FINDINGS AND RECOMMENDATIONS of the Rapid Health Impact Assessment of the Proposed Farmers Field Development

July 6, 2012

Conducted by:

Human Impact Partners

In conjunction with a panel of impacted residents

With support from:

Los Angeles Community Action Network (LA CAN)

Legal Aid Foundation of Los Angeles (LAFLA)

Physicians for Social Responsibility–Los Angeles (PSR–LA)

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Human Impact Partners (HIP)

Human Impact Partners' primary expertise is using Health Impact Assessment (HIA) to increase the consideration of health and equity in decision-making arenas that typically do not consider health. HIP has conducted HIAs on local, state and federal levels with communities across the country, from Hawaii to Maine. The findings from HIP's HIAs have been integrated into numerous policy-making and planning processes. To date, HIP has conducted over a dozen HIAs on land use and transportation plans and development projects, and has trained over 1000 individuals around the country in HIA processes and methods. HIP is considered a leader in the field of Health Impact Assessment in the U.S., spearheading efforts to convene HIA practitioners from across North America and chairing the newly formed Society of Practitioners of Health Impact Assessment (SOPHIA), an international association of those involved with HIA. HIP has been funded by major foundations such as The California Endowment, Pew Charitable Trusts, and the W.K. Kellogg Foundation to conduct HIAs and build the capacity of others to do so. HIP has also been funded by public agencies, including the Los Angeles Metropolitan Transportation Authority and the U.S. Environmental Protection Agency to conduct HIA work.

Los Angeles Community Action Network (LA CAN)

The Los Angeles Community Action Network is a community-based organization working to promote and defend human rights, primarily in Downtown and South Los Angeles. LA CAN focuses on community organizing and leadership development among extremely low-income residents to ensure that decisions impacting our communities have positive consequences for extremely low-income people. LA CAN has a long history of directly implementing community improvement and human rights projects, as well as informing and shaping decisions and policies that stabilize and improve extremely-low income people's health, homes and lives. This is the first time LA CAN has utilized HIA as a community engagement and education tool that can ensure large developments protect the health of low-income communities in Downtown, South LA and Pico-Union.

Legal Aid Foundation of Los Angeles (LAFLA)

LAFLA is the frontline law firm for poor and low-income people in Los Angeles. LAFLA seeks to achieve equal justice for all through direct representation, systems change and community education. With six offices, four court locations and numerous community-based clinics, LAFLA is the first place thousands of poor people turn to when they need legal assistance for a crisis that threatens their shelter, health, and livelihood. Nearly 12,000 individuals and families are provided with legal services annually and an additional 35,000 litigants are helped through LAFLA's four Self Help Legal Access Centers. Another 20,000 are assisted through referrals, workshops and community outreach activities.

Physicians for Social Responsibility-Los Angeles (PSR-LA)

PSR-LA is a physician and health advocate membership organization working to protect public health from nuclear threats and environmental toxins. Representing over 5,000 physicians, health professionals, and concerned residents in Southern

California, we inform the medical community and policymakers about toxic threats, promote safer practices, and strengthen local community organizations to engage in meaningful public health and environmental policy advocacy. PSR-LA is incorporated under the laws of the State of California. It is recognized as a not-for-profit corporation under section 501(c)(3) of the United States International Revenue Code. PSR-LA's mission is to reduce threats to public health related to nuclear weapons and environmental toxins." We work to foresee and forestall damage to human health and the environment." In particular, PSR-LA has worked for nearly 25 years to reduce pollution in California and the South Coast Air Basin.

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EXECUTIVE SUMMARY

Background

Since the development of the Staples Center and LA Live, which are adjacent to the site for a newly proposed development project called Farmers Field, low-income residents have experienced health-influencing changes such as displacement and gentrification. It is important to recognize the potential effects that the Farmers Field development proposal could have, and to adopt and monitor mitigations to avoid any negative impacts to health.

Farmers Field Plan Proposal

Anschutz Entertainment Group (AEG) is proposing to build the Farmers Field development in the South Park area of Los Angeles, which borders the Pico-Union and South Los Angeles neighborhoods. The following is a summary of the proposed project details:

- The development would include a stadium with expandable seating up to 76,250, a net gain of 1,112 parking spaces, demolition of the Convention Center's West Hall, and construction of a 500,000-square foot New Hall.
- The project proposes to create an estimated 12,000 temporary full-time jobs during construction and approximately 4,123 permanent daily jobs (1,866 FTE jobs) during operations.
- The proposed stadium location is adjacent to two large developments: the Staples Center and the LA Live entertainment complex, which have significantly changed the character of the surrounding communities and directly or indirectly displaced hundreds of residents.
- There are 133 additional and related projects apart from the proposed Farmers Field development that could further impact the area.

Issues of Concern

Local residents are concerned about a range of issues related to the proposed Farmers Field development, including: gentrification; the affordability of continuing to live safe and healthy lifestyles in their communities; whether the proposed development will continue and/or intensify displacement; high levels of unemployment; decreasing levels of public safety and access to open space; communication between AEG, the City of Los Angeles, and residents about proposed development activities; and measures to avoid or mitigate any adverse health impacts on local residents of the proposed Farmers Field development. For these reasons, and because the Draft Environmental Impact Report (DEIR) overlooked or improperly analyzed these important impacts of the proposed Farmers Field development, this Rapid Health Impact Assessment (HIA) focuses on displacement and housing affordability, employment, public safety, and access to open space.

Health Impact Assessment

Health Impact Assessment (HIA) is a process that aims to create healthier communities by providing decision-makers with an understanding of the potential health impacts of a proposed project, and makes recommendations that would improve those impacts. This Rapid HIA, conducted in April and May 2012, includes substantial guidance and input from residents living in the neighborhoods surrounding the proposed Farmers Field development. The goals of the HIA were: 1) to ensure that the proposed development accounts for likely impacts to low-income and vulnerable populations, such as displacement and housing affordability, employment, public safety, and access to open space; and 2) to propose appropriate mitigations for potential negative health impacts of the proposed development.

HIA Findings About Current Conditions Around Farmers Field

Health Conditions: The health of residents near the proposed development is worse than in other parts of the City and County of Los Angeles.

- 29% of residents in the HIA study area rated their health status as "fair or poor" compared with 19% in the City and County.
- Rates of hypertension, diabetes, overweight, and obesity are substantially higher than rates in the City and County.

Demographic Trends: The area near the proposed development has a very high rate of poverty (38% vs. 20% for the City overall), but demographics have been shifting. From 2000 to 2010, the HIA study area experienced:

- Five times the increase as in the City of Los Angeles for the percent of non-family households.
- Substantial growth in people ages 20-24 and 55-59, which include college-age and some baby boomer populations.
- Much greater increases than the City in White and Asian populations, but a decrease in the Hispanic population (that increased in the City overall). The Black population decreased a bit more in the HIA study area than in the City overall.

Gentrification and Displacement: Numerous data sets and resulting findings in this HIA suggest that neighborhoods in the HIA study area are undergoing or at risk for gentrification, contrary to the Draft EIR's lack of recognition of trends of gentrification in the areas surrounding the proposed Farmers Field development.[1]Residents of gentrifying communities often experience adverse effects of redevelopment, such as being forced to move due to increases in property values and rents. Displacement can lead to physical, mental, and social stress, as well as costly school and job relocations and increased risk for substandard housing and overcrowding. These impacts contribute to health disparities among the poor, women, children, the elderly, and racial/ethnic minorities.

[1] Draft Environmental Impact Report on the proposed Convention and Event Center Project. Appendix H: AEG Special Event Center Market Impacts. 3/30/12. Page II-1.

Employment: Displacement may force residents to live further from their jobs, heighten the risk of losing a job, and increase commuting costs and/or time. In addition, California's minimum wage ($8.00/hour) is too low to provide for "self-sufficiency" for many workers in Los Angeles.

Housing: Rents near the proposed development are unaffordable to many households and evictions and overcrowding are common issues in the area. Housing is becoming less affordable and much affordable housing has been lost recently.

- Fifty-six percent of those earning $35,000 or less spend over 30% of their income on housing costs.
- Since LA Live was approved, an estimated 2,151 units of extremely low-income housing were lost or otherwise impacted in the area.
- Eviction is prominent, with an estimated 2,416 evictions total for six of the seven HIA study area zip codes between July 2009 and June 2010.
- Severe overcrowding is five times more for owner-occupied units and two times more for renter-occupied units in the HIA study area than the City.

Public Safety and Access to Open Space: Park space near the proposed development is a common convening place for residents. Police presence in the area is high (five times higher than in neighboring areas) and violations are issued for minor offenses at very high rates (e.g., pedestrian violations are issued at up to 69 times the rate of the City overall). Residents report links between unpaid citations and loss of housing, benefits, and employment.

HIA Findings About Impacts of the Proposed Farmers Field Development

Working with HIP to analyze data on existing conditions in the community, lived experiences in the surrounding community, and other relevant data, a Panel of Impacted Residents came to consensus that the following are likely and important negative health impacts of the proposed development.

Displacement and Housing Affordability / Poverty
Implementation of the Farmers Field development as planned and without mitigation is likely to increase displacement and poverty and decrease housing affordability among most groups of local residents. Displacement, lack of housing affordability, and poverty will primarily impact Latino and Black populations, low-income people, families, young children, and seniors, as well as individuals who are permanently disabled. It will disproportionately impact people living in neighborhoods close to the proposed location of the Farmers Field development. Health impacts of displacement can include: impairment of mental health, increase in chronic disease, income- and education-related negative health outcomes, and impairment of social cohesion.

Public Safety and Access to Open Space

Implementation of the development as planned and without mitigation is likely to have negative impacts on the safety of the local population, and to decrease access to open space and green space. Changes in public safety and access to open space will primarily affect communities of color, current residents, youth, low-income populations, and business owners and workers (including street vendors). It will also likely affect visitors to the area, the elderly, and immigrants. Reduced public safety and access to open space issues will likely have moderate to severe negative effects on: mental health, chronic disease, injuries, and social cohesion.

Jobs & Employment
Implementation of the Farmers Field development without mitigation is likely to change local employment conditions both by increasing jobs (primarily low wage, service sector) for some, and decreasing jobs for others (e.g., local businesses). Changes in employment will primarily impact Latino and African American populations, individuals and families, and men and women who are sole financial providers for families. It will disproportionately impact residents living closest to the proposed development. Changes in employment will likely include severe negative impacts on mental health and access to medical care.

HIA Recommendations

Based on all of the findings in the HIA research and community process, the Impacted Residents Panel came to consensus on recommendations to mitigate negative health impacts. Below is a summary of a sample of the recommendations, the complete list of which is included in the full report.

Displacement and Housing Affordability

- AEG shall adopt and fund a “No Net Loss” zone within a one-mile radius of the proposed development, which will ensure that no units at any affordability level are permanently lost within that zone.
- AEG and the City shall create a special parking impact zone within a given radius around the Project site wherein converting sites currently used for housing into parking lots would be prohibited.
- AEG shall provide funding for dedicated personnel within the Los Angeles Housing Department (LAHD) to work with residents within a three-mile radius of the project.
- AEG shall compensate any resident currently living within the three-mile “Impact Zone” who has to move and/or is displaced as a direct or indirect result of the construction and/or operation of the Farmers Field stadium.
- AEG shall proactively fund Promotora/Health Promoter, Community Organizer, and Legal Counsel teams to work within the “Impact Zone”.
- AEG shall provide $20 million to establish a Housing Trust Fund whose funds will be dedicated solely to the production of new housing within the “Impact Zone” affordable to extremely low income (ELI) households.

Public Safety and Access to Open Space

- AEG shall decrease the stadium footprint to the most compact size possible that still allows for a football stadium.
- AEG shall ensure the project design creates open and green space immediately outside the stadium that is comprised of a) land made available by creating a more compact stadium footprint, and b) current open space at the project site using funds provided by AEG. The resulting open/green space shall be owned, programmed, and managed by a public or non-profit entity, and programming shall reflect the needs of the population within the HIA study area.
- The open/green space shall include a designated space and coordinated times for local micro-businesses, artisans, social service organizations, and other vendors to vend their goods and provide direct service and outreach to the community, both on game days and non-game days. In addition, AEG shall provide funding to develop a green business incubator to help 20-30 low-income, underrepresented local entrepreneurs from zip codes surrounding the proposed stadium, in helping to start local businesses.
- The City of Los Angeles and AEG shall immediately create a community-based public safety task force. The task force will include a proportion of residents from the impacted area, LAPD, small business owners historically serving existing low-income communities, staff of the Mayor and relevant Council Districts, and other appropriate stakeholders.
- Neither the City police nor AEG's private security shall enact "quality of life policing" in the neighborhoods around the proposed development.

Jobs and Employment

- AEG shall develop a local hiring agreement for jobs created as part of the development project. Local low-income residents should be hired into 30%-35% of construction jobs, and 40%-50% of permanent jobs.
- Qualifications for jobs created by the proposed development shall relate directly to the job duties and responsibilities, and not include unrelated measures that tend to disqualify local residents (e.g., credit checks, arrest records).
- Jobs created by the development shall pay a living wage as determined by the strongest regulatory language, whether it be federal, state, or local. In addition to paying a living wage, all permanent jobs (including part-time and full-time permanent jobs) created by the Farmers Field stadium development shall provide full health benefits.
- AEG shall fund a program focused on training and hiring for jobs that are created as a result of the Farmers Field development. The program shall focus on populations facing the most serious barriers to employment including, but not limited to:
    - Day laborers (particularly from the Downtown Day Labor Center)

- Formerly incarcerated populations re-entering the workforce
- Single parents/ heads of households
- Homeless residents

Conclusion

Decision-makers for the Farmers Field development must consider the potential impacts the project will have on a range of health-related factors, including gentrification, displacement, housing costs, policing and safety, access to open spaces, and employment opportunities. This Health Impact Assessment highlights and addresses a lack of analysis of these impacts in the project's Draft Environmental Impact Report (DEIR) and suggests potential mitigations for negative impacts. This report provides analysis to help inform decision-makers and other stakeholders about potential health impacts of the proposed development. In future projects, analysis of potential health impacts needs to be an integral part of city planning, particularly for projects that will impact communities that are highly vulnerable and have limited resources to conduct research on their own or to intervene successfully in the decision-making process.

1. INTRODUCTION AND BACKGROUND

Anschutz Entertainment Group (AEG) is currently proposing the construction of Farmers Field – a 72,000-seat football stadium with expandable capacity up to 76,000 seats in the South Park neighborhood of downtown Los Angeles, which borders the Pico-Union and South Los Angeles communities. The project would also include the demolition and reconstruction of part of the existing Convention Center and a parking garage. This entire development is referred to in this HIA as the Farmers Field development.

Local residents and community organizations, whose members and clients will be affected by this proposed Farmers Field development, have expressed concern that plans have failed to recognize important potential impacts to the health of the surrounding community, particularly related to displacement and housing affordability, employment, public safety, and access to open space. Additionally, the lack of attention to these issues in the Draft Environmental Impact Report (DEIR) for the proposed project, including current and past trends that are predictors of displacement and that impact housing conditions in the areas around the proposed site for Farmers Field, demonstrate a need for additional analysis to help inform decision-makers and local communities about the potential impacts of the proposed development.

1.1 Health Impact Assessment

To provide a more comprehensive analysis of the Farmers Field development impacts on health, a Health Impact Assessment was conducted. Health Impact Assessment, or HIA, as defined by the National Research Council, is:

> "a systematic process that uses an array of data sources and analytic methods and considers input from stakeholders to determine the potential effects of a proposed policy, plan, program or project on the health of a population and the distribution of those effects within the population. HIA provides recommendations on monitoring and managing those effects."[2]

This report reflects the findings from a "Rapid" HIA process that took place during April and May of 2012. Human Impact Partners (HIP) conducted the HIA at the request of LA CAN, LAFLA and PSR-LA, with significant guidance and input from residents living in the neighborhoods surrounding the proposed Farmers Field development. Funding for the HIA was provided by The California Endowment.

For this HIA, a novel and "rapid" approach was developed to maximize the engagement and empowerment of the impacted community. Specifically, a

[2] National Academy of Sciences. Committee on Health Impact Assessment; National Research Council. 2011. Improving Health in the United States: The Role of Health Impact Assessment.

panel of twelve residents who would potentially be impacted by the proposed Farmers Field development (referred to as "Impacted Residents Panel") was formed to actively participate in and guide the HIA scoping and research process. The Impacted Residents Panel was selected because each individual represented an organized constituency throughout the neighboring communities, including day laborers, promotoras, tenants, homeless residents, bus riders, and/or low-income people. As leaders from organizations representing these constituencies, the panel conducted outreach and engagement with others prior to and during the HIA process and, therefore, represented dozens of other resident voices in addition to their own in this process. The Impacted Residents Panel also gathered crucial information to guide their decisions from residents that were NOT part of their organizations through surveys. This approach was developed and implemented for several reasons, including: 1) two of the underlying values of HIA are equity and democracy; the process developed was intended to increase the consideration of equity-related outcomes as well as to better engage local residents in the democratic processes that influence their lives; and 2) a recognition that "Any serious effort to reduce health inequities will involve political empowerment – changing the distribution of power within society and global regions, especially in favour of disenfranchised groups and nations."[3]

The Impacted Residents Panel met on April 25, 2012 to learn about HIA, discuss the proposed Farmers Field development, and identify key questions on which the HIA would focus (also known in the HIA process as "Scoping"). The panel met again on May 12 and 13, 2012 to review existing conditions data collected by HIP, to hear from a panel of subject-matter experts about the potential impacts of the proposed Farmers Field development, to come to consensus on the likely impacts of the development on health, and to identify a set of recommendations that could mitigate potentially negative health impacts identified. The Impacted Residents Panel met for approximately six hours each day and, because the panel included both English and Spanish speaking residents, all meetings were conducted simultaneously in English and Spanish. HIP's role in this process was to: 1) design and help to facilitate a process in which the Impacted Residents Panel could learn, engage, deliberate, and come to consensus, as well as 2) provide data that informed the residents' decisions and 3) primarily write this report.

This Rapid HIA report includes the following:

(1) Assessment of the existing conditions in the Los Angeles neighborhoods surrounding the proposed site for the Farmers Field development, including Downtown, South LA, and Pico-Union;

3 Commission on Social Determinants of Health. 2008. Closing the gap in a generation: health equity through action on the social determinants of health. Final Report of the Commission on Social Determinants of Health. Geneva: World Health Organization.

(2) Assessment of the potential impacts of the proposed Farmers Field development on these existing conditions; and

(3) Recommendations that could be implemented to mitigate potential impacts of the proposed Farmers Field development on vulnerable populations living in these neighborhoods.

The goal of this HIA is to ensure that plans for the development of Farmers Field account for impacts to low-income and vulnerable populations, with regard to displacement and housing affordability, employment, public safety and access to open space, and that appropriate actions are taken to mitigate any negative health impacts as a result of the proposed development, similar to the way in which the DEIR proposes mitigations for issues such air quality, traffic congestion, and parking.

