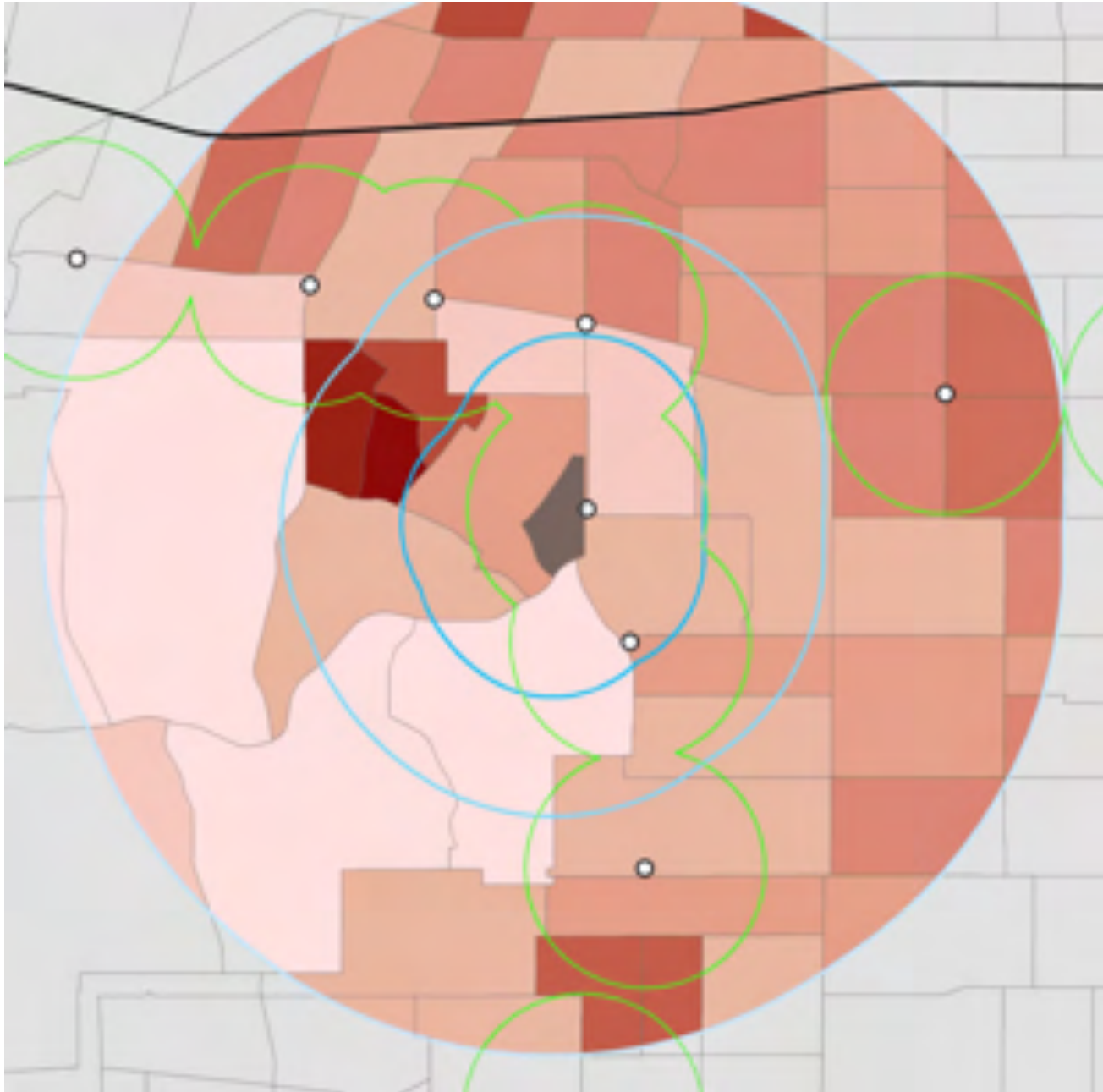
**#7 Historic South Central (The Reef) - 1,440
residential units (1,368 market rate)**

**CAUSING DISPLACEMENT
THROUGH LARGE
“CATALYTIC” MARKET-
RATE PROJECTS**



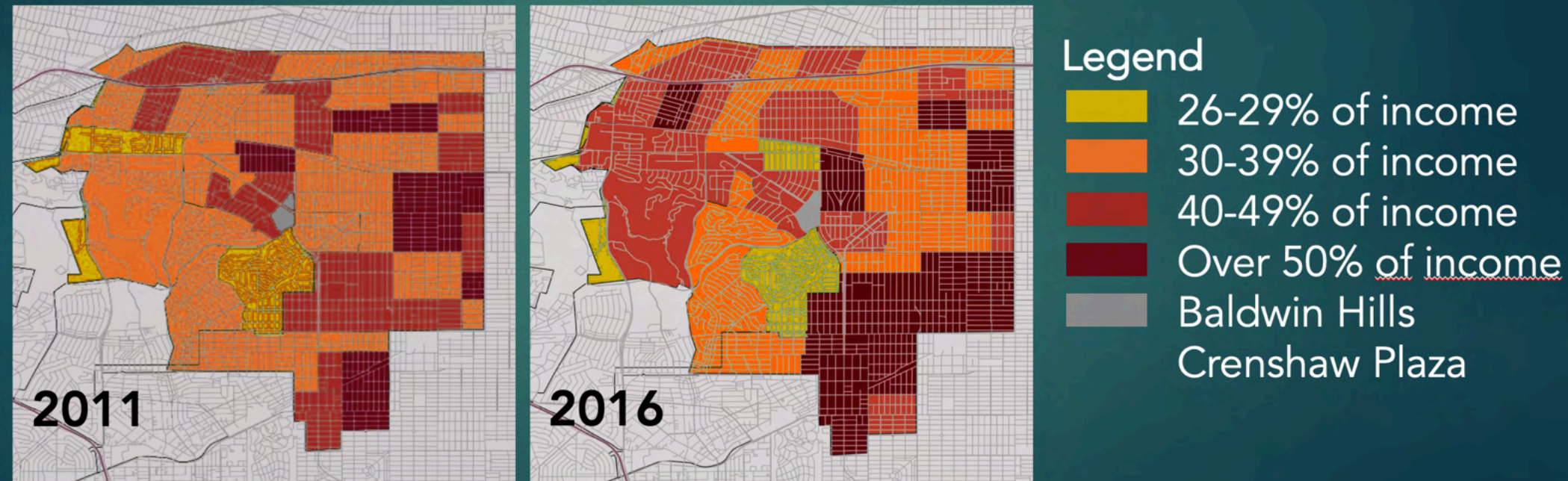
**Crenshaw Mall Redevelopment: 961 residential units
(90% market-rate)**