1.2 HIA Scope

Displacement, housing affordability, employment, public safety, and access to open space have historically been and continue to be pressing issues for residents living in communities in and around downtown Los Angeles, in particular for those who are low-income and face other vulnerabilities (in terms of health and social support). As key factors that contribute to the determination of health outcomes and quality of life, it is important that the impacts of the proposed Farmers Field development on these issues be recognized, and that mitigation measures to avoid any potential negative outcomes in these areas be adopted and monitored. Based on the experience of low-income residents during and since the development of the Staples Center and LA Live at this same site, displacement and other gentrification pressures have been experienced, documented, and in some cases effectively mitigated through policy interventions.

Given recent and continuing trends of displacement and gentrification, the rising cost of housing in and around downtown Los Angeles, high levels of unemployment, and decreasing levels of public safety and access to open space for local low-income residents, and given the newly proposed Farmers Field development, local residents have become increasingly concerned with: the ability to afford to continue living a safe and healthy lifestyle in their communities; whether the proposed Farmers Field development will result in the continued and/or intensified displacement of existing residents; and whether or not AEG and the City of Los Angeles will increase communication with residents about proposed development activities and implement measures to avoid or mitigate any adverse impacts of the proposed Farmers Field development on local residents. For these reasons and because many other impacts of the proposed Farmers Field development were addressed elsewhere in the DEIR; displacement and housing affordability, employment, public safety, and access to open space were chosen as the focus of this Rapid HIA.

1.3 Report Organization

This HIA report is organized to include the following information:

- **Section 2. HIA Methods** – describes methods employed and primary data sources used to conduct this HIA.
- **Section 3. Proposed Farmers Field Development** – describes the Farmers Field proposal and related development activities.
- **Section 4. Existing Conditions** – provides findings from the literature about the impacts of stadium developments, followed by a summary of research and literature describing the following conditions in the study area:
    - Health
    - Demographics, displacement/gentrification
    - Employment
    - Housing
    - Public safety and access to open spaces
- **Section 5. Impact Analysis** – describes the consensus reached among the impacted residents about the potential health impacts that could result from the proposed Farmers Field development.
- **Section 6. Recommendations** – describes the consensus reached among the impacted residents on a set of recommendations to mitigate significant impacts to low-income and vulnerable populations residing in the study area.
- **Section 7. Conclusions** – utilizing the data presented in this Health Impact Assessment, conclusions are drawn and presented.

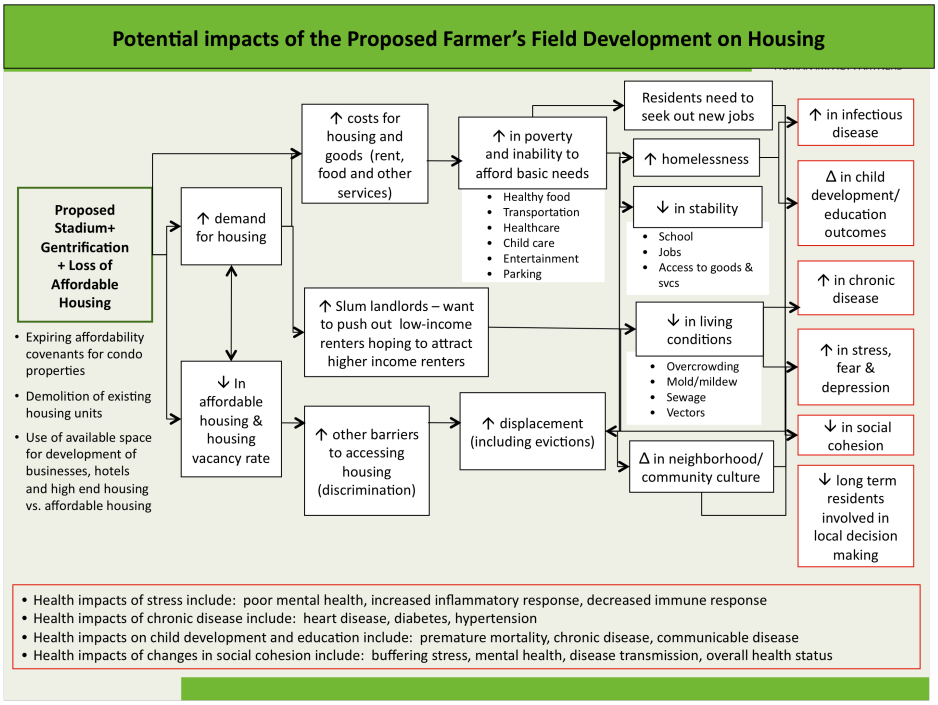
2. HIA METHODS

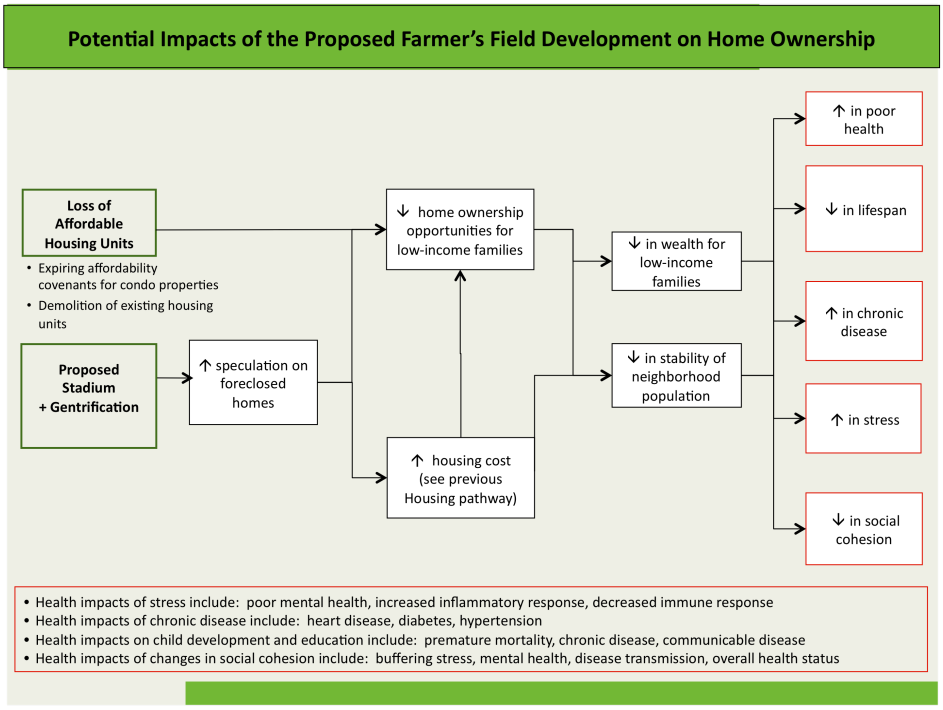
As described above, this Rapid HIA was conducted by HIP with significant input and guidance from potentially impacted residents from neighborhoods surrounding the proposed location of the Farmers Field development. HIP employed the methodologies described in Section 1.1 of this report and shared findings with the impacted residents. The Impacted Residents Panel then deliberated on these findings, as well as their personal and organizational experiences, and came to consensus about the likely impacts of the proposed Farmers Field development as well as a set of recommendations to mitigate likely adverse impacts of the proposed development.

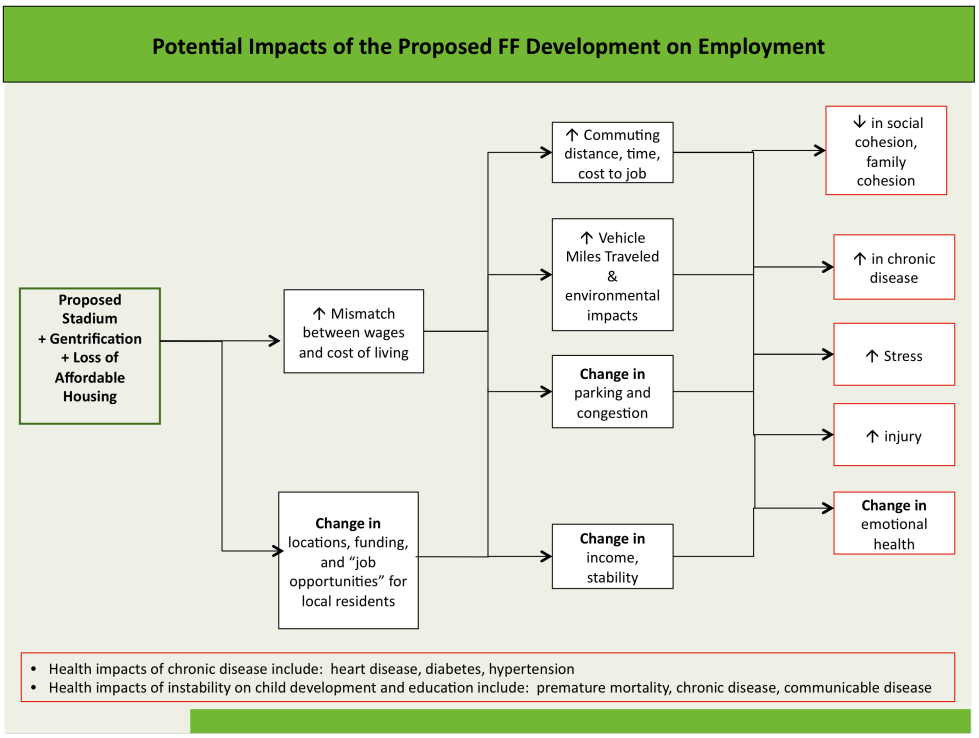
The main concerns raised by the Impacted Residents Panel were how plans for the new Farmers Field development would impact displacement, housing affordability, employment, public safety, and access to open space in local downtown Los Angeles communities, and how these impacts could lead to changes in community health. Additionally, residents and local community organizations were concerned about the lack of attention in the DEIR to previous and current trends associated with displacement, gentrification, changes to housing conditions, employment, public safety (including increasing police and security presence in the community), and access to open space, and wanted to ensure that the HIA provided information about these trends to inform decision-makers and other stakeholders in the Farmers Field Environmental Impact Review process and other development decisions.

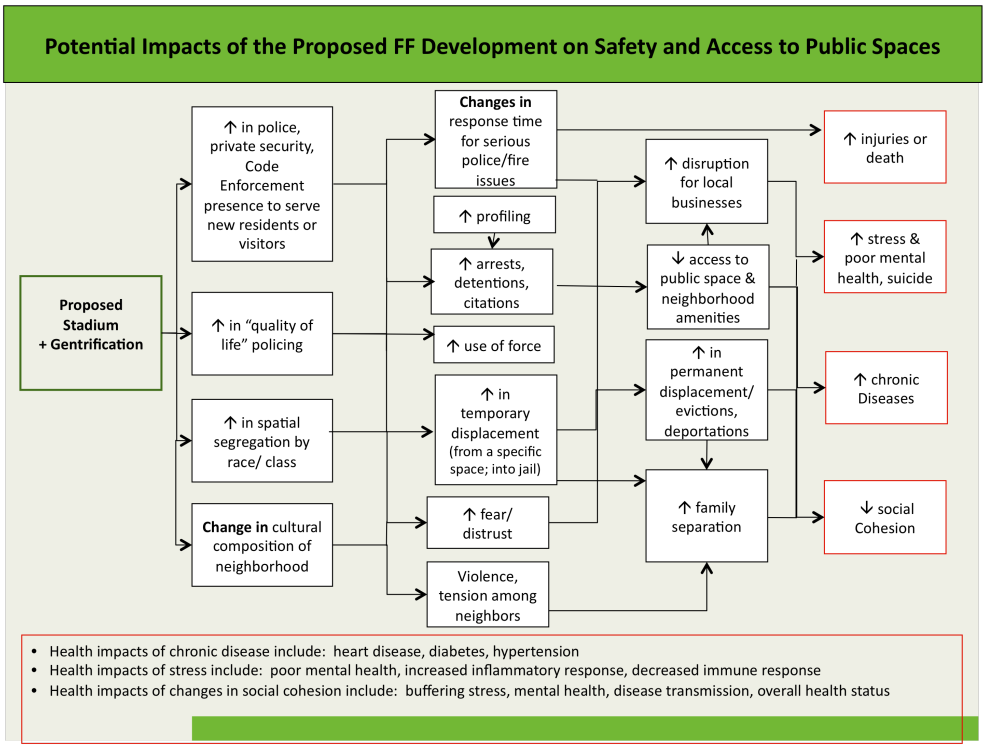
To develop a Scope, HIP prepared pathway diagrams illustrating potential links between the proposed Farmers Field development and health outcomes as mediated through housing, employment, and public safety/access to open space (see Figure 1 below). After a review by residents, HIP then developed a set of research questions to guide the HIA, to identify indicators for data collection, and to ultimately provide information on which residents could deliberate.

Figure 1. Pathway Diagrams Demonstrating Links Between Farmers Field development and Residents' Health, via Housing, Employment, and Public Safety and Access to Open Space









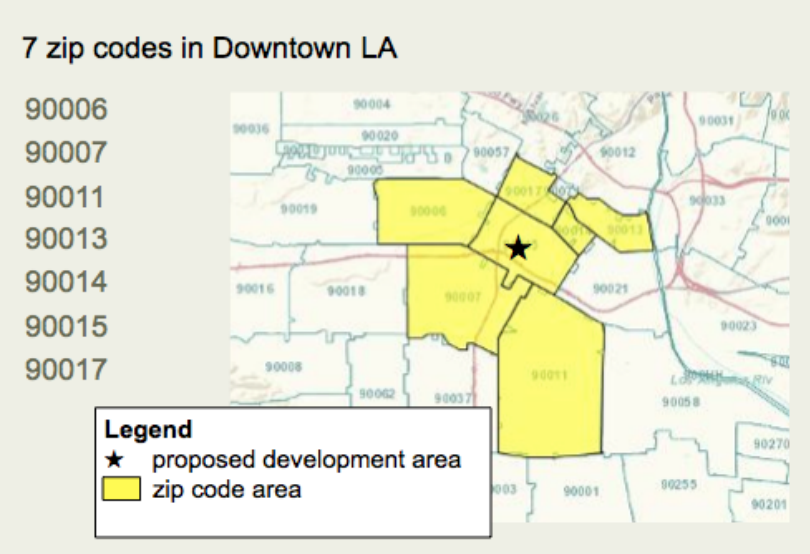
After the HIA Scope was developed, literature supporting or refuting the hypothesized connections between demographics, housing, employment, public safety and access to open space and health was reviewed and data was gathered from publicly available sources to characterize existing conditions in the study area and the City and County of Los Angeles. Data sources included the U.S. Census, the Los Angeles County Department of

Public Health, the Los Angeles Housing Department, the California Redevelopment Agency, and the DEIR for the proposed Farmers Field development. The majority of the indicator data used in this HIA falls within the following zip codes surrounding the project site – where vulnerable populations are most at risk from impacts of the proposed Farmers Field development: 90006, 90007, 90011, 90013, 90014, 90015, and 90017.

It should be noted that the HIA study area includes neighborhoods beyond those considered in the DEIR (primarily Pico-Union), such as Downtown, Westlake, University Park, and Historic South Central. Each of these communities is directly adjacent to the proposed project, similar to Pico Union. Most importantly, the housing, population and potential gentrification impacts in the Downtown community of South Park are analyzed in the HIA; South Park analysis was not included in the DEIR though the project is located specifically in that community. This is based on the understanding of the reach of impacts will include all immediately surrounding communities – not solely the Western-adjacent community of Pico Union.

It should be noted that when possible, data from the U.S. Census was collected by Zip Code Tabulation Areas (ZCTAs), which correspond closely to zip codes. When Census measures were not available by ZCTA, data was collected for the census tracts (91 in total) that correspond most closely with the ZCTAs in the HIA study area.

Figure 2. Rapid HIA Study Area Zip Codes



HIA Community Survey

In addition to data collected from the above-mentioned sources, as part of the Rapid HIA process, the Impacted Resident Panel and HIA partner organizations designed a community survey to gather information from local residents about the potential impacts of the proposed Farmers Field development project. The survey was administered during the first week in

May 2012. Because survey collection was limited to one week, given the extremely limited timeframe in which to complete this HIA and submit it as formal comment to the DEIR, it was not possible to ensure representation from each impacted zip code. However, the surveys collected speak to the HIA study area overall.

The table below shows the number of surveys collected to date, and zip codes in which they were collected. Community members administered surveys to those who either *live* and/or *work* in the HIA study area (and surrounding zip codes). Of a total 71 survey respondents, 32 both live and work in the area. Eighty-eight percent of those surveyed indicated that they live near the location for the proposed Farmers Field development, and 84% expressed concerns about its construction and associated impacts.

TABLE 1. Zip Codes of Survey Respondents

Zip Code	Number of Surveys Collected from Residents of Zip Code	Number of Surveys Collected from Employees of Zip Code
90005	2	0
90006	5	2
90007	12	1
90011	1	0
90013	4	3
90014	0	1
90015	26	14
90017	20	15
90037	1	0

A copy of the HIA community survey tool can be found in Appendix B.

3. FARMERS FIELD DEVELOPMENT PROPOSAL

The Farmers Field development proposal includes a football stadium, the demolition and rebuild of part of the existing Convention Center (West Hall), and parking. The development's proposed location is in the South Park neighborhood of downtown Los Angeles, bordered directly by the Pico-Union and South Los Angeles neighborhoods.

Other details about the Farmers Field development proposal include:

- The overall project is to consist of a 72,000-seat stadium (Farmers Field) with a retractable roof and expandable seating for up to 76,250 seats for special events, a net gain of 1,112 parking spaces, and demolition of West Hall and building a 500,000 square feet New Hall.
- The project proposes to create an estimated 12,000 temporary full-time jobs during construction and approximately 4,123 permanent daily jobs (1,866 FTE jobs) during operations.
- The Event Center is to accommodate NFL football, soccer, and other events.
- The Convention Center is owned and managed by the City of Los Angeles. The entire project site would remain under City ownership and be leased to AEG (terms of leasing agreement not yet known).
- New parking garages would be owned by the City but operated by AEG, which would pass on a percentage of the profits to City.
- The estimated total cost of the proposed project is $1.35 billion. Event Center construction costs are to be paid for by AEG alone, but demolition of West Hall and construction of New Hall will be paid for by the City.
- The City of Los Angeles has indicated that it would borrow the required $350 million (through new bonds). The City already has debt tied to Convention Center of over $445 million, for which it pays $48 million in debt services.
- It is estimated that the $350 million loan and the current debt servicing obligations would be paid for using "ground rent and new sales, ticket and property tax revenue from completed project." The proposed stadium location is directly adjacent to two related large developments: the Staples Center and the LA Live entertainment complex. Development of these two projects has significantly changed the character and make up of the surrounding communities (such as South Park) and directly or indirectly displaced hundreds of residents. These developments have also helped to spur the "new downtown" development – mostly high-end lofts and restaurants/bars – thereby inducing further indirect displacement throughout downtown, especially into the Historic Core and Skid Row. There are also 133 of what the DEIR refers to as related projects, which are proposed development projects in addition to the

proposed Farmers Field project that could further impact conditions in and around the project area.

4. EXISTING CONDITIONS

In this section, following a literature review on impacts of stadium developments, we provide existing conditions information on the following HIA Scope categories:

- **Health Conditions** – This section begins with a summary of research and literature describing the built environment and social and environmental factors that can influence population health. Data on the health conditions in the study area is then presented for the following measures: self reported health status, prevalence of chronic diseases, mortality, life expectancy, lack of health insurance and access to health care services.
- **Demographics; Gentrification and Displacement** – This section begins with a summary of research findings on how health outcomes and demographic characteristics of a community can be impacted by the built environment and public policies, with information divided into the following categories: income and wealth and gentrification/displacement. Existing demographic data for the study area is then presented for the following measures, highlighting changing trends over the past decade where possible: population numbers, family households, population age, race/ethnicity, educational attainment, and income and poverty.
- **Employment** – This section begins with a summary of research findings on how health outcomes can be impacted by conditions of employment. Existing employment data for the study area is then presented for the following measures: unemployment and underemployment, distribution of jobs by sector, jobs-housing balance, and jobs paying a self-sufficiency wage.
- **Housing** – This section begins with a summary of research that links housing to health conditions and then presents data on current housing conditions in the study area for the following measures: proportion of renter-occupied and owner-occupied housing, proportion of households paying more than 30% of their income on housing, loss of rental units and affordable housing, housing vacancy, proportion of households living in overcrowded conditions, housing costs, housing wage as a percent of minimum wage, housing tenure, housing quality, evictions, and fair housing violations.
- **Public Safety and Open Space** – This section begins with a summary of research that links police and security presence as well as access to open space to health conditions, and then presents data on current conditions in the study area for the following measures: open space use, police and private security assigned to the study area, crime statistics, and emergency response time.

4.1 A Review of the Literature on Stadium Development

Economic Impacts

The academic literature related to stadium development projects is largely harmonized in drawing conclusions that stadiums have not been nor will they continue to be the economic drivers they are stated to be in impact analysis documents.[4] [5] [6] [7] In Chapin's working paper, *Identifying the Real Costs and Benefits of Sports Facilities*, the author concludes that, "The economic impact literature has ended once and for all the argument that the economic impact of these projects justifies public subsidies for new sports facilities..." in fact, **"[s]tudies of the economic impacts of sports facilities have generally concluded that at face value these facilities promise a great deal for a city, but deliver very little in economic returns."**[8] Despite this evidence, many cities continue to invite new proposed stadiums and make decisions about their potential impacts based solely on the economic analysis conducted within the Environmental Impact Assessments, which are largely favorable and go against the analysis and conclusions of a larger body of academic literature.[9] [10] [11] [12] This discord is multi-faceted, but largely stems from a few key faults in economic analyses conducted by consultants of the project proponents, specifically related to a lack of analysis of the *net* impacts of the stadium or a thorough analysis of the "no" project impacts (i.e., if the funds and land were used for other public benefits).[13] [14] Further, while a project's costs are often only analyzed

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[4] Coates D, Humphreys B. 2000. The stadium gambit and local economic development. *Regulation*;23(2):15-20**.**

[5] Chapin T. 2002. Identifying the real costs and benefits of sports facilities. *Lincoln Institute of Land Policy Working Paper*.

[6] Rosentraub M, Swindell D, Przybylski M, Mullins DR. 1994. Sports and downtown development strategy: If you build it, will jobs come? *Journal of Urban Affairs* 16(3): 221-239.

[7] Collins T, Grineski S. 2007. Unequal impacts of downtown redevelopment: The case of stadium building in Phoenix, Arizona. *Journal of Poverty*;11(1): 23-53.

[8] Chapin T. 2002. Identifying the real costs and benefits of sports facilities. *Lincoln Institute of Land Policy Working Paper*.

[9] Coates D, Humphreys B. 2000. The stadium gambit and local economic development. *Regulation*;23(2):15-20**.**

[10] Chapin T. 2002. Identifying the real costs and benefits of sports facilities. *Lincoln Institute of Land Policy Working Paper*.

[11] Rosentraub M, Swindell D, Przybylski M, Mullins DR. 1994. Sports and downtown development strategy: If you build it, will jobs come? *Journal of Urban Affairs* 16(3): 221-239.

[12] Collins T, Grineski S. 2007. Unequal impacts of downtown redevelopment: The case of stadium building in Phoenix, Arizona. *Journal of Poverty*;11(1): 23-53.

[13] Coates D, Humphreys B. 2000. The stadium gambit and local economic development. *Regulation*;23(2):15-20**.**

[14] Chapin T. 2002. Identifying the real costs and benefits of sports facilities. *Lincoln Institute of Land Policy Working Paper*.

as the project site itself, because municipalities typically bear the burden of the cost of other site-related improvements in terms of access, transportation improvements and the cost of moving local businesses, the reality of cost versus benefits actually presents a very different picture.[15]

Possible economic benefits resulting from stadium development are gained from "spin-off" redevelopment projects near stadiums and/or additional tax revenue from visitors coming to the stadium. If the public investment of stadiums does not accurately capture the full cost of the build-out, it is unclear whether that redevelopment could occur with simple city investment, and without stadium construction. Further, as Nothdurft states, "A new NFL stadium may bring additional visitors during the few home game weekends, but the rest of the year local businesses are burdened with higher tax rates without the increased consumer traffic." This assumes, too, that local business can weather the storm of increased costs for rental property as a result of the stadium development.[16] The academic literature is in agreement that the benefits are largely pecuniary, or non-economic.

Chapin found in his analysis that, **"The evidence suggests that attracting a professional sports franchise to a city and building that franchise a new stadium or arena will have no effect on the growth rate of real per capita income *and may reduce the level of real per capita income in that city*."**[17] The reason for this reduction in per capita income is multifaceted. First, substitution likely occurs with families diverting entertainment budgets from one source to another, therefore not adding "new money" into the economy. Secondly, these entertainment "investments" actually "leak" out of the economy and go to paying the high salaries of team owners and players. In fact, the flow of the revenue from the stadiums does not go back into the public sector; rather, they stay within the sports franchises themselves. Third, the impacts on jobs move the economy towards lower wage service sector jobs. Fourth, the cost of the indirect project expenses are not calculated into the overall price of stadium development—infrastructure improvements, the cost for moving local business and creating new housing options that have been displaced. Finally, the opportunity costs are not included in overall calculations. Chapin describes these as assessing what would occur should these limited city funds be invested into other services, or if the land set aside for stadium development were put to other uses. Chapin's analysis is graphically depicted in the table below.

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[15] Chapin T. 2002. Identifying the real costs and benefits of sports facilities. *Lincoln Institute of Land Policy Working Paper*.

[16] Nothdurft, J. 2010. Research and commentary: Subsidizing sports stadiums. *The Heartland Institute.* http://heartland.org/policy-documents/research-commentary-subsidizing-sports-stadiums

[17] Chapin T. 2002. Identifying the real costs and benefits of sports facilities. *Lincoln Institute of Land Policy Working Paper*.

Table 1. The Real and Potential Costs and Benefits of Sports Facilities[18]

		COSTS	BENEFITS
ECONOMIC	Typically Considered by Public Sector Decision Makers	▪ Land Acquisition Costs ▪ Construction Costs ▪ Carrying Costs (Operation and Maintenance, Debt Service)	▪ Tax Revenues (Sales, Property, Personal, Sin, Others) ▪ Stadium Revenues (that flow to the public sector) ▪ Total Economic Activity (Dollars and Jobs) ▪ Spin-Off Businesses ▪ District (Re)Development ▪ Impact of Other Events
	Not Typically Considered by Public Sector Decision Makers	▪ Required Infrastructure Improvements ▪ Business Relocation Costs ▪ Property Tax Losses (Removal from Tax Rolls, Abatements) ▪ Public Service Costs for Events (Police, EMS, Other) ▪ Opportunity Costs for Funds ▪ Opportunity Costs for Land ▪ Encumbrance of Bonding Capacity ▪ Demolition and Site Work for Old Facility (if applicable) ▪ Impact on District Surrounding Old Facility (if applicable)	▪ Marginal Economic Activity (New Money, New Jobs) ▪ Reuse Opportunities for Old Facility Site (if applicable) ▪ Impact on District Surrounding Old Facility (if applicable)
NONECONOMIC	Typically Considered by Public Sector Decision Makers		▪ Community Identity ▪ Civic Pride ▪ Community Visibility ▪ Consumption Benefits ▪ Political Capital Gained ▪ Support of Development Logic
	Not Typically Considered by Public Sector Decision Makers	▪ Community Identity ▪ Community Visibility ▪ Potential for Political Conflict ▪ Political Capital Expended ▪ Political Opportunity Costs ▪ Disconnect with Development Logic	▪ Project Planning/Management Capacity Building

Non-Economic Impacts

According to the literature, non-economic benefits associated with stadium development appear to be present but are difficulty to quantify. They include increased community visibility, community pride or prestige, and an enhanced community image.[19] Carlson & Coulson state:

> The authors find that **rents are roughly 8 percent higher and wages are 4 percent lower in cities with franchises**, though the latter of these two effects is not significant. Thus, professional sports franchises appear to be a public good by adding to the quality-of-life in cities. The authors' findings suggest that once the quality-of-life benefits are

[18] Chapin T. 2002. Identifying the real costs and benefits of sports facilities. *Lincoln Institute of Land Policy Working Paper*.

[19] Chapin T. 2002. Identifying the real costs and benefits of sports facilities. *Lincoln Institute of Land Policy Working Paper*.

> included in the calculus, the seemingly large public expenditure on new stadiums appears to be a good investment for cities and their residents.

These findings are challenged, however, by the overwhelming conclusion that the economic impacts are inconsequential or negative. Therefore, highlighting the non-pecuniary benefits must be kept separate from the economic impacts of stadium development. Further, the assumption that the team will be a winning and successful team, resulting in non-economic city benefits, or that a team will be secured at all in the case of the Farmers Field development, challenges the assertion that non-economic benefits will occur in all cases.

Sze discusses the environmental justice issues associated with stadium development projects using the Atlantic Yards stadium project in Brooklyn as her leading case study. The surrounding community is remarkably similar to that of the Farmers Field development in that, "[It] is historically African American, mixed-income, and more recently a site of intense demographic change and race- and class-infected gentrification".[20] She concludes, after a thorough assessment, that, "[T]he development and siting of so-called positive amenities follows a similar cultural and political trajectory as that of noxious facilities."[21] **The environmental injustices associated with the Farmers Field development project must be weighed against any potential non-economic benefits enjoyed.**

Impacts on Housing

In Feng and Humphrey's study, a thorough analysis of housing prices near and as a result of stadium development was conducted.[22] The authors analyzed housing prices pre-, during-, and post-stadium development and found that on average, homeowners living within one mile of a stadium development project, saw an increase in housing prices and changes leveled off 2.5 miles away from the stadium development. The authors also found that rental prices increased on average 8% within the same impact area.

Echoing the findings of increased rents associated with stadium development, a study by Bay Area Economics (BAE) examined stadium projects from around the country and reported that residential rents rose in the areas surrounding stadiums.[23] For example, residential rents around San Francisco's AT&T Park rose 2.2 percent faster than citywide rents with

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[20] Sze J. 2009. Sports and environmental justice: "Games" of race, place, nostalgia, and power in neoliberal New York City. *Journal of Sport and Social Issues*;33:111-129.

[21] Sze J. 2009. Sports and environmental justice: "Games" of race, place, nostalgia, and power in neoliberal New York City. *Journal of Sport and Social Issues*;33:111-129.

[22] Feng X, Humphreys B. 2008. Assessing the economic impacts of sports facilities on residential property values: A spatial hedonic approach. *International Association of Sports Economists (IASE)/North American Association of Sports Economists (NAASE)*. Working Paper Series No. 08-12.

[23] Bay Area Economics. 2006. Neighborhood economic Impacts of the proposed San Jose stadium. Prepared for the San Jose Redevelopment Agency. p. iii, 22-24.

construction of the stadium, while in Denver, rents for units near Coors Field doubled and sometimes tripled within a two year period.[24] Another finding of the BAE report was that for Camden Yards in Baltimore, the high demand for parking near the stadium worked against neighborhood revitalization efforts, as some buildings near the site were demolished and converted to surface parking lots.[25] Therefore, for **renters living within or near a stadium, those who already use a substantial portion of their income on housing costs would likely be displaced directly or indirectly as a result of the development.**

Impacts on Jobs and Employment

Although economic analyses on proposed stadium developments put forth the promise of new jobs, these claims must be analyzed, again, with an interest in summarizing the *net* impacts of a stadium development project. For example, additional stadium-related jobs will come to the community to serve the needs of the stadium during games. **Many of these jobs, however, are lower-wage service sector jobs, which may be displacing local community businesses and their associated jobs, with a net neutral impact on jobs creation.**[26] In fact, Haigh et. al. found in their HIA of a local stadium project that, "Higher levels of employment in a population will *probably* be associated with lower mortality rates, however, employment which is low paid, poor quality and insecure will probably be associated with poor health *equivalent to unemployed health scores.*"[27] Therefore, if the net impact on jobs is to create low wage jobs, the net health impact is negative, in particular if local businesses and entrepreneurs are displaced. Further, there clearly will be short-term construction jobs related to building the stadium, itself, however, city officials have to question the value of these short-term jobs compared to the required municipal investment. Coates and Humphreys found in their analysis that, **"Despite the beliefs of local officials and their hired consultants about the economic benefits of publicly subsidized stadium construction, the consensus of academic economists has been that such policies do not raise incomes**…**Subsidies of sports facilities may actually reduce the incomes of the alleged beneficiaries".**[28]

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[24] Bay Area Economics. 2006. Neighborhood economic Impacts of the proposed San Jose stadium. Prepared for the San Jose Redevelopment Agency. p. iii, 22-24.

[25] Bay Area Economics. 2006. Neighborhood economic Impacts of the proposed San Jose stadium. Prepared for the San Jose Redevelopment Agency. p. 9.

[26] Chapin T. 2002. Identifying the real costs and benefits of sports facilities. *Lincoln Institute of Land Policy Working Paper*.

[27] Haigh F, Pennington A, Abrahams D. 2008. A prospective rapid health impact assessment of the proposed sports stadium and retail development in Kirkby: Summary of findings. *University of Liverpool*.

[28] Coates D, Humphreys B. 2000. The stadium gambit and local economic development. *Regulation*;23(2):15-20.

4.2 Health Conditions

4.2.1 Literature Review Findings

While access to medical care when sick is important, health does not start at the doctor's office. Health starts—long before illness—in our neighborhoods, homes, schools, and jobs. Patterns of health and disease outcomes reflect patterns of social and economic circumstances.[29] [30] Chronic and acute health problems also impact quality of life and long-term health. Having to struggle with poor health makes populations more vulnerable to other adverse conditions and circumstances they may be exposed to, environmentally, socially, economically, and politically.

Those living in poorer neighborhoods may have limited access to health care, less opportunity to participate in health-promoting activities, and fewer resources to fall back on when crises occur.[31]

Gentrification can lead to increases in housing costs, which can threaten food security and financial security, and lead to overcrowded living conditions, displacement, and acceptance of substandard housing conditions.[32] In turn, overcrowding and substandard housing conditions increase risks for mortality, infectious disease, poor mental health, and poor childhood development.[33] [34] [35] For adults, displacement and relocation can disrupt social ties and result in job loss and loss of health-protective social networks.[36] [37] Conversely, strong neighborhood ties, lower levels of

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[29] McGinnis M, Williams-Russo P, Knickman JR. 2002. The case for more active policy attention to health promotion. *Journal of Health Affairs*;21 (2):78-93.

[30] California Newsreel. 2008. Backgrounders from the unnatural causes health equity database. Available at http://www.unnaturalcauses.org/assets/uploads/file/primers.pdf

[31] Los Angeles County Department of Public Health, Office of Health Assessment and Epidemiology. 2010. Life expectancy in Los Angeles: How long do we live and why? A city and communities health report. Available at http://publichealth.lacounty.gov/epi/docs/Life%20Expectancy%20Final_web.pdf

[32] Pollack C, Egerter S, Sadegh-Nobari T, Dekker M, Braveman P. 2008. Where we live matters for our health: The links between housing and health. Robert Wood Johnson Foundation: Issue Brief No. 2. Available at http://www.rwjf.org/files/research/commissionhousing102008.pdf.

[33] Krieger J, Higgins DL. 2002. Housing and health: Time again for public health action. *American Journal of Public Health*;92(5):758-68.

[34] Krieger JW, Takaro TK, Rabkin JC. 2011. Healthcare disparities at the crossroads with healthcare reform. In Williams RA eds. Breathing Easier in Seattle: Addressing Asthma Disparities Through Healthier Housing. New York: Springer.

[35] Jacobs DE, Wilson J, Dixon SL, Smith J, Evens E. 2009. The relationship of housing and population health: A 30-year retrospective analysis. *Environmental Health Perspectives*; 117(4):597-604.

[36] Keene DE, Geronimus AT. 2011. "Weathering" HOPE VI: The importance of evaluating the population health impact of public housing demolition and displacement. *Journal of Urban Health*;88(3):417-435.

[37] Bhatia R, Guzman, C. 2004. The case for housing impacts assessment: The human health and social impacts of inadequate housing and their consideration in CEQA policy

perceived stress, and more positive health outcomes are associated with neighborhoods that have high levels of stability.[38] Increased mobility in childhood has been linked to stress, the risk of developing depression, academic delay, school suspensions, and emotional and behavioral problems.[39] [40] [41] The threat of displacement can also lead to stress, both financial and as a result of loss of social support, and the negative health impacts associated with stress, such as suppressed immune function.

4.2.2 Data Findings

To understand how the proposed Farmers Field development will impact the health of low-income residents in the local community, it is important to understand the health issues currently facing the local population. The data below highlight important measures of health status for current residents living in the proposed project development area.

Data from the 2007 Los Angeles County Health Survey conducted by the Los Angeles County Department of Public Health reveals that **more than 29% of residents in the HIA study area rated their health status as "fair or poor" compared with 19% in the City of Los Angeles and approximately 19% in the County.**

Specifically, rates of hypertension, diabetes, overweight and obesity are substantially higher in the HIA study area than the rates in the City and County of Los Angeles.

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and practice. San Francisco Department of Public Health. Program on Health, Equity, and Sustainability. San Francisco: Department of Public Health.

[38] Schulz A, Zenk S, Israel B, et al. 2008. Do neighborhood economic characteristics, racial composition, and residential stability predict perceptions of stress associates with the physical and social environment? Findings from a multilevel analysis in Detroit. *Journal of Urban Health;*85(5):643-660.