CRENSHAW SNAPSHOT: THE TWO MILE RADIUS FROM MALL



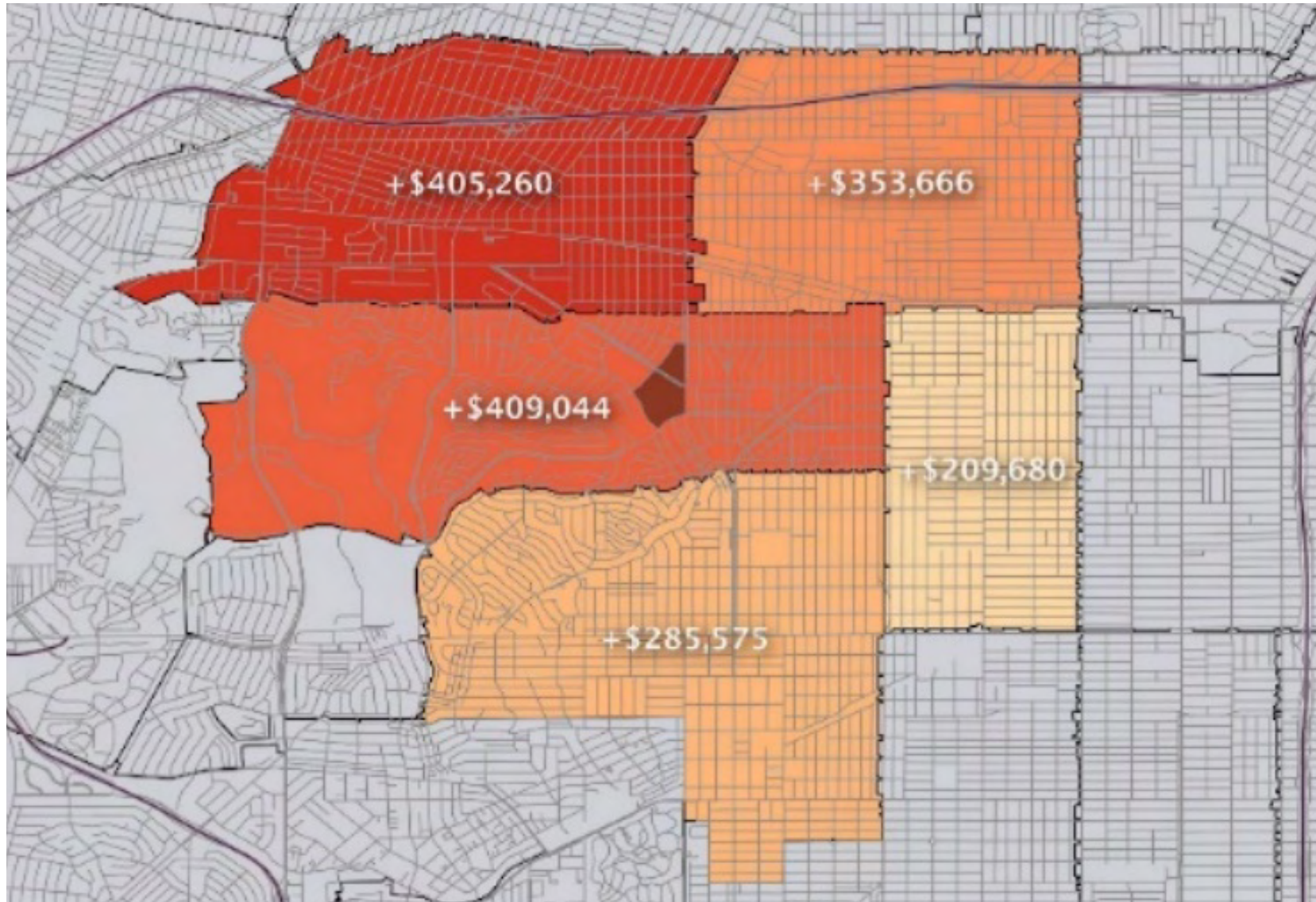
Median % of Income Spent on Rent

Rent as a share of household income has grown dramatically.



Renters are spending more of their income on Rent

PRICED OUT: CHANGE IN MEDIAN HOME SALE PRICE (2011 - 2017)



It's worse for low-income folks

For Households Making Under \$50,000 Annually:

Rent-Burdened

Cost-Burdened Homeowners

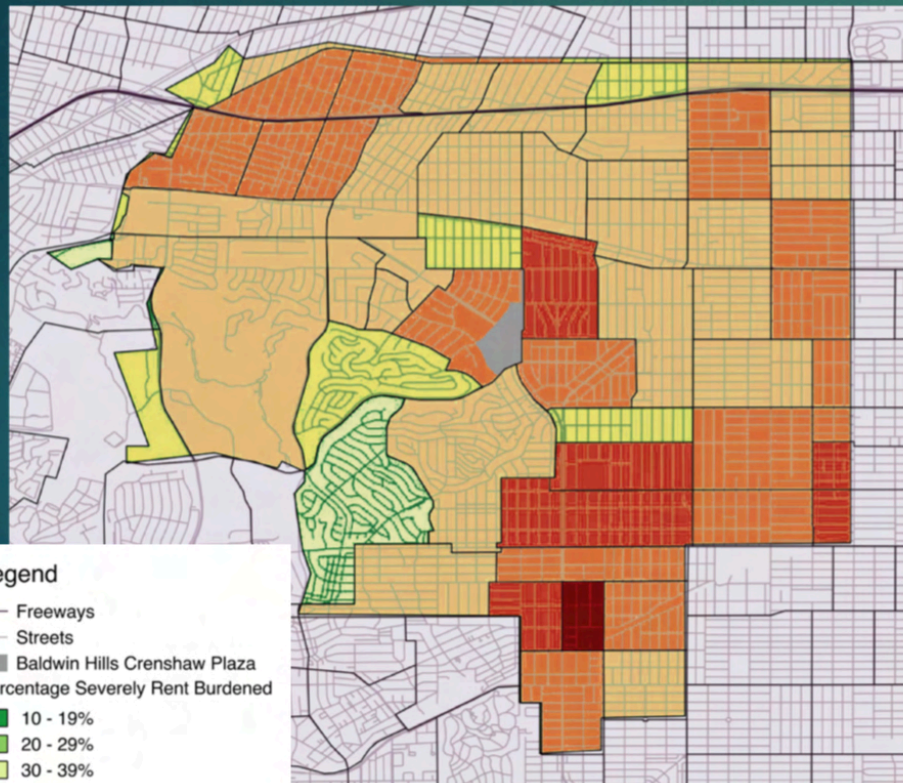
Legend



We are a low-income community

Severely Cost-Burdened Households

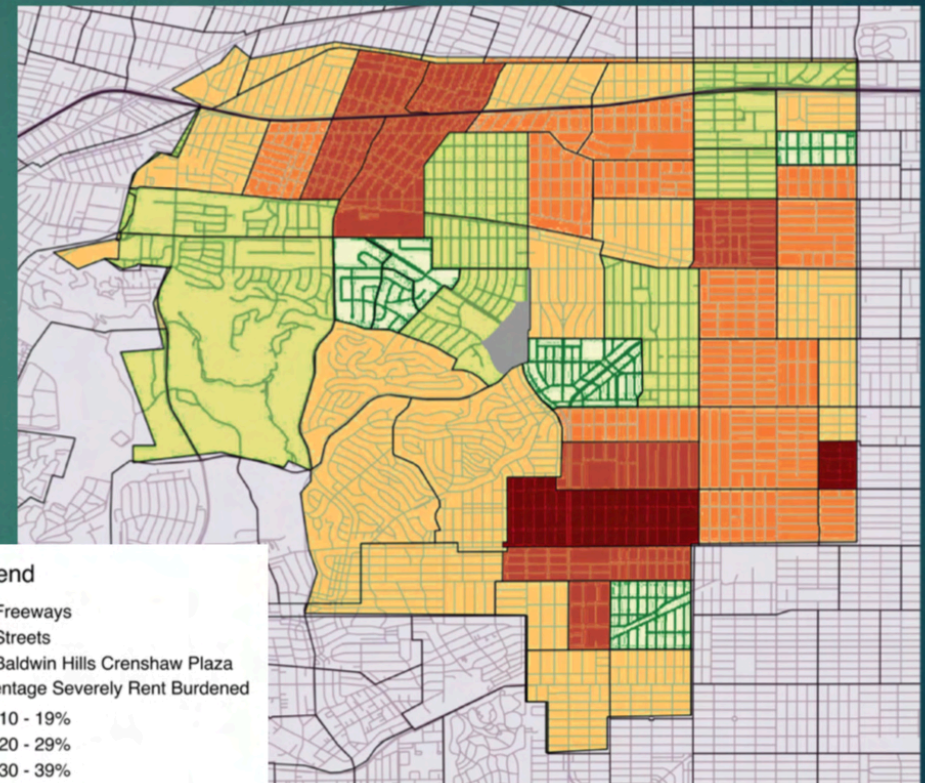
Percentage of Severely Rent-Burdened



Legend

- Freeways
- Streets
- Baldwin Hills Crenshaw Plaza
- Percentage Severely Rent Burdened
- 10 - 19%
- 20 - 29%
- 30 - 39%
- 40 - 49%
- 50 - 59%
- 60 - 67%
- Los Angeles Census Tracts

Percentage of Severely Cost-Burdened Homeowners



Legend

- Freeways
- Streets
- Baldwin Hills Crenshaw Plaza
- Percentage Severely Rent Burdened
- 10 - 19%
- 20 - 29%
- 30 - 39%
- 40 - 49%
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- 60 - 67%
- Los Angeles Census Tracts

The most vulnerable: Spend over 50% of income in housing

MYTH ABOUT CRENSHAW “HOMEOWNERS”:

**56% OF BLACK & 62% OF BROWN
HOMEOWNERS SPEND OVER 30%
OF INCOME ON HOUSING**

MYTH ABOUT CRENSHAW “HOMEOWNERS”:

**30% OF BLACK & 34% OF BROWN
HOMEOWNERS SPEND OVER 50%
OF INCOME ON HOUSING**


CRENSHAW COMMUNITY RENTERS:

**70% OF BLACK & 67% OF
BROWN RENTERS SPEND OVER
30% OF INCOME ON HOUSING**

CRENSHAW COMMUNITY RENTERS:

**48% OF BLACK & 39% OF
BROWN RENTERS SPEND OVER
50% OF INCOME ON HOUSING**

CRENSHAW MALL GENTRIFICATION TSUNAMI



**69,617 Residents are at
Moderate Risk of Displacement**

**65,447 Residents are at
Higher Risk of Displacement**

**40,279 Residents are
Highly At-Risk of Displacement**



ASM. CHARLES BARRON (EAST NEW YORK) 2015 INTERVIEW

<https://www.youtube.com/watch?v=qIo8iE4qVDg>

STRATEGY FOR SUCCESS

EAST NEW YORK RESULTS:

13.2% INCREASE IN BLACKS

6% DECREASE IN WHITES

**6,000 NEW AFFORDABLE HOUSING
UNITS**

CSC'S "BARRON RULE":

**"IF OUR PEOPLE CAN'T
AFFORD IT,
DON'T BUILD IT"**

RENTER'S BURDEN

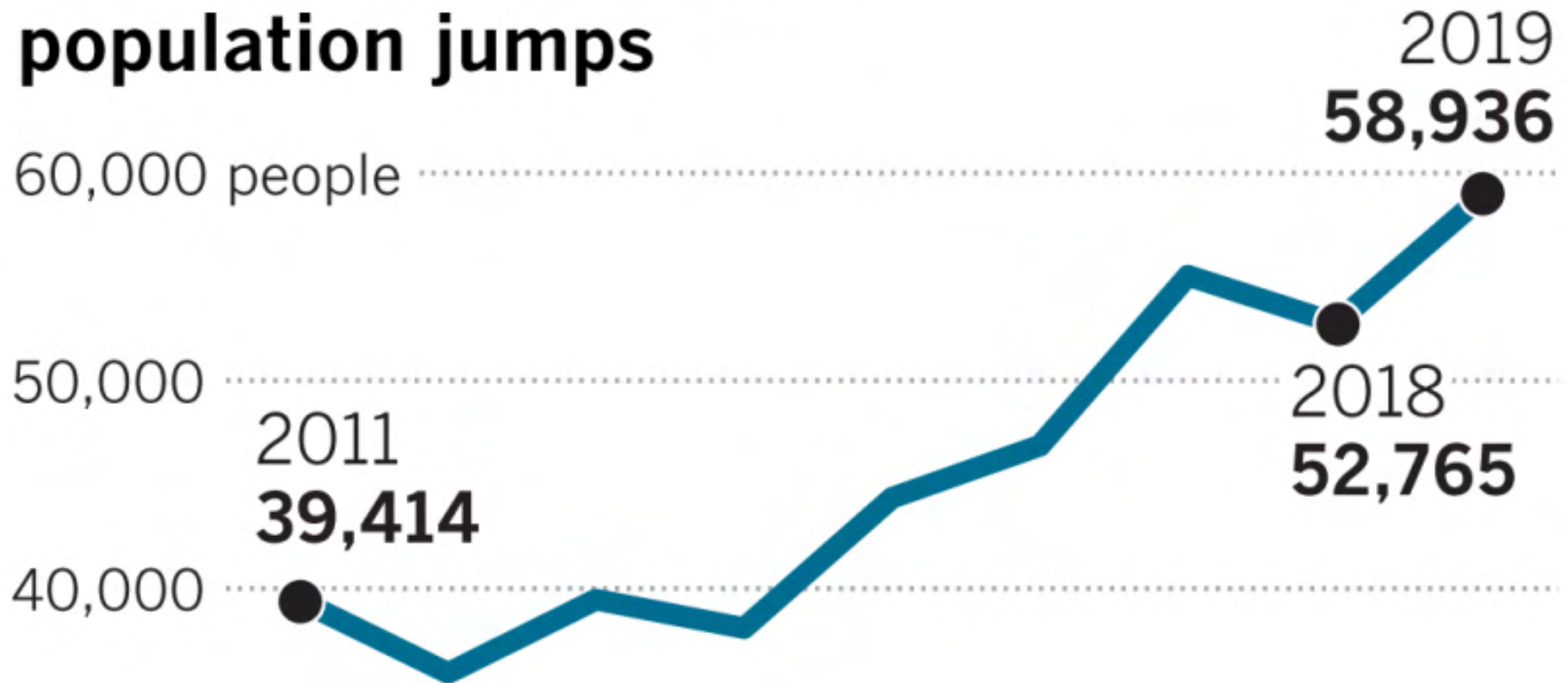
- 2015: Over 58% of L.A. region renters pay more than 30% of income in rent
- 2015: Over 32% of L.A. region renters pay more than 50% of income in rent
- Feb 2017: Average rent in City of L.A.:
\$2,625
 - 1 bed: \$2,313
 - 2 bed: \$3,011



Los Angeles is home to the nation's worst housing affordability and homelessness crisis

NATION'S LARGEST UNHOUSED/UNSHELTERED POPULATION

L.A. County homeless population jumps



- Nearly 59,000 people are houseless every night in LA County
 - Found that houseless are more educated than general population (About half have a HS diploma & about 1/3rd college degree)



**Blacks:
9% of LA County Pop.
~40% of the Houseless Pop.**

“THE NEW AMERICAN HOMELESS”

Article in The New Republic (August 21, 2019)