[39] Gilman SE, Kawachi I, Fitzmaurice GM, Bika SL. 2003. Socio-ecomonic status, family disruption and residential stability in childhood: Relation to onset, recurrence and remission of major depression. *Psychological Medicine*;33:1341-55.

[40] Guzman C, Bhatia R, Durazo C. 2005. Anticipated effects of residential displacement on health: Results from qualitative research. San Francisco: Department of Public Health. Available at http://www.sfphes.org/publications/reports/Trinity_Focus_Groups.pdf

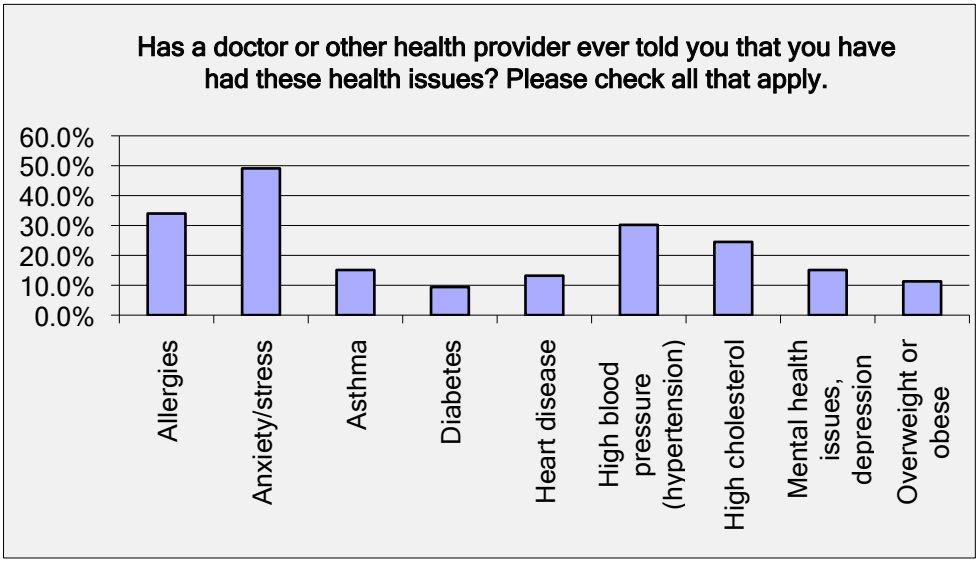
[41] Leventhal T, Newman S. 2010. Housing and child development. *Children and Youth Services Review*;32(9):1165-1174.

Table 2. Los Angeles County Health Survey Findings, 2007[42]

	Farmers Field Project Area*	City of LA	County of LA
Hypertension	30.5%	24.0%	24.7%
Heart disease	8.6%**	6.9%	7.7%
Diabetes	14.7%	8.5%	8.7%
Depression	18.2%**	12.9%	13.6%
Obesity	31.4%	21.0%	22.2%
Overweight	42.7%	36.1%	35.9%
Source: 2007 Los Angeles County Health Survey; Office of Health Assessment and Epidemiology, Los Angeles County Department of Public Health.			
* The Farmers Field Project Area was defined by zip codes of 90006, 90007, 90011, 90013, 90014, 90015, 90017. ** This estimate is statistically unstable.			

Findings from the resident survey, shown in the figure below, complement the results from the Los Angeles County Health Survey and provide another snapshot of the health conditions from a sample of local residents and employees. Clearly, **stress and anxiety play a predominant role in the lives of survey respondents, with other chronic diseases, at baseline, creating a milieu of poor health status.** The existing health conditions contribute to an overall insecurity within the existing population requiring special consideration when examining how the Farmers Field development could impact health. Further, many of these health conditions are exacerbated or caused by poor living conditions and/or environmental exposures. If the Farmers Field development additionally impacts either, this community could be further harmed.

Figure 3. HIA Community Survey Findings on Health Issues



[42] Office of Health Assessment and Epidemiology, Los Angeles County Department of Public Health. Los Angeles County health survey; 2007.

Mortality data from 2009, available from the California Department of Public Health, show that heart disease and cancer are the primary causes of death in the zip codes around the proposed Farmers Field development (90006, 90007, 90011, 90013, 90014, 90015, 90017).[43] Death rates from heart disease, in particular, far outweigh those of other causes in the study area. In zip code 90015, where the proposed stadium will be located, the death rate from heart disease is more than three times that of cancer, the second leading cause of deaths.[44]

In Los Angeles County, life expectancy has risen from 75.8 years in 1991 to 80.3 years in 2006. However, substantial disparities continue to exist, with cities and communities with higher levels of economic hardship tending to have lower life expectancies. In 2006, the communities surrounding the Farmers Field proposed development (in the HIA study area), which are included in Los Angeles City Council Districts 1, 8, 9, 10 and 14, were found to have a life expectancy at birth of 80.9 years, 75.2 years, 77.0 years, 79.1 years, and 80.7 years, respectively. **In a ranking of 103 cities and communities, where one indicates the longest and 103 the shortest life expectancy, in 2006 Council District 8 ranked particularly low at 102nd, as did Council District 9 that ranked 96th**.[45]

There is also a high rate of uninsured individuals in Metro Los Angeles, at nearly one in every three adults and nearly 10% of children, which are among the highest rates in the nation.[46] **The LA County Health Survey indicates that nearly half (47%) of the residents in the HIA study area have difficulty accessing medical care, compared to 28% in the City of LA, and 27% in the County**. Additionally, the percentage of residents who, in the last year, were unable to afford to see a doctor for a health problem, mental health care or counseling, dental care or needed prescription medication was higher in the Farmers Field Project area compared to the City or County of Los Angeles. For more about these LA County Health Survey results, see Appendix A.

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[43] Healthy City. 2009. Gentrification and displacement mapping and analysis of the City of Los Angeles & the Figueroa Corridor community.

[44] Healthy City. 2009. Gentrification and displacement mapping and analysis of the City of Los Angeles & the Figueroa Corridor community.

[45] Los Angeles County Department of Public Health, Office of Health Assessment and Epidemiology. 2010. Life expectancy in Los Angeles: How long do we live and why? A city and communities health report. Available at http://publichealth.lacounty.gov/epi/docs/Life%20Expectancy%20Final_web.pdf

[46] Cosineau MR. 2009. Health and health care access in Los Angeles County. University of Southern California, Available at http://www.patbrowninstitute.org/documents/HPOCReport8-20-09.pdf

4.3. Demographics; Gentrification & Displacement

4.3.1 Literature Review Findings

Economic, political, social, and physical forces impact the demographics of a neighborhood. Examples of these forces include economic development policies that encourage certain businesses to locate in an area and determine the kinds of jobs available to local residents, market trends that shape employment opportunities and housing costs, housing policies that facilitate or inhibit the development and preservation of residences of different sizes and affordability ranges, real estate and loan practices that promote or discourage racial segregation, and social networks that encourage residents to locate and stay in certain neighborhoods near friends and family. The historic policies that sustained racial segregation and housing and loan discrimination in the mid-20th Century (i.e., "red-lining") are an example of these forces.[47] These led to the creation of many of the inequities in neighborhood quality and the distribution of wealth that communities continue to experience today.[48]

The quality of social, economic, and physical environments all have a profound impact on health and quality of life. Where people live can have an impact on financial security, school quality, job opportunities, safety, as well as access to goods and services. These factors have demonstrated relationships with health outcomes.

In addition to the economic, political, social and physical factors that contribute to racial segregation and neighborhood poverty, race/ethnicity and income have proven links to health in and of themselves. Many people of color experience a wide range of serious health issues at higher rates than do whites, including breast cancer, heart disease, stroke, diabetes, hypertension, respiratory illness and pain-related problems. On average, African Americans, Native Americans, Pacific Islanders and some Asian American groups live shorter lives and have poorer health outcomes than whites. According to the Centers for Disease Control and Prevention, African American men in the United States die on average 5.1 years sooner than white men (69.6 vs. 75.7 years), while African American women die 4.3 years sooner than white women (76.5 vs. 80.8 years). People of color are likely to be less wealthy, less educated, and more likely to live in segregated communities with underfunded schools, insufficient services, poor transportation and housing, and higher levels of exposure to toxic and environmental hazards.[49]

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[47] Marciano R, Goldberg D, Hou C. (n.d.) T-RACES: A testbed for the redlining archives of California's exclusionary spaces. Available at http://salt.unc.edu/T-RACES/mosaic.html

[48] California Newsreel. 2008. Backgrounders from the unnatural causes health equity database. Available at http://www.unnaturalcauses.org/assets/uploads/file/primers.pdf

[49] California Newsreel. 2008. Backgrounders from the unnatural causes health equity database. Available at http://www.unnaturalcauses.org/assets/uploads/file/primers.pdf

Income and Wealth

For individuals, income is one of the strongest and most consistent predictors of health and disease in the public health research literature.[50] Numerous studies have shown that income inequality, a measure of the distribution of income, is strongly and independently associated with decreased life expectancy and higher mortality, as well as reduced self-rated health status and higher rates of violence. Nationally, individuals with the lowest average family incomes ($15,000-$20,000) are three times more likely to die prematurely than those with higher family incomes (greater than $70,000). It has also been shown that every additional $12,500 in household income buys one year of life expectancy (up to an income of $150,000). Poorer adults are also three times as likely to have a chronic disease that limits their activity, twice as likely to have diabetes, and are nearly 50% more likely to die of heart disease.[51] Additionally, being low-income is a risk factor for low birth weight birth, injuries and violence, most cancers, and children in low-income families are seven times as likely to be in poor or fair health as compared to high-income families.[52] [53] The relationship between income and health is mediated though nutrition, employment conditions, parenting resources, leisure and recreation, housing adequacy, neighborhood environmental quality, and community violence and stress.

For children, the impact wealth has on health is cumulative, and the greater proportion of life a child spends at the upper end of the class spectrum, the more benefits accrue. Children from affluent families are more likely to grow up in a house owned by their parents and to live in a neighborhood with healthy food options, safe places to play, good schools, libraries and other quality public services, all of which can help them have a successful, healthy life. Children from less affluent families lack these advantages and are more likely to experience conditions that limit their health such as injuries, inadequate or delayed health care, physical inactivity, poor nutrition, insecure or substandard housing, and exposure to toxins, high lead levels, and violence.[54]

Factors that contribute to people living in poverty include low levels of education, inadequate job skills, unemployment or underemployment at minimum wage, and language barriers. Poverty imposes many difficult

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[50] Yen I, Bhatia R. 2002. How increasing the minimum wage might affect the health status of San Francisco residents: A discussion of the links between income and health, Working Paper.

[51] California Newsreel. 2008. Backgrounders from the unnatural causes health equity database. Available at http://www.unnaturalcauses.org/assets/uploads/file/primers.pdf

[52] California Newsreel. 2008. Backgrounders from the unnatural causes health equity database. Available at http://www.unnaturalcauses.org/assets/uploads/file/primers.pdf

[53] Yen IH, Syme SL. 1999. The social environment and health: A discussion of the epidemiologic literature. *Annual Review of Public Health*;20:287-308.

[54] California Newsreel. 2008. Backgrounders from the unnatural causes health equity database. Available at http://www.unnaturalcauses.org/assets/uploads/file/primers.pdf

issues on residents and families, including living in overcrowded and substandard housing, overpaying for housing, and inadequate income to provide for basic necessities such as food, clothing, and healthcare.[55]

Gentrification and Displacement

Gentrification and displacement are processes that become interlinked when appropriate planning tools are not in place. The two processes are currently occurring in many low-income, vulnerable communities. Gentrification is a pattern of neighborhood change in which a previously low-income neighborhood experiences reinvestment and revitalization, accompanied by increasing home values and/or rents. When gentrification leads to displacement, higher-income households displace lower-income residents of a neighborhood. In addition to the negative impacts on particular individuals and families, this combination of gentrification and displacement can change the essential character and flavor of the neighborhood.[56] Gentrification is often spurred by public investment and decision-making and/or private development and can result in the revitalization of economically declining neighborhoods. The positive outcomes of this process are increased economic vitality, improved living conditions in the area, and more aesthetically designed neighborhoods. However, these positive outcomes are enjoyed only by the population that ends up living in the gentrified area, and the costs are borne by those low-income populations that are displaced.

Abundant research, which forms the consensus within the latest literature, reveals that gentrification often has a negative impact on vulnerable populations, despite the intent to improve communities. While increasing property values, economic vitality, and aesthetics appeal to new residents, the replacement of existing populations simultaneously unravels long-built social, health, and overall community networks amongst existing populations. Existing residents of gentrifying communities most often experience the adverse effects of redevelopment, such as being forced out of the community due to changes in the housing market that increase availability for one population and reduce availability for others as property values and rents rise with demand.[57]

Displacement can lead to physical, mental, and social stress among the displaced populations, as well as costly school and job relocations and increased risk for substandard housing and overcrowding that contributes

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[55] City of Long Beach. 2005. City of Long Beach consolidated plan 2005-2010. Available at http://www.longbeach.gov/cd/neighborhood_services/reports/cp.asp

[56] Kennedy M, Leonard P. 2001. Dealing with neighborhood change: A primer on gentrification and policy choices. A discussion paper prepared for The Brookings Institution Center on Urban and Metropolitan Policy and PolicyLink. Available at http://www.brookings.edu/es/urban/gentrification/gentrification.pdf

[57] Healthy City. 2009. Gentrification and displacement mapping and analysis of the City of Los Angeles & the Figueroa Corridor community.

to disparities among vulnerable groups, including the poor, women, children, the elderly, and members of racial/ethnic minority groups.[58] [59]

To measure whether gentrification is occurring, a set of nationally recognized indicators has been developed.[60] These indicators include:

- Rising rents and home values;
- Decreased racial diversity;
- An influx of higher-income residents/outmigration of lower-income residents;
- Increases in educational attainment of area residents; and
- Conversion of apartments to condominiums.

A separate set of indicators has been developed to identify neighborhoods that are at risk for gentrification.[61] These indicators include:

- Close proximity to transit;
- High density of amenities including youth facilities and public space;
- High percent of workers taking public transit;
- High percent of non-family households;
- High percent of buildings with three or more units;
- High number of renter vs. owner occupancy; and
- High number of households paying a large share of household income for housing (Housing Cost Burden).

Additionally, the typical demographic indicators that identify a person likely to be a gentrifier may differ depending on the stage of the gentrification process. Early stages of gentrification tend to attract young, educated artists, students, or "hipster" types as opposed to the more established and professional classes. While these relatively younger (eighteen to twenty-four years old) gentrifying populations generally, though not always, have low median household incomes and are unemployed or seasonably employed (as is often the case with students), they may nevertheless be attracted to different types of properties and businesses than the existing population. The economic privilege this population brings, despite their relatively low incomes, potentially drives up land and rent values. Thus, while vulnerable populations tend to also have low median household incomes and unemployment rates similar to those of young gentrifiers, these perceived demographic similarities make it more difficult to distinguish between

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[58] Healthy City. 2009. Gentrification and displacement mapping and analysis of the City of Los Angeles & the Figueroa Corridor community.

[59] Healthy City. 2009. Gentrification and displacement mapping and analysis of the City of Los Angeles & the Figueroa Corridor community.

[60] Kennedy M, Leonard P. 2001. Dealing with neighborhood change: A primer on gentrification and policy choices. A discussion paper prepared for The Brookings Institution Center on Urban and Metropolitan Policy and PolicyLink. Available at http://www.brookings.edu/es/urban/gentrification/gentrification.pdf

[61] Chapple K. 2009. Mapping susceptibility to gentrification: the early warning toolkit. Center for Community Innovation at the Institute of Urban and Regional Development. Available at http://communityinnovation.berkeley.edu/reports/Gentrification-Report.pdf

gentrifiers and vulnerable populations in the early stages of the process, masking potential indications that the gentrification process is taking place. This difficulty in identifying populations also presents a challenge to showing concrete evidence of a particular population rising and another declining as part of the same or a subsequent process that a more long-term analysis could reveal.[62]

Some ways to control for the similarities between gentrifiers and vulnerable populations in an area such as downtown LA might be looking at race/ethnicity, educational attainment, and foreign-born status. Caucasians and native-born persons are more likely to be gentrifiers, particularly those with higher levels of education, while conversely, ethnic minorities and recent immigrants are generally members of the vulnerable populations, pushed out by young gentrifying populations.[63]

4.3.2 Data Findings

Demographics

The downtown Los Angeles community, where the proposed Farmers Field development will be located, historically has been a place of gradually transforming demographics, population migration, and shifting land use patterns, creating a community with mixed residential and commercial uses. The area has faced demographic changes over past decades much like many other communities throughout the City of Los Angeles. However, the wave of population and community conversion that has taken place over the last ten years and continues to expand reveals a more rapid process of change resulting from City revitalization efforts that have spurred large scale development (e.g., Staples Center and LA Live) in the downtown area.

To give a sense of historical demographic trends, we first describe the Downtown area as it looked two decades ago, then explain what has happened demographically in the past decade, and paint a picture of the current HIA study area population.[64]

From 1990 to 2000 the Downtown area saw increases in the proportions of the total population comprised of Asian and Hispanics/Latinos, and a decrease in the proportion of the total population comprised of Black and non-Hispanic whites. The proportions of Asians and Hispanics/Latinos that comprised the total population both increased by 5%, while the proportion

[62] Presentation by Subject Matter Experts (Fernando Gaytan, Legal Aid Foundation of Los Angeles; Gary Blasi, UCLA; Revel Sims, UCLA) to Impacted Residents Panel. May 12, 2012.

[63] Healthy City. 2009. Gentrification and displacement mapping and analysis of the City of Los Angeles & the Figueroa Corridor community..

[64] Author communication with Revel Sims, UCLA. June 2012. Data from this section draws from 65 census tracts that for the 1990 Census and 2000 Census closely resemble zip code boundaries corresponding to the immediate area around the proposed Farmers Field development. Demographic data for these tracts was drawn from GeoLytics' Neighborhood Change Database.

made up of Blacks decreased 29%, from 16% to 11% of the total population. Of all the four major racial groups, non-Hispanic Whites represented the smallest section of the population and decreased by 7%.[65]

However, data suggest that during that same period, a more highly educated White population was moving into Downtown and other areas of the city, displacing some populations. Despite declines among the overall population, the proportion of Whites – including Hispanics/Latinos who identify as White – ages 25 and older with more than a high school education (i.e., a bachelors, graduate, or professional degree) in the Downtown area increased by 5%. Moreover, there was 26% growth overall in the proportion of people ages 25 and older meeting these same characteristics. Average household income increased by 11%, while the proportion of individuals living in poverty increased by 8% and the proportion of female-headed families with children under 18 years old increased 13%. Meanwhile, the foreign born population in Downtown decreased by 4%. Concurrently, in a large area of South Los Angeles where populations displaced from Downtown may relocate, the proportion of non-Hispanic Whites grew by approximately 48%. **This is indicative of a population that experienced disproportionately high rates of displacement**.[66]

Downtown Los Angeles during the latter years of the 1990s and the early 2000s can be considered to have undergone the typical early phases of gentrification. It is important to note that as the gentrification process has developed, two types of gentrifying populations have been moving into the neighborhoods near the proposed Farmers Field development. In the downtown neighborhoods nearest the proposed Farmers Field development it is far more the typical gentrifiers – high-income populations and White people – who have come into the area, while in the arts district, south LA, and Pico-Union it is more common to find the younger and less high-income gentrifying populations ("hipsters") moving into the area.[67]

The following sub-sections describe the populations in the HIA study area from the 2000s through present day. **It is important to note that the Draft EIR states that "since the opening of Staples Center in 1999 there has been little evidence of widespread gentrification in the residential or**

[65] Author communication with Revel Sims, UCLA. June 2012. In referring to Downtown the historical background references an area with overlapping, but different boundaries than what elsewhere is called the HIA study area.