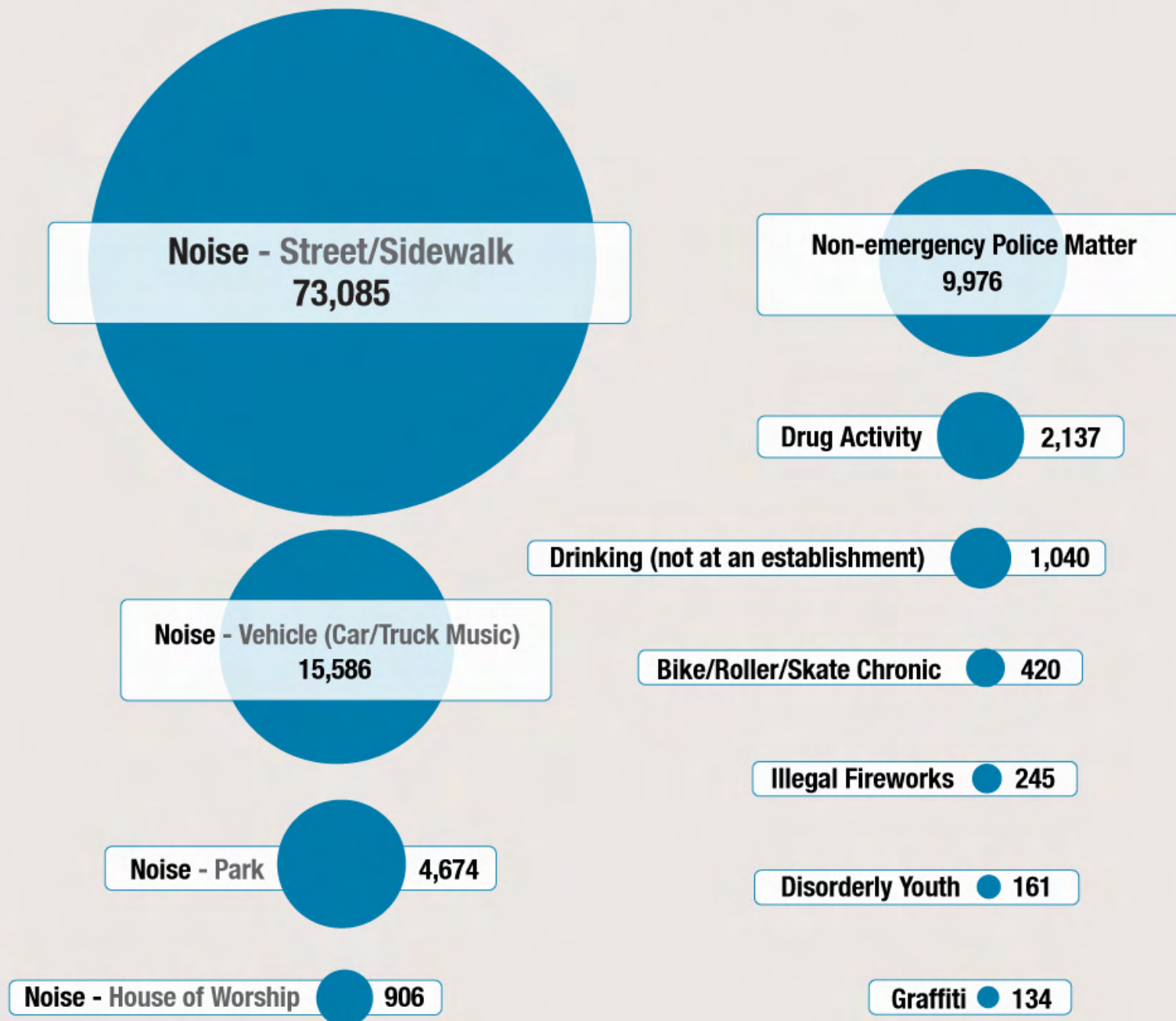
**POLICE VIOLENCE/
OVER-POLICING IS A
CRITICAL LEVER IN
GENTRIFICATION**

311 QUALITY-OF-LIFE COMPLAINTS | REFERRED TO THE NYPD (2011-2016) *



*Only census tracts with median household income below the citywide average in 2011.

QUALITY OF LIFE COMPLAINTS MADE TO 311 AND REFERRED TO THE NYPD (2017)



THE DEADLY CONSEQUENCES



The long read

Death by gentrification: the killing that shamed San Francisco

the San
dead
brielle

Alejandro Nieto was killed by police in the neighbourhood where he spent his whole life. Did he die because a few white newcomers saw him as a menacing outsider?

In California, Landlords Threaten Immigrant Tenants with Deportations

Housing lawyers are reporting a troubling trend: Landlords exploiting the growing fear of immigration authorities to evict tenants, raise rents, and clear residents from gentrifying neighborhoods.

KRISTON CAPPS |  @kristoncapps | Apr 5, 2017 |  45 Comments

OTHER LANDLORD ABUSES

- **Tenant Harassment**
- **Ellis Act Abuse**
 - **Over 25K rent-stabilized units lost to Ellis Act**

PART I WRAP UP

REVIEW MATERIAL:

WWW.CRENSHAWSUBWAY.ORG/

GENTRIFICATION101

**PART II:
FIGHTING
GENTRIFICATION
PROMOTING COMMUNITY
WEALTH BUILDING**

FIGHTING GENTRIFICATION

HOW TO STOP GENTRIFICATION

1. Protect the Vulnerable (Regulate the Speculators)

- Tenants, at-risk homeowners and community-serving small businesses

2. Take Land Off the Speculative Real Estate Market

- Create non-market based structures for housing and community development

GENERAL PRINCIPLES OF “COMMUNITY-CENTERED DEVELOPMENT”

- “Development without displacement”
 - **Better neighborhood, same neighbors**
- Development for existing residents needs
- Development that plays by the rules (the community’s standards)

CSC'S PRINCIPLES OF COMMUNITY DEVELOPMENT

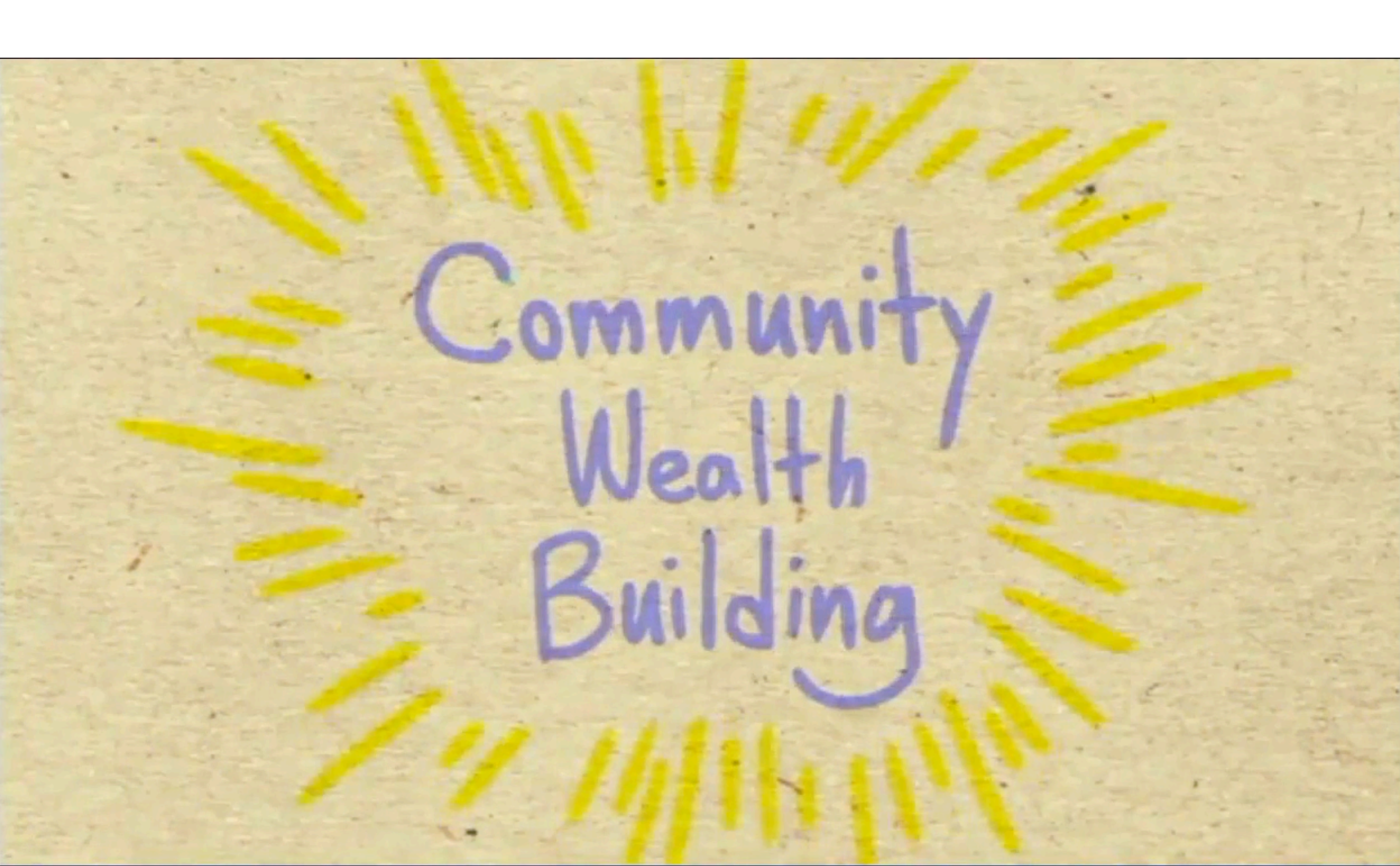
GENERAL PRINCIPLES OF “COMMUNITY-CENTERED DEVELOPMENT”

- Right to Self-Determination: We believe that people of color have a right to space to cultivate their culture, maintain their unique history, develop institutions, build political power, and define the community’s future.
- Right to Housing: We believe that decent housing is a human right, housing should be affordable and accessible to historically marginalized populations, and housing should be well integrated socially and geographically.
- Right to Protection from Displacement: We believe that people’s homes need to be protected from market forces that cause displacement and changes in government policy over time.
- Right to Land: We believe that land and housing should be community-controlled through democratic structures and processes such as community land trusts and cooperatives.
- Community Wealth Building: We believe public resources should NOT go towards enriching large corporations and rich shareholders, but should instead go towards community wealth building models such as worker owned-cooperatives, housing cooperatives and community controlled land trusts.
- Right to Build & Maintain Small Businesses: We believe that productive community-serving small businesses have the right to be sustained and maintained against corporate chains and corporate interests.
- Right to Good Jobs: We believe that everyone who wants a job should be provided a job with a living wage, good benefits, equal pay, and the right to unionize, especially traditionally marginalized populations such as the formerly incarcerated.

RESIST! BOYLE HEIGHTS BATTLE AGAINST “ART WASHING”



**COMMUNITY-WEALTH
BUILDING
("SHARE THE WEALTH")**



Community
Wealth
Building

WHAT IS COMMUNITY WEALTH BUILDING?