[66] Author communication with Revel Sims, UCLA. June 2012. In referring to Downtown the historical background references an area with overlapping, but different boundaries than what elsewhere is called the HIA study area.

[67] Author communication with Revel Sims, UCLA. June 2012. In referring to Downtown the historical background references an area with overlapping, but different boundaries than what elsewhere is called the HIA study area.

commercial areas west of the 110 freeway."[68] However, this statement *is inconsistent with the data presented in this HIA regarding gentrification* in the communities surrounding the Staples Center and the proposed Farmers Field development, and fails to consider the impact of the Staples Center on communities both to the south and to the east of the development. The demographic data in the subsections below shows that since the completion of the Staples Center in 1999, indicators of gentrification in surrounding communities have increased. Increases have been both in nationally recognized measures of gentrification, such as rising rents, and characteristics of neighborhoods that are at risk for gentrification, such as a high percent of non-family households, high renter vs. owner occupancy, and high percentages of households paying a large share of household income for housing (Housing Cost Burden).[69] [70]

Population change

According to the 2010 U.S. Census, there were 265,528 people residing in the 7 zip codes that comprise the HIA study area.[71] Overall, the population of the area grew approximately 3% since 2000, which was slightly larger than for the City of Los Angeles overall. However, some zip codes grew substantially more, particularly 90015 where the proposed Farmers Field development will be located, while others actually experienced population loss during that decade. **Areas of population growth included the Downtown zip codes 90014 (99% growth), 90015 (26%), and 90013 (21%), while those of decline included Pico Union and South LA zip codes 90006 (-6%) and 90007 (-9%)**. See Appendix A for additional information about the percent change in the total population in the HIA study area.

Family households

Data from the 2010 U.S. Census shows that, compared to the City of Los Angeles, there is a slightly smaller percentage of family (versus non-family) households in the zip codes around the proposed Farmers Field

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[68] Draft Environmental Impact Report on the proposed Convention and Event Center Project. Appendix H: AEG Special Event Center Market Impacts. 3/30/12. Page II-1.

[69] Kennedy M, Leonard P. 2001. Dealing with neighborhood change: A primer on gentrification and policy choices. A discussion paper prepared for The Brookings Institution Center on Urban and Metropolitan Policy and PolicyLink. Available at http://www.brookings.edu/es/urban/gentrification/gentrification.pdf

[70] Chapple K. 2009. Mapping susceptibility to gentrification: the early warning toolkit. Center for Community Innovation at the Institute of Urban and Regional Development. Available at http://communityinnovation.berkeley.edu/reports/Gentrification-Report.pdf

[71] U.S. Census. 2010. Table DP-1.

development (61% in the City of LA compared to 59% in the seven zip codes). For more detail about household data for the HIA study area, see Appendix A.

Data from the U.S. Census shows that from 2000 to 2010 the proportion of family households increased at a slightly smaller rate in the HIA study area zip codes (<1%) compared with the City of LA (1%). However, **the percent of non-family households in the HIA study area increased at five times (38%) that in the City of LA (7%)**. In particular, **there were more than 100% increases in non-family households in 90015, where the proposed development will be located, as well as in 90017**. The adjacent 90014 zip code experienced a nearly 70% increase in non-family households. As mentioned, **the high percentage of non-family households is one indicator that a neighborhood is at risk for gentrification**.[72] This data along with other findings from the HIA about shifts in racial/ethnic populations and other relevant measures, suggest that neighborhoods in the HIA study area either are undergoing or are at risk for gentrification, contrary to the Draft EIR's lack of recognition of trends of gentrification in the areas immediately surrounding the proposed Farmers Field development.[73]

Population age

From 2000 to 2010, the study area experienced overall loss in populations under age 19 and growth in population groups from ages 20-74 years. During that time, the percent of children ages 0-19 in the HIA study area declined by 18%, at a greater percentage of loss than in the City of Los Angeles (-14%).[74] In particular, 90013 had a nearly 70% loss in populations ages 5-9 and over 60% loss among children aged 10-14 years.

U.S. Census statistics report substantial growth from 2000 to 2010 in certain parts of the study area and notably among populations age 20-24 (which includes college students), people ages 25-34 years, and those ages 55-59, which includes the baby boomers. Among the population ages 20 to 24, growth across the study area (6.4%) exceeded that in the City of Los Angeles (4.9%). In particular, 90014 experienced more than 300% growth in this age group. It also saw more than 400% growth among populations aged 25-34 years, compared to 5% loss in the City overall for the age group.[75] Population ages 55-59 also experienced substantial growth in the study area compared to the City of LA, with growth of 88% in 90013, 128% in

[72] Chapple K. 2009. Mapping susceptibility to gentrification: the early warning toolkit. Center for Community Innovation at the Institute of Urban and Regional Development. Available at http://communityinnovation.berkeley.edu/reports/Gentrification-Report.pdf

[73] Draft Environmental Impact Report on the proposed Convention and Event Center Project. Appendix H: AEG Special Event Center Market Impacts. 3/30/12. Page II-1.

[74] U.S. Census. 2010. Table DP-1.

[75] U.S. Census. 2010. Table DP-1.

90014, 85% in 90015, and 91% in 90017, compared to growth of 44% in the City. For more detail about the age of the population in the HIA study area, see Appendix A.

Race/ethnicity

Based on 2010 U.S. Census data, more than half (54%) of the population in the City of Los Angeles is White, compared to 38% in the study area. Compared to the city overall, the study area has a substantially greater proportion of Hispanic residents (49% in the city v. 72% in the study area), somewhat smaller proportion of Asian residents (13% in the city v. 11% in the study area), and approximately equivalent proportions of Black (11% in the city v. 10% in the study area), American Indian and Alaska Native (1% in the city v. 2% in the study area), and Native Hawaiian and Other Pacific Islander populations (<1% in the city and study area).

Compared to the City of Los Angeles, data from the 2000 and 2010 U.S. Census show that the **White and Asian populations increased in the HIA study area much more than in the city**, and that **while the Hispanic population increased in the rest of the city, it decreased in the HIA study area by approximately 2%.** The Black population decreased both in the City of LA and in the HIA study area, though a bit more in the study area. This information about changes in racial/ethnic populations in the HIA study area provides important baseline information about communities not considered in the Draft EIR.[76] **To make comprehensive predictions about the impact of the proposed Farmers Field development on surrounding neighborhoods, the Draft EIR must consider this type of demographic information for this larger ring of communities**. In addition, shifts in the racial/ethnic composition of the HIA study area coupled with other indicators suggest neighborhoods are at risk for gentrification, contrary to the Draft EIR's lack of recognition of these trends in the areas surrounding the proposed Farmers Field development. For more detail about race/ethnicity in the HIA study area, see Appendix A.

The 2006-2010 American Community Survey reports that an estimated average of 52% of people in the HIA study area are foreign born and an estimated 69% of persons over five years old speak Spanish in their homes.[77] The characteristics of citizenship and language spoken are often barriers to particular types of services, and can be especially inhibiting when it comes to housing rights advocacy, indicating that non-citizen and limited-English speaking populations are vulnerable groups that would most likely experience direct impacts of gentrification and rising costs of living.[78]

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[76] Draft Environmental Impact Report on the proposed Convention and Event Center Project. Appendix H: AEG Special Event Center Market Impacts. 3/30/12. Page II-1.

[77] American Community Survey, 2006-2010. Table DP-2.

[78] Healthy City. 2009. Gentrification and displacement mapping and analysis of the City of Los Angeles & the Figueroa Corridor community.

Educational attainment

Educational attainment is an important socio-economic characteristic, since higher wage jobs are generally associated with the completion of college education, or at a minimum, high school. **In the HIA study area overall, it is estimated that half (50%) of the population age 25 and older does not have a high school diploma, with an estimated more than 30% of the population at less than a 9th grade education level**.[79] About twice as many of the residents of the HIA Study Area had not received a high school diploma when compared to the City as a whole (26%). For more detail about educational attainment in the HIA study area, see Appendix A.

Income and poverty

Data from the American Community Survey 2006-2010 shows that an estimated **38% of individuals in the HIA study area live below the poverty level**.[80] By comparison, for the City of Los Angeles overall, an estimated 20% of individuals are living below poverty. **Among children under age 18 in the HIA study area, poverty is particularly pronounced with an estimated half living under poverty**, compared to 28% in the City of Los Angeles overall.[81]

The American Community Survey 2006-2010 included estimates of median household income in the previous 12 months for occupied housing units, using inflation-adjusted 2010 dollars. In the 91 Census tracts that correspond to the 7 zip codes comprising the HIA study area, estimates for all types of housing units ranged from $8,647 to $46,127.[82] Within the HIA study area, estimates for median household income ranged from $14,565 to $155,089 for owner-occupied units and $8,456 to $46,434 for renter-occupied units. By comparison, the estimated median household income in 2006-2010 for the City of Los Angeles was $49,138 for all occupied housing units, reaching $80,582 for owner-occupied units and $35,785 for renter-occupied units.[83] The majority of Census tracts in the study area (44%) included occupied housing units with populations that had annual median incomes between $25,000-$34,999, followed closely (35%) by $15,000-$24,999.[84]

In a 2006 report from the Los Angeles County Department of Public Health, an Economic Hardship Index was generated combining measures including crowded housing, percent of persons living below the federal poverty level, unemployment, education, and income. Cities and communities in Los

[79] American Community Survey, 2006-2010. Table DP-2.

[80] American Community Survey, 2006-2010. Table S1701.

[81] American Community Survey, 2006-2010. Table S1701.

[82] American Community Survey, 2006-2010. Table S2503.

[83] American Community Survey, 2006-2010. Table S2503.

[84] American Community Survey, 2006-2010. Table S2503.

Angeles County were ranked from having the least (1) to the greatest (101) level of economic hardship. The communities surrounding the proposed Farmers Field development, which are included in Los Angeles City Council Districts 1, 8, 9, 10, and 14 earned rankings on this index, respectively, of 93, 81, 100, 70, and 74, indicating a very high level of economic hardship. The report found that economic hardship was correlated with shorter life expectancy, which is consistent with a large body of evidence demonstrating that a person's risk of death and risk for many negative health outcomes is higher among those who are poor, who have less education, and who have less social support and fewer economic resources.[85]

The high proportion of lower income and residents of color indicates that the area surrounding the proposed Farmers Field development is currently home to a vulnerable population that faces greater risk for poor health outcomes. These populations are more susceptible to neighborhood conditions such as unaffordable or substandard housing, poor quality schools, lack of appropriate job opportunities, unsafe streets, and inaccessible goods and services, because they lack the resources to improve their living and working conditions.

[85] Los Angeles County Department of Public Health, Office of Health Assessment and Epidemiology. 2010. Life expectancy in Los Angeles: How long do we live and why? A city and communities health report. Available at http://publichealth.lacounty.gov/epi/docs/Life%20Expectancy%20Final_web.pdf

4.4 Employment

4.4.1 Literature Review Findings

The nature and stability of employment conditions also have a strong impact on our health. In general, those at the top of the job ladder live longer, healthier lives than those in the middle, who in turn, fare better than those at the bottom. While much of this advantage is tied to wealth, it is also affected by how much power and autonomy people have at work, their job security, job design, safety of work conditions, and the respect their occupational status commands. The lowest wage earners are also the least likely to have control over their tasks or schedule, job security, "say" in the workplace, supervisor support and benefits, and are more likely to have hazardous work conditions, debt, worries about their children's safety and future, trouble balancing the demands of work and home, and access to fewer healthy avenues for stress relief.[86]

4.4.2 Data Findings

While the DEIR concludes that programs/initiatives at the Staples Center and L.A. Live had a positive stabilizing effect on the local community through the creation of over 5,000 new, quality, living wage job opportunities, the HIA findings presented in the sections on Demographics and Housing (related to changes in population demographics, income instability, educational attainment, housing cost burden, and housing overcrowding) do not indicate trends of community stability.[87] It is important that the DEIR consider the impacts to local residents of past similar developments through employment, and how similar impacts related to employment initiatives of the Farmers Field development would affect current conditions in local communities in the HIA study area.

Unemployment and underemployment

Data from the American Community Survey 2006-2010 estimates that for the 91 Census tracts corresponding to the HIA study area, there was an estimated 10% unemployment rate within the civilian labor force, compared with only 9.1% in the City of Los Angeles overall.[88]

Separately, the chart below from the non-profit Economic Roundtable depicts that for Los Angeles County overall under-employment rates for populations increased substantially at the onset of the recession in 2007. The increases were experienced across all education levels, but were particularly high among those with less than a high school diploma. **Given**

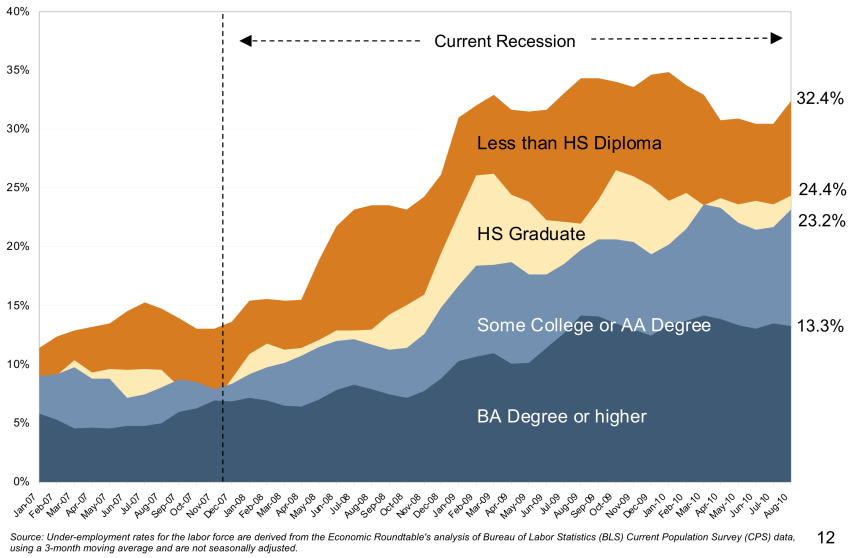
[86] California Newsreel. 2008. Backgrounders from the unnatural causes health equity database. Available at http://www.unnaturalcauses.org/assets/uploads/file/primers.pdf

[87] Draft Environmental Impact Report on the proposed Convention and Event Center Project. Appendix H: AEG Special Event Center Market Impacts. 3/30/12. Page III-13.

[88] American Community Survey, 2006-2010. Table DP-3.

the high proportion of residents in the HIA study area that are estimated to have less than a high school diploma, this information paints a compelling portrait of under-employment among residents in the formal labor market.

Figure 4. Under-Employment Rates for Less-Educated Workers in LA County, 2007-2010



Source: Economic Roundtable, 2010.

For more information on data about unemployment and underemployment in the HIA study area see Appendix A.

Distribution of jobs by sector

The 2000 U.S. Census showed that the majority of residents in the HIA study area working in traditional industries were employed in Manufacturing (29%), followed by the category Educational, health, and social services industries (13%).[89] By occupation, the majority of study area residents worked in Production, transportation, and material moving occupations (35%), followed by Sales and Service occupations (21% each). Of note, a relatively high proportion of workers in the area are part of the informal economy (e.g., street vendors and day laborers) and are not represented by traditional employment statistics.

The nature and stability of employment conditions have a strong impact on health, and the impact of the proposed Farmers Field employment initiatives on residents of the HIA study area will depend heavily on the types of jobs that are made available to these populations. Research on previous stadium development projects demonstrates that many of the jobs associated with stadium developments are lower-wage service sector jobs, which may be displacing local community businesses and their associated

[89] U.S. Census, 2000. Table DP-3.

jobs, with a net neutral impact on jobs creation.[90] The lowest wage earners are also the least likely to have control over their tasks or schedule, job security, "say" in the workplace, supervisor support and benefits. Additionally, these low-wage earners are more likely to have hazardous work conditions, debt, worries about their children's safety and future, trouble balancing the demands of work and home, and access to fewer healthy avenues for stress relief.[91] Given this evidence, the introduction of lower-wage service sector jobs may adversely impact health outcomes for local residents.

For more information on data about jobs by sector in the HIA study area see Appendix A.

Jobs-housing balance

The mismatch between the location of affordable and available housing and jobs can lead to lengthy commute times, which can affect the physical and emotional well-being of workers. Data from the American Community Survey showed that commute times were nearly identical for the Census tracts comprising the HIA study area and the City of Los Angeles overall, at a mean time of 30 minutes for each.[92] However, commute time data does reveal a sense of the overall jobs and housing imbalance that is prevalent across the City of Los Angeles. While many city residents spend less than thirty minutes commuting to work, a significant percentage of workers travel between thirty minutes and over an hour to their jobs, demonstrating the existence of a job and housing imbalance the City overall.[93] In the HIA study area, 47 of the 91 Census tracts have an estimated average commute time that is 31 minutes or greater, with the highest average time reaching 42 minutes.[94]

Because residents displaced from downtown over the past decade have not been tracked, it is impossible to say whether low-income families and individuals who have been displaced were able to retain their jobs or not, or whether they now face longer or shorter commute times. However, it is clear that **displacement poses a serious risk of forcing residents to live further away from their jobs, which puts them at risk of losing their jobs, paying more for commuting, and/or longer commutes**.

Jobs paying a self-sufficiency wage

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[90] Chapin T. 2002. Identifying the real costs and benefits of sports facilities. *Lincoln Institute of Land Policy Working Paper*.

[91] California Newsreel. 2008. Backgrounders from the unnatural causes health equity database. Available at http://www.unnaturalcauses.org/assets/uploads/file/primers.pdf

[92] American Community Survey, 2006-2010. Table DP-3.

[93] Healthy City. 2009. Gentrification and displacement mapping and analysis of the City of Los Angeles & the Figueroa Corridor community.

[94] American Community Survey, 2006-2010. Table DP-3.

The self-sufficiency wage measures how much income is needed for a family of a certain composition (in terms of number of adults and children), living in a particular county to adequately meet minimal basic needs without public or private assistance. Costs taken into account in the self-sufficiency wage calculation include those that families face on a daily basis, such as housing, food, childcare, health care, transportation, and other necessary spending.[95] In contrast, the Federal Poverty Line is based solely on the cost of food – assuming that food represents one-third of a family's budget – and does not vary with local cost of living. For families, whether in a higher cost market like Los Angeles or a more affordable market, the poverty line remains the same.