.....
<https://www.youtube.com/watch?v=LipsduV5rI>

SEVEN DRIVERS OF COMMUNITY WEALTH BUILDING

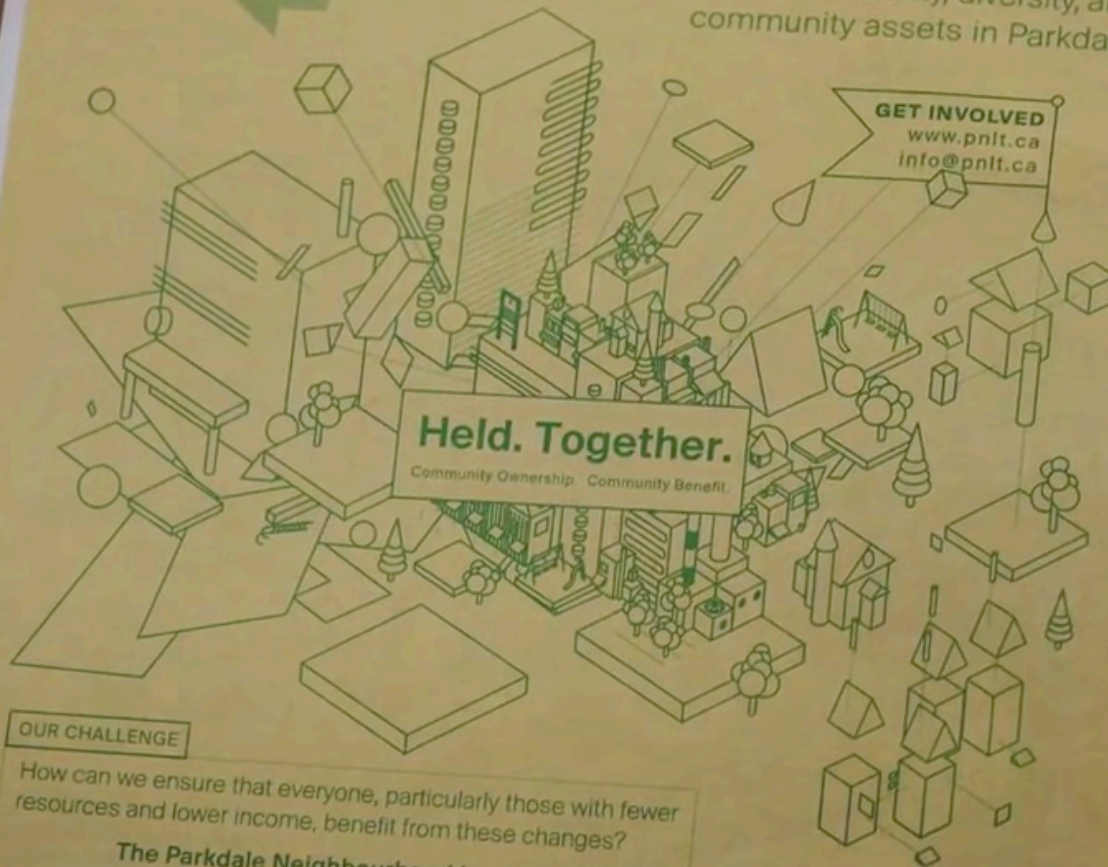
- **Place**: Leverages many kinds of assets rooted in community, for maximum benefit of local residents.
- **Ownership**: Promotes local, broad-based ownership as the foundation of a thriving, resilient local economy.
- **Multipliers**: Encourages institutional buy-local strategies to keep money circulating locally.
- **Collaboration**: Brings many players to the table, including nonprofits, philanthropy, anchor institutions, and cities.
- **Inclusion**: Aims to create inclusive, living wage jobs that help families from all walks of life enjoy economic security.
- **Workforce**: Links training to employment and focuses on jobs for those with barriers to employment.
- **System**: Develops new institutions and support ecosystems, to create a new normal of political-economic activity.

VALUE CAPTURE:

“RECOVERING SOME OR ALL OF THE VALUE CREATED FOR PRIVATE LANDOWNERS BY PUBLIC INFRASTRUCTURE INVESTMENT”

Parkdale Neighbourhood Land Trust

Parkdale is changing rapidly.
This change is not inherently good or bad,
but it raises important questions
about affordability, diversity, and
community assets in Parkdale.



OUR CHALLENGE

How can we ensure that everyone, particularly those with fewer resources and lower income, benefit from these changes?

The Parkdale Neighbourhood Land Trust (PNLT) was formed to address this challenge.

OUR ACTION STRATEGY

PNLT will acquire land, removing it from the real estate market.

ABOUT PNL

The Parkdale Neighbourhood Land Trust (PNLT) is a community-controlled non-profit organization of residents.