In 2010, the self-sufficiency wage in LA County for one adult with one preschool-age child was $26.41 per hour. The combined self-sufficiency wage for two adults, one preschool-age child and an infant was $37.50 per hour. Even though the City of LA's current living wage ($11.67) is higher than California's minimum wage ($8.00) and the federal minimum wage ($7.25), it is still not high enough to meet the self-sufficiency standard.

The table below illustrates the distribution of median wages for various occupations in comparison to the wages necessary for self-sufficiency in Los Angeles County. As the data shows, many occupations do not pay enough to cover a family's basic expenses. For additional information about these calculations see Appendix A.

Table 3. Comparison of Self-sufficiency Wage to Hourly Median Wages for Selected Occupations, Los Angeles County, 1st Quarter Earnings, 2011

Occupations	Median Hourly Wage
Food Preparation and Serving-Related Occupations	$9.31
Farming, Fishing, and Forestry Occupations	$9.40
Personal Care and Service Occupations	$10.88
Building and Grounds Cleaning and Maintenance Occupations	$11.52
Production Occupations	$12.49
Healthcare Support Occupations	$12.77
Transportation and Material Moving Occupations	$12.96
Sales and Related Occupations	$12.80
Office and Administrative Support Occupations	$16.36
Protective Service Occupations	$17.10

[95] For more information see: the Insight Center for Community Economic Development http://www.insightcced.org/index.php?page=ca-sss; and the Center for Women's Welfare http://www.selfsufficiencystandard.org/standard.html#whatis

Installation, Maintenance, and Repair Occupations	$21.21
Construction and Extraction Occupations	$22.72
Community and Social Services Occupations	$22.35
Education, Training, and Library Occupations	$25.51
Self-sufficiency wage for one adult with a preschooler	**$26.41**
Arts, Design, Entertainment, Sports, and Media Occupations	$26.77
Life, Physical, and Social Science Occupations	$30.66
Business and Financial Operations Occupations	$32.25
Healthcare Practitioners and Technical Occupations	$35.03
Combined self-sufficiency wage for 2 adults, 1 preschooler, and 1 infant	**$37.50**
Computer and Mathematical Occupations	$37.81
Architecture and Engineering Occupations	$41.69
Legal Occupations	$55.09
Management Occupations	$52.02

Sources: 2009 Occupational Employment Statistics (OES) survey; LA-Long Beach Metropolitan Division

4.5 Housing

4.5.1 Literature Review Findings

California and, in particular, its coastal metropolitan areas like Los Angeles face a deepening housing crisis. Housing construction has not kept pace with continuing growth in population and employment, leaving California with one of the tightest and most expensive housing markets in the nation. Projections show that almost all future California population and household growth will occur in metropolitan areas, and most of that will occur in Southern California. According to the Southern California Association of Government's (SCAG) 2008 regional growth forecast, Los Angeles County alone is projected to add about 2.1 million people and about 791,000 households between 2005 and 2030.

According to federal and state programs, to be affordable, housing costs should be no more than 30% of one's annual income. High housing costs relative to the income of an individual or household can threaten food and financial security, lead to overcrowded living conditions and acceptance of lower-cost, substandard housing, and can also force people to move to where housing costs are lower or possibly become homeless. Spending a high proportion of income on rent or a mortgage means fewer resources for heating, transportation, health care, childcare, and food.

Residential stability has been identified as one of the most important predictors of community health.[96] [97] [98] Moving can result in job loss, difficult school transitions, and the loss of health protective social networks.

Substandard housing, which is often available at lower cost, can increase exposure to numerous health hazards, such as waste and sewage, physical hazards, mold spores, poorly maintained paint (often containing lead), cockroach antigens, old carpeting, inadequate heating and ventilation, exposed heating sources and wiring, and broken windows. These all can lead to negative health outcomes.

Overcrowding can seriously impair quality of life. Sharing housing can mean crowded conditions with higher risks for mortality, infectious disease, and poor child development.[99] [100] [101] For children, overcrowding

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[96] California Newsreel. 2008. Backgrounders from the unnatural causes health equity database. Available at http://www.unnaturalcauses.org/assets/uploads/file/primers.pdf

[97] San Francisco Department of Public Health, Program on Health, Equity, and Sustainability. 2004. The case for housing impacts assessment: the human health and social impacts of inadequate housing and their consideration in CEQA policy and practice.

[98] Rauh V, Landrigan P, Claudio L. 2008. Housing and health: Intersection of poverty and environmental exposures *Annals of the NY Academy of Sciences*;1136:276-288.

[99] Krieger J, Higgins DL. 2002. Housing and health: Time again for public health action. American Journal of Public Health:92(5):758-68.

has also been shown to lead to an increased risk of ear infection. Exposure to one or more environmental risks – for example, overcrowding or noise – has been shown to increase urinary cortisol and epinephrine, biomarkers of chronic stress.[102] [103] Overcrowding and poor-quality housing also have a direct relationship to poor mental health, developmental delay, and heart disease.[104]

To avoid these negative impacts on health, it is essential that quality affordable housing be available for low-income residents of any city.

4.5.2 Data Findings

As described in the above section on Demographics, the population living in the study area consists of majority of low-income residents in need of quality, affordable housing in order to prevent overpayment for housing, overcrowding, displacement, and other adverse conditions that can impact health outcomes.

The HIA community survey data shows that many residents have lived in and around the proposed location of the Farmers Field development for more than 5 or 10 years, making them an integral part of the community fabric. However, amongst these long time residents, there is concern about being able to find affordable housing and/or feeling at risk of being displaced because of the rising cost of housing. There is a strong perception amongst those surveyed that the Farmers Field development will increase the cost of housing, and become another catalyst for displacing residents from the neighborhood.

CEQA Guidelines require the assessment of a project's impact on population and housing, and considers housing loss, new housing construction and the displacement of people as potential adverse environmental impacts requiring analysis.[105] The data presented below demonstrates that communities surrounding the proposed Farmers Field development site are vulnerable to gentrification and displacement and the associated adverse

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[100] Krieger JW, Takaro TK, Rabkin JC. 2011. Healthcare disparities at the crossroads with healthcare reform. In Williams RA eds. Breathing Easier in Seattle: Addressing Asthma Disparities Through Healthier Housing. New York: Springer.

[101] Jacobs DE, Wilson J, Dixon SL, Smith, J, Evens E. 2009. The relationship of housing and population health: A 30-year retrospective analysis. *Environmental Health Perspectives*;117(4):597-604.

[102] Antunes JL, Waldman EA. 2001. The impact of AIDS, immigration and housing overcrowding on tuberculosis death in Sao Paulo, Brazil, 1994-1998. *Social Science & Medicine*;52(7):1071-1080.

[103] Bhatia R, Guzman, C. 2004. The case for housing impacts assessment: The human health and social impacts of inadequate housing and their consideration in CEQA policy and practice. San Francisco Department of Public Health. Program on Health, Equity, and Sustainability. San Francisco: Department of Public Health.

[104] Blake KS, Kellerson RL, Simic A. 2007. Measuring overcrowding in housing. Bethesda, MD: US Department of Housing and Urban Development.

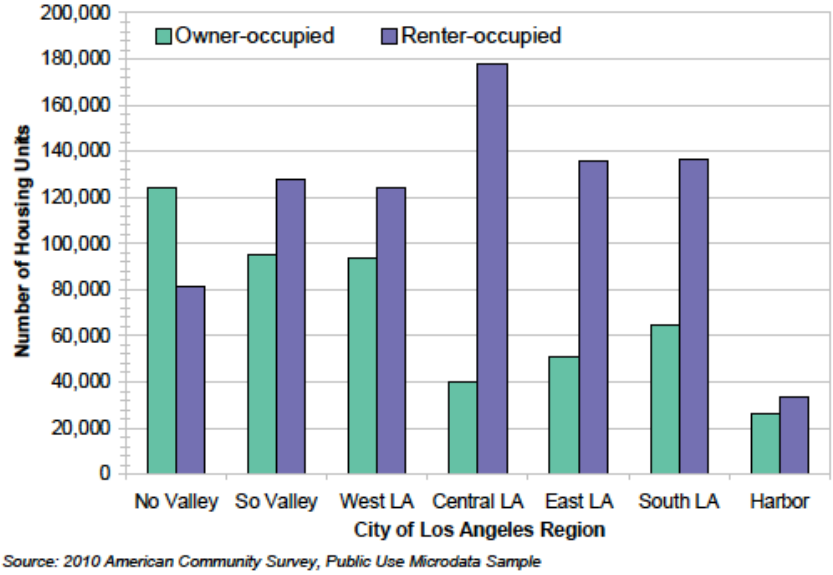
[105] CEQA Guidelines (14 California Code of Regulations, title 14, sections 15000, et seq), Appendix G

impacts to the health of local residents. These background factors and their associated impacts should be considered in the DEIR's analysis of impacts on population and housing.

Proportion of renter- and owner-occupied housing

The figure below shows that Central and South Los Angeles (closest to the proposed development) are areas where the proportion of renter-occupied housing is significantly higher than owner-occupied housing.

Figure 5. Owner and Renter-Occupied Housing in Los Angeles, 2010[106]



Source: 2010 American Community Survey, Public Use Microdata Sample

Renters in Los Angeles typically have lower family incomes than owners (median incomes of $33,600 vs. $81,600 in 2010) **and typically pay a larger share of their income for housing costs** (median of 36% for renters vs. 30% for owners in 2010). And while the income of renter households in Los Angeles has been declining since 1990, rents have been steadily increasing (28% for average gross rent from 2000 to 2010).[107]

Ninety percent of the HIA community survey respondents indicated that they are renters. This data aligns with findings from the U.S. Census that show **nearly 85% of the housing units in the HIA study area were renter-occupied in 2010**, compared to only approximately 62% in the City of LA overall. In 2010 the study area zip codes with the highest percentage of renter-occupied units included: 90017 (96%), 90014 (95%), and 90006 (91%). Zip code 90011 had the lowest percentage of renter-occupied units (72.9%), which was still higher than in the City of LA overall.[108] The presence

[106] Flaming D, Burns P. 2012. The state of rental housing in the City of Los Angeles. Rental Housing 2011. Underwritten by the Pat Brown Institute.

[107] Flaming D, Burns P. 2012. The state of rental housing in the City of Los Angeles. Rental Housing 2011. Underwritten by the Pat Brown Institute.

[108] U.S. Census, 2010, Table DP-1.

of a high percentage of renter vs. owner occupied housing is one indicator that a neighborhood that is at risk for gentrification.[109] Coupled with other findings in the HIA, this information suggests that neighborhoods in the HIA study area are undergoing or at risk for gentrification, contrary to the Draft EIR's lack of recognition of trends of gentrification in the areas surrounding the proposed Farmers Field development.[110] For more detail about housing occupancy in the HIA study area see Appendix A.

In the study area zip codes overall, **between 2000 and 2010, the number of owner-occupied housing units increased by close to 18%**, while the number of renter-occupied units increased by only about 12%. Some of the highest increases in owner-occupied housing units during this time period occurred specifically in zip codes 90014 (365% increase), 90017 (434% increase), and 90013 (*1,252% increase*). Zip code 90007 experienced a decrease in both owner and renter-occupied housing units, and 90006 saw a decrease in renter-occupied units during this time.[111]

One of the ways that changing demographics of residents in the study area can be seen is through representation on local neighborhood council representatives. Neighborhood Councils are the City's officially sanctioned voice for communities, and they have increasingly become inaccessible to low-income people, leaving their voices in the extreme minority. For example, the Downtown Neighborhood Council, which covers about half of the HIA study area, has 27 seats on its Board. Seventeen of these seats are reserved for non-resident stakeholders, and 10 for residents. Of the 10 residents on the Council, only two are low-income (including one homeless representative). The current homeless representative of the Board has filed numerous complaints to the City's Department of Neighborhood Empowerment (that oversees the Council) because of under-representation and a lack of attention to the issues that he continues to raise.[112]

Proportion of households paying more than 30% of their income on housing

Households spending more than 30% of their income on gross housing costs (including rent/mortgage payments, utilities, taxes, insurance, and related costs) are considered to be overpaying for housing according to state and federal programs.

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[109] Chapple K. 2009. Mapping susceptibility to gentrification: the early warning toolkit. Center for Community Innovation at the Institute of Urban and Regional Development. Available at http://communityinnovation.berkeley.edu/reports/Gentrification-Report.pdf

[110] Draft Environmental Impact Report on the proposed Convention and Event Center Project. Appendix H: AEG Special Event Center Market Impacts. 3/30/12. Page II-1.

[111] U.S. Census, 2010, Table DP-1.

[112] Downtown Los Angeles Neighborhood Council. www.dlanc.com; Additional information from author communication with Becky Dennison, Los Angeles Community Action Network, May 2012.

In the City of Los Angeles, in 2006 it was estimated that:

- Fifty-six percent of those earning $35,000 or less paid over 30% of their income for housing.
- One quarter of senior householders were living in poverty and over 40% of all senior renters spent over 50% of their income on housing.
- Thirty-five percent of householders' with disabilities were living in poverty. Forty-five percent of all renters with disabilities were devoting 50% or more of their income to rent and another 27% were devoting 30% to 49% percent of their income to rent, making them one of the most vulnerable renter populations in Los Angeles.[113]

Data from the 2006-2010 American Community Survey of the U.S. Census shows that **63% of renter-occupied households in the HIA study area reported paying more than 30% of their income on housing costs.** The presence of a high number of households paying a large share of household income for housing (also known as "Housing Cost Burden") is one indicator of a neighborhood that is at risk for gentrification.[114] Coupled with other findings from the HIA, this information suggests that communities in the HIA study area are at risk for gentrification, contrary to the Draft EIR's lack of recognition of trends of gentrification in the areas surrounding the proposed Farmers Field development.[115]

Maximum affordable gross monthly rents are also established by the State Department of Housing and Community Development, and vary by number of bedrooms per unit and income category. The table below shows these amounts for 2011 by number of bedrooms for a 4-person household. The data shows, for example, that an extremely low-income 4-person household can afford rents of no more than $336 to $518 per month, depending on the number of bedrooms.[116] **Given the low median income levels and the high cost of rent in the study area, it is clear that many households living in the area are currently overburdened by housing costs.**

Table 4. Annual Household Income Standards and Monthly Maximum

[113] Economic Roundtable. 2009. Economic study of the rent stabilization ordinance and the Los Angeles housing market. Prepared for the City of Los Angeles Housing Department.

[114] Chapple K. 2009. Mapping susceptibility to gentrification: the early warning toolkit. Center for Community Innovation at the Institute of Urban and Regional Development. Available at http://communityinnovation.berkeley.edu/reports/Gentrification-Report.pdf

[115] Draft Environmental Impact Report on the proposed Convention and Event Center Project. Appendix H: AEG Special Event Center Market Impacts. 3/30/12. Page II-1.

[116] California Department of Housing and Community Development operatives as of June 23, 2011 as reported in City of Los Angeles Department of City Planning. Status report on housing affordability analysis in the USC nexus study area. February 2012.

Affordable Rents, Los Angeles County, 2011[117]

		# of Bedrooms				
Category	4-person Household Income Standard	-	1	2	3	4
Extremely Low	$ 25,600	$336	$384	$432	$480	$518
Very Low	$42,700	$560	$640	$720	$800	$864
Lower	$68,300	$672	$768	$864	$960	$1,037
Moderate	$76,800	$1,232	$1,408	$1,584	$1,760	$1,900
Source: California Department of Housing and Community Development operatives as of June 23,2011						

Loss of rental units and affordable housing

In the City of Los Angeles the high rent burden, high levels of overcrowding, and low vacancy rates are evidence that affordable rental housing is in short supply.

Since 2000 the City of Los Angeles has seen an increase in both additions and subtractions of rental units. As a result of demolition, renovation and new construction of rental properties there was an overall growth in the inventory of rental housing until 2004. The subsequent spike in condominium conversions since 2003, however, resulted in a net loss of rental units by 2006.[118] It is estimated that more than 100 former apartment buildings have been converted each year since 2005.[119]

LA CAN and the Community Redevelopment Agency of Los Angeles (CRA) collected data in from 2004 to the present to document the impacts of recent downtown development on affordable housing, in order to monitor and enforce a no net loss policy for the City Center Redevelopment Area. This data highlights that just **since the development of LA Live was approved for downtown Los Angeles an estimated 2,151 units of extremely low-income housing were lost or otherwise impacted in South Park and the Historic Core of downtown Los Angeles.**

Documented reasons for loss of these units include: illegal eviction and construction; illegal conversions to hotel or other upscale/ high income

[117] California Department of Housing and Community Development operatives as of June 23, 2011 as reported in City of Los Angeles Department of City Planning. Status report on housing affordability analysis in the USC nexus study area. February 2012.

[118] Economic Roundtable. 2009. Economic study of the rent stabilization ordinance and the Los Angeles housing market. Prepared for the City of Los Angeles Housing Department.

[119] Economic Roundtable. 2009. Economic study of the rent stabilization ordinance and the Los Angeles housing market. Prepared for the City of Los Angeles Housing Department.

development; increase in rent; demolition or threatened demolition for "street straightening", parking lot or other use. Even though the demolished and converted units are required to be replaced per an existing court-approved settlement agreement with the CRA and the City of Los Angeles, units lost due to rent increases in unsubsidized projects are not required to be replaced, leaving an overall loss in units. The settlement agreement applies "No Net Loss" provisions to the City Center Redevelopment Area only (see below); there are no current protections for the affordable housing stock in other communities contiguous to the stadium. For more detail about this data, see Appendix A.

Figure 6. City Center Redevelopment Project Area[120]

Housing vacancy

As housing vacancy decreases and cost of housing sharply increases, the necessity to maintain affordable units for local community residents is reinforced.

In the City of Los Angeles over the past decade, 84% of the time the vacancy rate has been below 5%, indicating a scarcity of available housing for renters during this time.[121] A report recently released by the USC Lusk

[120] California Redevelopment Agency/ Los Angeles. (n.d.) CRA/LA project areas by region. Available at http://www.crala.org/Projects/index.cfm

[121] Flaming D, Burns P. 2012. The state of rental housing in the City of Los Angeles. Rental Housing 2011. Underwritten by the Pat Brown Institute.