COMMUNITY LAND TRUST

<https://www.youtube.com/watch?v=QdjIzultZtc>

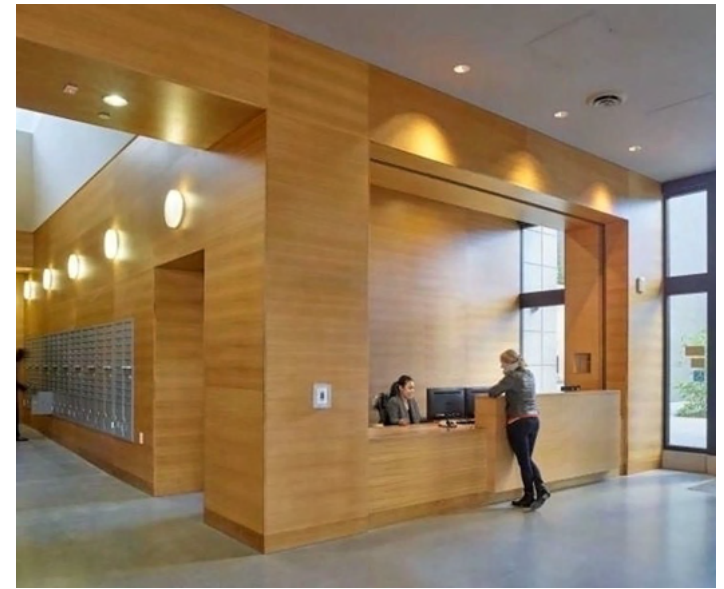
SOCIAL HOUSING

IN THE

UNITED STATES



**WHICH PROJECT IS
“AFFORDABLE HOUSING”?**



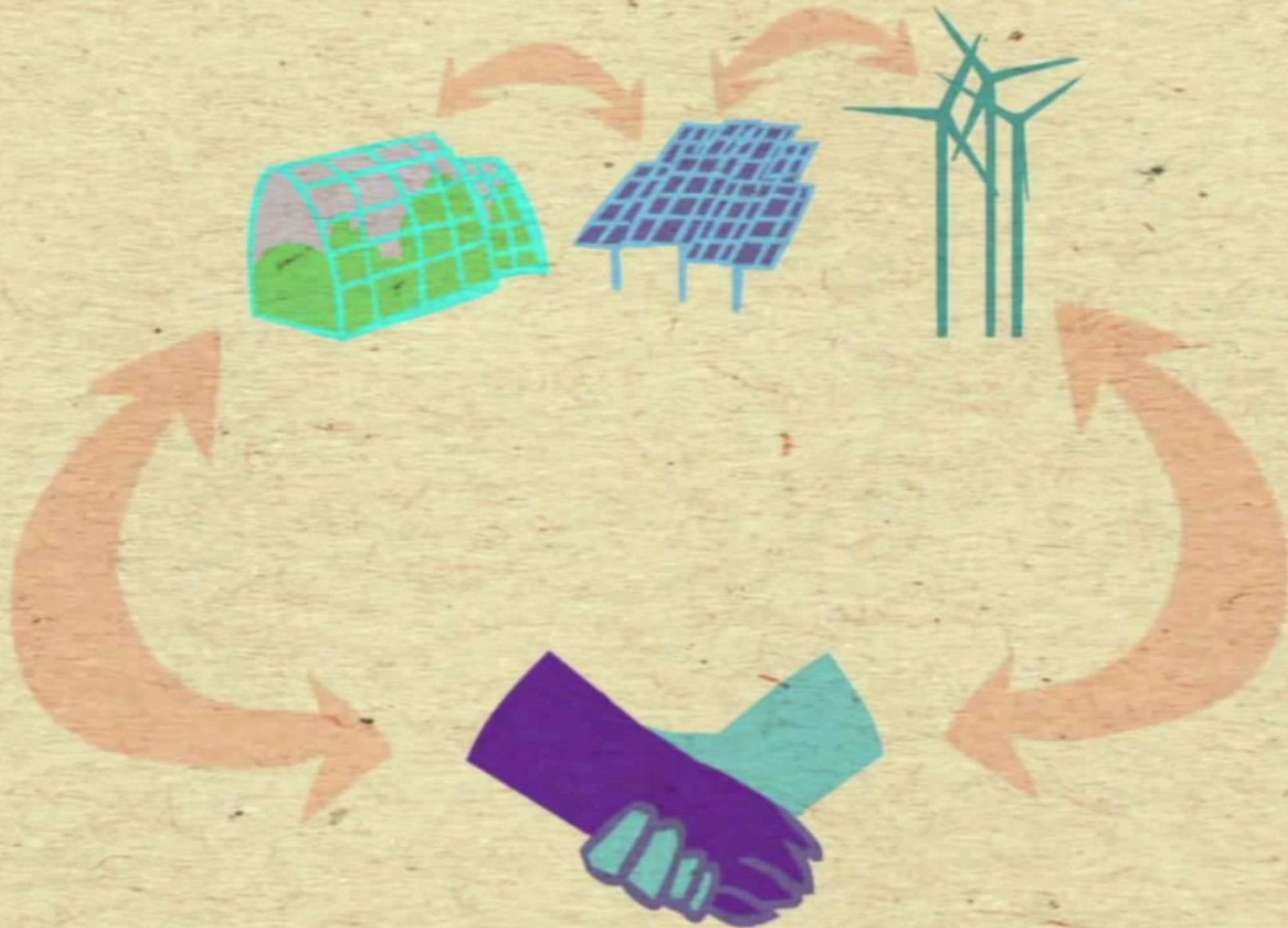
CHOICE "A"



CHOICE "B"



CHOICE "C"



WORKER-OWNED COOPERATIVES: THE CLEVELAND MODEL

https://www.youtube.com/watch?v=s_kLye_6VBc

WRAP UP



PARTING WORDS OF WISDOM

<https://www.youtube.com/watch?v=qIo8iE4qVDg>

FOR ADDITIONAL ONLINE RESOURCES

- CSC's Gentrification 101 Page:
[www.crenshawsubway.org/
gentrification101](http://www.crenshawsubway.org/gentrification101)
- CSC's Gentrification Page:
[www.crenshawsubway.org/
gentrification](http://www.crenshawsubway.org/gentrification)

CONTACT INFORMATION

- **info@crenshawsubway.org**
(323) 300-6078

HOLLYWOOD'S STORY

- 13,000 working class families (mostly Latinos) pushed out in early 2000s
- Highest vacancy rate in the city
- Highest homelessness rate in the city
- Homeless encampments up 50% in one year



CA HOUSING CRISIS

- More broadly seen as a crisis throughout the state
- Some policy experts have asked the governor to declare a “State of Emergency”

Large metros where it takes the most years of income to buy a home

Rank	Large Metro	Years of Income to Buy a Home
1	Los Angeles, CA	9.0
2	San Jose, CA	9.0
3	San Francisco, CA	8.8
4	San Diego, CA	7.6
5	New York, NY	5.8
6	Sacramento, CA	5.8
7	Riverside, CA	5.3
8	Boston, MA	5.0
9	Seattle, WA	5.0
10	Portland, OR	4.7

(Metros with over one million people)