Center for Real Estate found that at the end of 2011, **"Intown" Los Angeles** (which overlaps with the HIA study area)[122] **had the second lowest vacancy rate of all of the submarkets in Los Angeles County**.[123] [124] The report documents that the largest gain in housing occupancy – a measure closely related to housing vacancy and that also can describe the availability of housing – in LA County took place in the Intown area, where housing **occupancy rose by 5.3% in 2010 to 96.8% by the end of 2011**. This increase in demand appears to have resulted from factors including a decline in new construction, families moving from real estate properties that are either in foreclosure and have not yet been sold or homes that owners are delaying putting on the market until prices improve (shadow market inventory) back to traditional multifamily housing, and continuing low home sales.[125] There were an estimated 1,900 net move-outs from the Intown area in 2010, and 4,340 net move-ins in 2011.[126]

Data from the 2010 U.S. Census for the zip codes in the HIA study area shows that vacancy rates for homeowners ranged from 31.8% in 90014 to 2.6% in zip codes 90007 and 90017. For renters, the vacancy rates in the study area ranged from 10.9% in 90017 to 3.8% in 90011.

For renter households in the HIA study area zip codes, between 2000 and 2010 the vacancy rate decreased for zip codes 90013 (-5.1%) and 90011 (-0.4%). The vacancy rate increased from between 0.4% and 4.7% in the other five study area zip codes.[127]

Proportion of households living in overcrowded conditions

Overcrowding, as defined by the U.S. Department of Housing and Urban Development (HUD), is having greater than one person per habitable room in a household, and severe overcrowding occurs when there are more than 1.5 occupants per habitable room. The cost of housing is directly related to the pervasiveness and severity of housing problems in a community. If housing costs are relatively high in comparison to household income, there will likely be a correspondingly higher prevalence of overcrowding.

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[122] The 2012 Multifamily Market Report released by the USC Lusk Center on Real Estate did not define the exact boundaries of "Intown" Los Angeles. However, based on the maps provided in the report, this area includes downtown Los Angeles as well as the HIA study area. See Appendix A for a map highlighting the "Intown" area.

[123] Submarkets include: Antelope Valley, Long Beach, Santa Clarita Valley, San Gabriel Valley, San Fernando Valley, Hollywood, South Bay Cities, Tri Cities, East Los Angeles, Intown Los Angeles, West Los Angeles

[124] USC Lusk Center, CASDEN Real Estate Economics Forecast. 2012. Multifamily market forecast: 2012 report. p.71.

[125] USC Lusk Center, CASDEN Real Estate Economics Forecast. 2012. Multifamily market forecast: 2012 report. p.16.

[126] USC Lusk Center, CASDEN Real Estate Economics Forecast. 2012. Multifamily market forecast: 2012 report. p.18.

[127] U.S. Census, 2010. Table DP-1.

According to the 2006-2010 American Community Survey estimates of the U.S. Census, (7.5%) of owner-occupied units and (23.0%) of renter households in the HIA study area were classified as severely overcrowded.[128] **In 2010 the proportion of severe overcrowding in owner-occupied units in the HIA study area was 5 times greater than in the City of Los Angeles, and in renter-occupied units the proportion of severely overcrowded units was twice that in the City of Los Angeles, overall.**[129]

Housing costs

Half of the HIA community survey respondents stated that they know someone who has had to move out of the neighborhood because of an increase in the cost of housing. Additionally, in a survey of over 360 homeless individuals in South Los Angeles, 42% of those who had rented a housing unit in the last five years became homeless because they were unable to afford a rent increase.[130]

Between 2010 and 2011 Los Angeles County saw increases in both average rents (6.2%), and overall housing occupancy rates.[131] A 2012 report from the USC Lusk Center forecasts a continuing rise in rents in LA County over the next two years. Despite the rising demand for rental housing, from 2010 to 2011 there was little increase in the total apartment stock.[132]

As of the end of 2011, **rents in Intown Los Angeles (which overlaps with downtown and the HIA study area) were the 2nd highest (below West Los Angeles) of all of the Los Angeles submarkets**.[133]

Table 5. Average Monthly Rent Q4 – 2011 [134]

	1-Br	2-Br	3-Br	Change in Avg. Rent 2010-2011
Intown LA	$1,727	$2,408	$2,076	6.0%
LA County	$1,405	$1,797	$2,126	6.2%

Home prices can also have a direct impact on the rental market, demanding

[128] City of Los Angeles, Department of City Planning. July 2011. Nexus study for the USC University park specific plan.

[129] American Community Survey, 2006-2010.

[130] South Los Angeles Homelessness Prevention and Intervention Collaborative. July 2008. Taming the perfect storm addressing the impact of public health, housing and law enforcement policies on homelessness and health in South Los Angeles.

[131] USC Lusk Center, CASDEN Real Estate Economics Forecast. 2012. Multifamily market forecast: 2012 report. p.8.

[132] USC Lusk Center, CASDEN Real Estate Economics Forecast. 2012. Multifamily market forecast: 2012 report. p.17.

[133] USC Lusk Center, CASDEN Real Estate Economics Forecast. 2012. Multifamily market forecast: 2012 report. p.71.

[134] USC Lusk Center, CASDEN Real Estate Economics Forecast. 2012. Multifamily market forecast: 2012 report. p.71.

higher rents as property values and taxes increase. In 2010, the median home price for zip codes in the HIA study area ranged from $338,675 in 90011 to $486,747 in 90006.[135]

Based on the median household income in the HIA study area zip codes in 2010 ($26,778)[136], the housing purchasing capacity for local residents is an estimated $120,439, which is about 25% -35% of the median-priced home in the study area. **This large gap between what residents in the study area can afford and the cost of purchasing a home makes home ownership infeasible for many of the existing residents, particularly those who are low-income.** Additionally, the presence of rising rents and home values is one indicator that a neighborhood is undergoing gentrification.[137] Coupled with other findings in the HIA, the information suggests that communities in the HIA study area are undergoing gentrification, contrary to the Draft EIR's lack of recognition of trends of gentrification in the areas surrounding the proposed Farmers Field development.[138] For more information about median home prices in the study area and the housing purchasing capacity calculation see Appendix A.

Housing wage as a percent of minimum wage

Comparing the cost of renting or owning a home with the maximum amount that households of different income levels can pay for housing can provide a picture of who can afford what size and type of housing, as well as indicate the type of households that would likely experience overcrowding or overpayment.

Current housing costs in the study area zip codes would require an individual to earn an annual income of between $53,200 and $56,000 (or a wage of between $25.58 and $26.92 an hour) to afford a two-bedroom rental unit. This translates into **an individual having to earn 3.2 or more times the California minimum wage of $8.00, or a two-worker household needing to earn 1.6 or more times the minimum wage in order to afford the current fair market rent.** In terms of the City of Los Angeles living wage, this means that an individual would have to earn 2.2 or more times the current full cash wage rate (meaning the cash equivalent of a living wage plus health benefits) of $11.67 per hour to afford the current

[135] City-Data.com. Accessed in May, 2012.

[136] American Community Survey, 2006-2010, Table DP-03.

[137] Chapple K. 2009. Mapping susceptibility to gentrification: the early warning toolkit. Center for Community Innovation at the Institute of Urban and Regional Development. Available at http://communityinnovation.berkeley.edu/reports/Gentrification-Report.pdf

[138] Draft Environmental Impact Report on the proposed Convention and Event Center Project. Appendix H: AEG Special Event Center Market Impacts. 3/30/12. Page II-1.

fair market rent.[139] For additional detail about the calculation of the housing wage see Appendix A.

Housing Tenure

Data from the HIA community survey shows that among respondents who have been able to remain in their communities through the recent gentrification trends, people have long histories of residing in the neighborhoods that comprise the HIA study area. **Over half of those surveyed have lived in the neighborhood for five or more years, and of those, over 40% have lived in the neighborhood more than 10 years.**

Estimates from the 2006-2010 American Community Survey of the U.S. Census show that close to 85% of the residents in the HIA study area zip codes live in the same house as they did one year before. The percent for the City of LA overall is similar. According to data presented by the Legal Aid Foundation of Los Angeles, as of the year 2000 the median year that renters moved in to their housing units in the South Park neighborhood (in the HIA study area) was 1979, compared to 1997 in the City of Los Angeles overall.[140] It is important to note that the tenure of residents in the HIA study area communities including South Park (as well as in Pico-Union), demonstrates the long-standing existence of residential communities in these areas. However, discussion in the Draft EIR fails to recognize the history of residential communities in South Park.[141] It is crucial that the potential impacts of the proposed Farmers Field development on existing residential neighborhoods is analyzed, and that mitigations are developed to avoid or minimize potentially adverse impacts to residents in these areas.

Housing quality

The following data about conditions in rental housing in the City of Los Angeles was reported by the Los Angeles Housing Department in 2009:[142]

- **There is a direct connection between the income level in a community and the number of substandard dwelling units reported** – individuals in substandard units are likely to be extremely poor, disabled and/or linguistically isolated.
- From April 2005 through June 2008 there were an average of 1.5 violations in each of the 757,677 rental units that were inspected throughout the City of Los Angeles.

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[139] City of Los Angeles. (n.d.) Current and prior living wage rates. Available at http://bca.lacity.org/site/pdf/lwo/City%20Wage%20Rates%20Chart.pdf

[140] Presentation to the Impacted Residents Panel by Fernando Gaytan and Barbara Schultz, Legal Aid Foundation of Los Angeles, May 12, 2012.

[141] Draft Environmental Impact Report on the proposed Convention and Event Center Project. Appendix H: AEG Special Event Center Market Impacts. 3/30/12. Page I-2.

[142] Economic Roundtable. 2009. Economic study of the rent stabilization ordinance and the Los Angeles housing market. Prepared for the City of Los Angeles Housing Department.

- **The most frequent code violation (18% of cases) is for construction work done without a permit, often to increase the size and occupant capacity of housing units.** The second most frequent type of violation (found in 9% of cases) is for garage conversions that were done without a building permit, typically to create rental housing that in some cases was substandard.

Evictions

Seventy-five percent of the HIA community survey respondents stated they either have been threatened with eviction or evicted, and over two thirds worry about eviction or being displaced in some way from their home.

Increasing low vacancy rates and rapid housing inflation in the City of Los Angeles during the 2000's led to an increase in the City's no-fault evictions.[143]

From July 2009 to June 2010 there were more than 70,000 evictions in Los Angeles County. Many of these cases (an estimated 17,929) were heard at the Central Courthouse in downtown Los Angeles, more than one-third of which (an estimated 7,254) were from South Los Angeles – an area well known for its high levels of homeless families and limited availability of affordable and habitable housing.[144] It is estimated that the eviction rate in Central Los Angeles is 139% of the city average.[145]

From July 2009 to June 2010 there were an estimated **2,416 evictions in six of the seven zip codes in the HIA study area** (90006, 90007, 90013, 90014, 90015, 90017).[146]

Table 6. Evictions in Los Angeles Zip Codes, 07/2009 to 06/2010[147]

Zip Code	Number of Evictions
90006	606
90007	277
90013	363
90014	331
90015	402
90017	437

[143] Economic Roundtable. 2009. Economic study of the rent stabilization ordinance and the Los Angeles housing market. Prepared for the City of Los Angeles Housing Department.

[144] Author communication with Barbara Schultz, Legal Aid Foundation of Los Angeles, May 2012.

[145] Economic Roundtable. Economic Study of the Rent Stabilization Ordinance and the Los Angeles Housing Market. 2009. Prepared for the City of Los Angeles Housing Department.

[146] Presentation to the Impacted Residents Panel by Fernando Gaytan and Barbara Schultz, Legal Aid Foundation of Los Angeles, May 12, 2012.

[147] Presentation to the Impacted Residents Panel by Fernando Gaytan and Barbara Schultz, Legal Aid Foundation of Los Angeles, May 12, 2012. Data collected from the Los Angeles Superior Court.

Total	**2,416**

Evictions related to condominium conversion account for 54% of all evictions recorded by the Los Angeles Housing Department.[148]

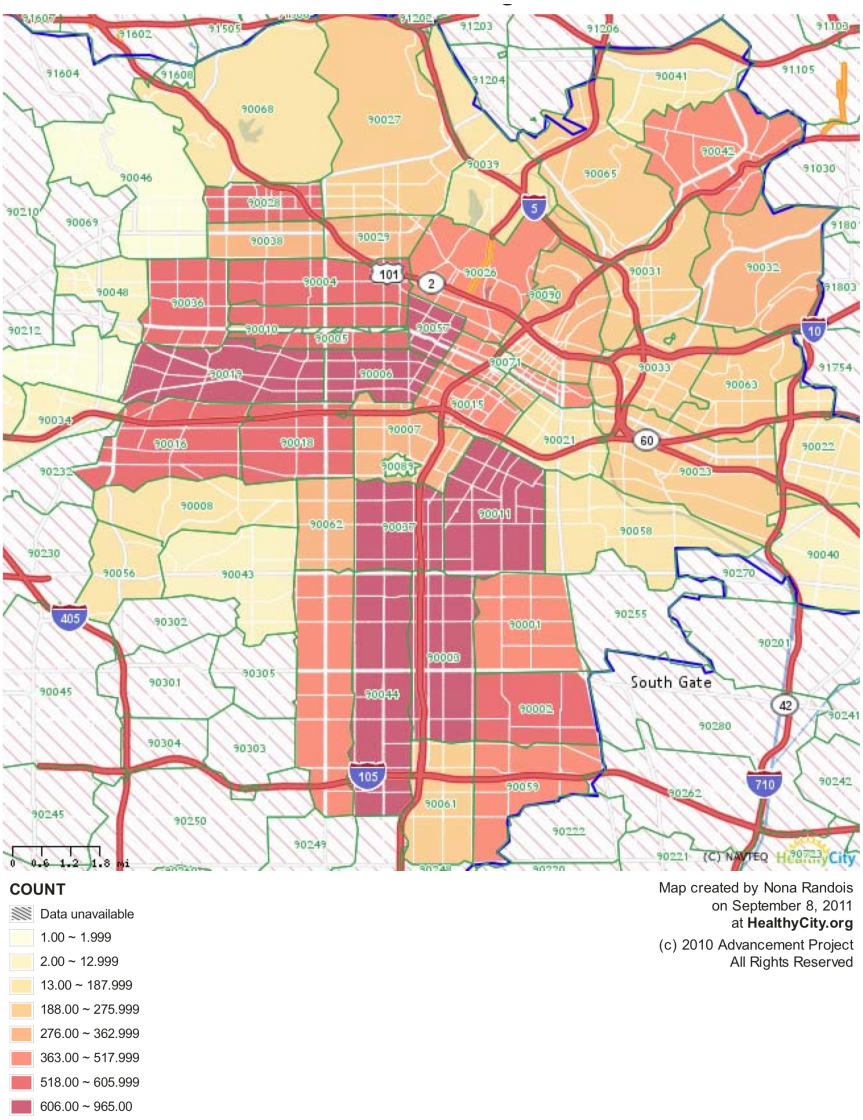
Unlawful Detainer Filings

An unlawful detainer (UD) lawsuit is a suit brought by a landlord to obtain possession of a rented property and receive payment of back rent. In order to legally evict a tenant (remove and lock the tenant out of the property), the landlord must file an unlawful detainer lawsuit; the vast majority of UD's therefore end in eviction. The figure below shows by zip code the number of UD fillings submitted by landlords in Los Angeles County in fiscal year 2009-2010. As the map reveals, study area zip codes 90006 and 90011 have among the highest range of UD's within the county.

Figure 7. Unlawful Detainer Filings FY 2009-2010[149]

[148] Economic Roundtable. 2009. Economic study of the rent stabilization ordinance and the Los Angeles housing market. Prepared for the City of Los Angeles Housing Department.

[149] Healthy City. 2011. Available at www.healthycity.org



Low-income tenants are often unable to afford legal representation in unlawful detainer/cases of eviction. In 2010 it was estimated that less than 3% of defendants in cases of eviction in the County of Los Angeles had legal representation while the vast majority of the eviction petitioners (an estimated 70%) were represented by attorneys.[150] A strikingly high percentage of defendants in UD cases without an attorney end up being evicted.[151]

There are insufficient legal service resources to meet the enormous need amongst tenants facing eviction, leaving the poor at a disadvantage because of lack of representation. Representation is needed on both sides of an eviction case in order to improve factual investigations, better presentation of defenses, more research/analysis of the laws at issue, and

[150] Presentation to the Impacted Residents Panel by Fernando Gaytan and Barbara Schultz, Legal Aid Foundation of Los Angeles, May 12, 2012

[151] Author communication with Barbara Schultz, Legal Aid Foundation of Los Angeles, May 2012.

greater compliance with evidentiary rules and courtroom procedures. Improved ability for low-income tenants to access legal representation in eviction cases would lead to benefits for defendants, their families and the communities in which they live, including: avoiding homelessness; agreements that keep families in their homes for longer periods of time; maintaining affordable rent and stabilized apartments; improving rental housing conditions and reduced social services costs.

Fair housing violations

Although federal and state fair housing laws prohibit discrimination based on personal characteristics, housing discrimination remains an issue of concern for many residents in the HIA study area. Housing discrimination can pose a serious barrier to housing access for individuals and families, forcing those facing discrimination to live in lower-quality housing.

From **2007 to 2011 there were a total of 348 fair housing violation complaints recorded by the City's contractor, and 112 fair housing violation cases from study area zip codes 90006, 90013, 90014, 90015 and 90017.** The highest number of these complaints was in regard to discrimination based on physical disability (113), mental disability (55), race (45), and familial status (39).[152]

[152] Author communication with the Los Angeles Housing Rights Center, May 2012.

4.6. Public Safety and Access to Open Space

4.6.1 Literature Review Findings

Access to open space

Access to parks and open space impact health through several mechanisms, including physical activity, mental health, environmental quality, illness, safety, and social cohesion. Numerous studies and surveys have also shown that, under the umbrella of quality of life, parks have been a key component in the economic success of cities.[153] [154]

Yet, the presence of park space differs by population in Los Angeles. One report published in 2006 found that in Los Angeles, white neighborhoods enjoy 31.8 acres of park space for every 1,000 people, compared with 1.7 acres in African-American neighborhoods and 0.6 acres in Latino neighborhoods.[155]

The ratios described here for African-American and Latino populations are below long-range standards set by the City of Los Angeles General Plan. Currently, the long-range standard is a minimum of two acres per 1,000 persons and the short- or intermediate-range standard is a minimum of one acre per 1,000 persons.[156] Both apply to neighborhood parks (meaning they serve residents within a ½-mile radius) and community parks (meaning they serve residents within a 2-mile radius).[157]

In terms of health, people who live in close proximity to parks usually have higher levels of activity compared to those who do not.[158] [159] [160] Studies have shown that parks facilitate physically active lifestyles by providing relatively

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[153] Edwards KM. 2007. Do parks make cents: An analysis of the economic value of parks in San Francisco. Prepared for the San Francisco Neighborhood Parks Council.

[154] The Trust for Public Land. 1999. The economic benefits of parks and open space. San Francisco, CA: The Trust for Public Land. Available at http://cloud.tpl.org/pubs/benfits_EconBenef_Parks_OpenSpaceL.pdf

[155] Sherer PM. 2006. The benefits of parks: Why American needs more city parks and open space. San Francisco, CA: The Trust for Public Land.

[156] City of Los Angeles. 1980. Public recreation plan. Los Angeles, CA: Department of City Planning.

[157] City of Los Angeles. 1980. Public recreation plan. Los Angeles, CA: Department of City Planning.

[158] Powell DE, Martin LM, Chowdhury PP. 2003. Places to walk: Convenience and regular physical activity. *American Journal of Public Health*;93(9):1519-1521.

[159] Humpel N, Owen N, Leslie E. 2002. Environmental factors associated with adults participation in physical activity: A review. *American Journal of Preventive Medicine*;22(3):188-199.

[160] Humpel N, Owen N, Leslie E. 2002. Environmental factors associated with adults participation in physical activity: A review. *American Journal of Preventive Medicine*;22(3):188-199.

low cost choices for recreation.[161] Nationally, about 30% of physically active people report exercising in public parks.[162] Moreover, most (81%) users of a park live within one mile of it, and people living within one mile of a park were found to be four times as likely to visit the park once per week or more.[163] However, in addition to offering recreational opportunities for youth and families, urban parks can provide a space for people to experience a sense of community, and can increase neighborhood cohesion. Social networks and interaction have benefits to health, with research linking them to improvements in physical and mental health through multiple mechanisms.[164] **A study in Chicago found that 83% more people were involved in social activities in green spaces vs. barren spaces.[165]** A growing body of research shows that contact with the natural world also improves psychological health. Parks and open spaces provide needed reprieve from everyday stressors, acting as "escape facilities." Being able to escape fast-paced urban environments improves health by reducing stress and depression and improving the ability to focus, pay attention, be productive, and recover from illness.[166]

One study showed that people living in a housing project near green space scored higher on the ability to manage major life issues, procrastinated less, found their issues to be less difficult and reported them to be less severe and long-standing than those who lived in barren surroundings.[167] Also, spending time in parks can reduce irritability and impulsivity as well as promote intellectual and physical development in children and teenagers. Researchers in Chicago found that children with Attention Deficit Disorder (ADD) function better than usual after activities in green settings, and that the "greener" a child's play area, the less severe their ADD symptoms.[168]

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[161] Transportation Research Board, Institute of Medicine of National Academies, 2005. Does the built environment influence physical activity? Examining the evidence. National Academies of Science.

[162] Brownson RC, Baker EA, Housemann RA, Brennan LK, Bacak SJ. 2001. Environmental and policy determinants of physical activity in the United States. *American Journal of Public Health*;91(12):1995-2003.

[163] Cohen D, Sehgal A, Williamson S, Sturm R, McKenzie TL, Lara R, Lurie N. 2006. Park use and physical activity in a sample of public parks in the City of Los Angeles. RAND Corporation.

[164] Berman LF, Glass T, Brissette IC, Seeman TE. 2000. From social integration to health: Durkheim in the new millennium. *Social Science and Medicine*;51:843-857.

[165] Sullivan WC, Kuo FE, DePooter SF. 2004. The fruit of urban nature: Vital neighborhood spaces. *Environment and Behavior*;36(5):678-700.

[166] Maller C, Townsend M, Pryor A, Brown P, St. Leger L. 2005. Healthy nature healthy people: contact with nature' as an upstream health promotion intervention for populations. *Health Promotion International;*21(1):45-53.

[167] Kuo FE. 2001. Coping with poverty impacts of environment and attention in the inner city. *Environment and Behavior*;33(1):5-34.

[168] Taylor AF, Kuo FE, Sullivan WC. 2001. Coping with ADD: The surprising connection to green play settings. *Environment and Behavior*;33(1)54-77.

Access to public parks and recreational facilities has been strongly linked to reductions in crime, and in particular, to reduced juvenile delinquency.[169] Recreational facilities keep at-risk youth off the streets, give them a safe environment to interact with their peers, and fill up time within which they could otherwise get into trouble.[170] Research has also shown that access to places for physical activity combined with outreach and education can produce a 48% increase in frequency of physical activity.[171] However, the presence of open space and green space does not mean that all populations have equal access to it.

Policing

Access to open space can be defined in a variety of ways, including the ability to physically reach a space, financial costs to enter the space, and barriers to spending time in the space. One such barrier that has been noted is "quality of life policing." The idea behind quality of life policing is that more stringently enforcing less serious but highly visible offenses, for example citing or arresting individuals for jaywalking, farebeating, or things like sitting on the sidewalk, will improve the quality of life of an area by reducing the incidence of more serious crimes.[172] Literature on the effects of this type of policing, both in terms of crime and impacts to residents, show mixed results. Some studies suggest positive reductions in crimes, while others report that if crime was reduced at all, either it was not the more serious crime targeted by the aggressive policing effort, or that mediating factors other than policing actually triggered the decline.[173] [174] [175][176] **The findings of a recent study suggest that "maintenance order policing," as quality of life policing also is known, is not definitively linked to reductions in serious crimes and seems to be best suited for communities in which residents are least residentially invested (that is,**

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[169] Sherer PM. 2006. The benefits of parks: Why America needs more city parks and open space. San Francisco, CA: The Trust for Public Land.

[170] Sherer PM. 2006. The benefits of parks: Why America needs more city parks and open space. San Francisco, CA: The Trust for Public Land

[171] Kahn EB. The effectiveness of interventions to increase physical activity. American Journal of Preventive Medicine. 2002;22(4):73-107.

[172] Golub A, Johnson BD, Taylor A, Eterno J. 2003. Does quality-of-life policing widen the net? Prepared for the U.S. Department of Justice. Available at https://www.ncjrs.gov/pdffiles1/nij/grants/198996.pdf

[173] Katz CM, Webb VJ, Schaefer DR. 2001. An assessment of the impact of quality-of-life policing on crime and disorder. Justice Quarterly;(18)4:825-875.

[174] Golub A, Johnson BD, Taylor A, Eterno J. 2003. Does quality-of-life policing widen the net? Prepared for the U.S. Department of Justice. Available at https://www.ncjrs.gov/pdffiles1/nij/grants/198996.pdf

[175] Sousa WH. 2010. Paying attention to minor offenses: order maintenance policing in practice. *Police Practice and Research*;11(1):45-59.

[176] Pratt TC, Franklin TW, Gau JM. 2011. Chapter 8: The police can control crime. In *Key Ideas in Criminology and Criminal Justice*. Thousand Oaks, CA: Sage.

residents frequently move).[177] As mentioned above, over half of those surveyed have lived in the neighborhood for five or more years, and of those, over 40% have lived in the neighborhood more than 10 years. Similarly, nearly equal proportions of residents in the HIA study area and those in the City of Los Angeles overall lived in the same house during the past year and if a different house remained in the same county, according to American Community Survey data from 2006-2010.[178]

Additionally, this type of policing has received criticism for being a threat to police-community relations, particularly in impoverished, high-crime areas where police-citizen relationships are already strained.[179] There is heavy reliance within many police department order-maintenance programs on "stop-and-frisks" to root out disorderly behavior. This means that anyone perceived to be acting suspiciously is targeted by police scrutiny, a strategy that can increase resentment among the potential subjects of that scrutiny and the restrictions it places on their use of public space.[180] Literature has reported that the resentment which order-maintenance policing may create can impose a heavy cost on police and on society.[181] One possible cost is increased stress among residents as a result of frequent police interaction.

Stress in general is associated with a number of health outcomes throughout the life cycle.[182] In adults, it has been linked with coronary heart disease, heart attacks, and risk factors for cardiovascular disease.[183] In childhood and among adolescents, stress appears to increase the risk of poor mental and physical health outcomes, including increased risk as an adult of conditions such as heart disease.[184] In addition, stressful experiences during pregnancy may increase a woman's risk of preterm birth, which can have long-lasting effects for the infant such as mortality,

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[177] Kane RJ, Cronin SW. 2009. Associations between order maintenance policing and violent crime: Considering the mediating effects of residential context. *Crime & Delinquency*:1-20.

[178] American Community Survey, 2006-2010. Table

[179] Pratt TC, Franklin TW, Gau JM. 2011. Chapter 8: The police can control crime. In *Key Ideas in Criminology and Criminal Justice*. Thousand Oaks, CA: Sage.

[180] Pratt TC, Franklin TW, Gau JM. 2011. Chapter 8: The police can control crime. In *Key Ideas in Criminology and Criminal Justice*. Thousand Oaks, CA: Sage.

[181] Pratt TC, Franklin TW, Gau JM. 2011. Chapter 8: The police can control crime. In *Key Ideas in Criminology and Criminal Justice*. Thousand Oaks, CA: Sage.

[182] Robert Wood Johnson Foundation. 2011. Exploring the social determinants of health: Stress and health. Available at http://www.rwjf.org/files/research/sdohstressandhealthissuebrief20110324.pdf

[183] Robert Wood Johnson Foundation. 2011. Exploring the social determinants of health: Stress and health. Available at http://www.rwjf.org/files/research/sdohstressandhealthissuebrief20110324.pdf

[184] Robert Wood Johnson Foundation. 2011. Exploring the social determinants of health: Stress and health. Available at http://www.rwjf.org/files/research/sdohstressandhealthissuebrief20110324.pdf

cognitive problems, behavioral and physical problems as a child, and serious chronic disease later in life. [185]

Emergency response times

A time difference of a few minutes when emergency vehicles to respond to crime, fires, and medical emergencies can influence the severity of injury and number of deaths. As of 2010, the LAPD's target response time was seven minutes for high-priority calls and 40 minutes for non-priority calls.[186] The National Fire Protection Association (NFPA) establishes codes and standards to minimize the possibility and effects of fire and other hazards. **NFPA 1710 is a voluntary standard for fire station and emergency responders, which states that the first arriving unit should respond within 5 minutes for 90% of all fire suppression incidents. Emergency medical responders should also respond within 5 minutes for 90% of all emergency medical incidents.**[187]

4.6.2 Data Findings

Use of open space

For two national standards – one for open space acreage and one for park space acreage – the Downtown area falls short. A 2004 report from the City of Los Angeles Housing Department found that approximately 15 acres of open space existed in the area considered Downtown, well short of the up to 300 acres needed to meet national standards set by the National Recreation and Park Association.[188] Looking at park space, Downtown again fell short of national standards providing approximately 5 acres instead of the approximately 45 acres that would meet the standard.[189]

Looking specifically at the area of interest in this HIA, the neighborhoods immediately adjacent to the proposed Farmers Field development are park poor. Although an exact proportion of open space or park space to residents was not available to provide here, the map below, centered

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[185] Robert Wood Johnson Foundation. 2011. Exploring the social determinants of health: Stress and health. Available at: http://www.rwjf.org/files/research/sdohstressandhealthissuebrief20110324.pdf

[186] City of Los Angeles. 2012 April. Draft Environmental Impact Report for Barlow Hospital Replacement and Master Plan Project. Available at http://cityplanning.lacity.org/eir/BarlowHospital/DEIR/DEIR/IV.K.1_Police.pdf

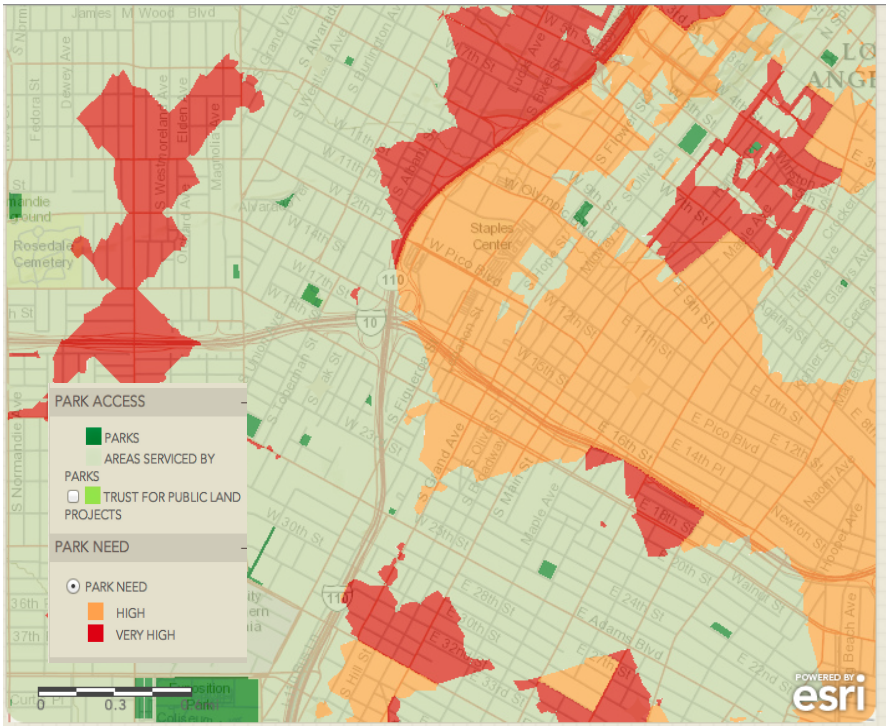
[187] Flynn J. 2009. Fire service performance measures. National Fire Protection Association. Available at http://www.nfpa.org/assets/files/pdf/os.fsperformancemeasures.pdf.

[188] Los Angeles Housing Department. 2004. Downtown rebound planning grant: Need for complementary amenities study, 2003-2004, overview of work and findings. Available at http://lahd.lacity.org/lahdinternet/Portals/0/Policy/AmenExSum.pdf

[189] Los Angeles Housing Department. 2004. Downtown rebound planning grant: Need for complementary amenities study, 2003-2004, overview of work and findings. Available at http://lahd.lacity.org/lahdinternet/Portals/0/Policy/AmenExSum.pdf

around the intersections of freeways 110 and 10 adjacent to the proposed development site, illustrates that there are few green spaces near the site and that neighborhoods already are in high or very high need of park space.

Figure 8. Map of Park Space near Proposed Farmers Field Development



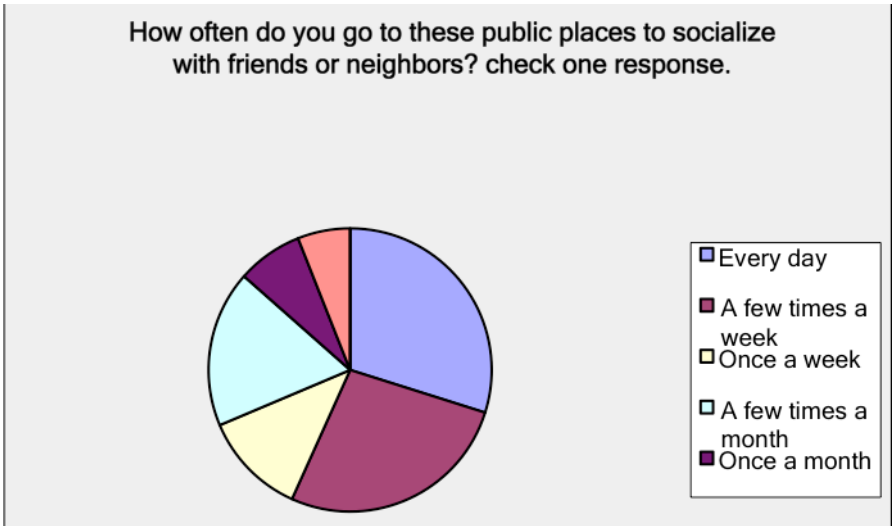
Source: The Trust for Public Land, 2012.

The figure below shows the frequency and location (source) of public space use in the study area reported by the HIA survey respondents. **Park space was clearly the most vital and well utilized for convening regularly with family and friends, at nearly double the frequency of other spaces, which include restaurants, markets, plazas, and recreational or community centers.** As described in the literature review section, use of public space is important not only in providing space for physical activity, but also for providing a sense of community or "social cohesion" that in turn also impacts the health of a community.

Figure 9. HIA Community Survey Data on Use of Public Spaces

Importantly, as indicated in the figure below, over two thirds of the respondents indicated that these public places are utilized on average weekly, with one third of the respondents indicating their use of these spaces at least monthly.

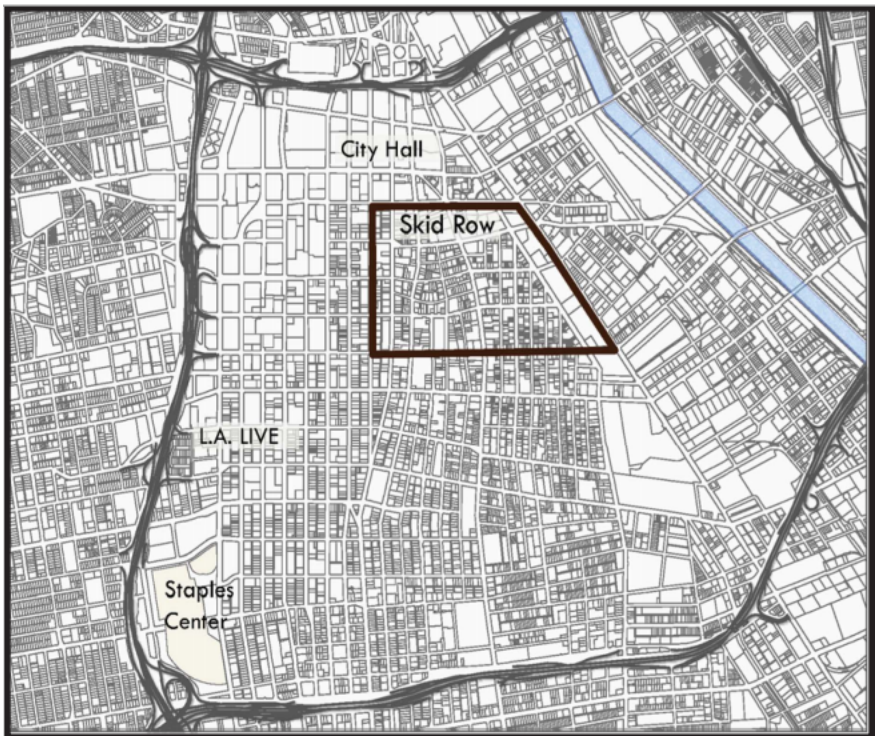
Figure 10. HIA Community Survey Data on Frequency of Use of Public Space



Police and private security

The numbers of public police officers and private security staff assigned to the entire HIA study area are not available at this time. However, as a proxy, information available about the Skid Row area, which includes part of the HIA study area, helps describe the current conditions. Skid Row is an area approximately 0.85 square miles in size in downtown Los Angeles that is officially bounded by Third Street to the north, Seventh Street to the south, Alameda Street to the east, and Main Street to the west (see Map below).[190] [191] [192] [193] It includes zip codes 90013, 90014, 90021, of which the first two are included in the HIA study area.

Figure 11. Map showing the "Skid Row" area of Los Angeles



Source: LA CAN, 2010

Under the Safer Cities Initiative (SCI), in 2006, the City of Los Angeles Police Department assigned 50 additional officers to City's Central Division, for a

[190] Reese E, Deverteuil G, Thach L. 2010. Weak-center gentrification and the contradictions of containment: Deconcentrating poverty in downtown Los Angeles. *International Journal of Urban and Regional Research*;34(2):310-327.

[191] Jones v. City of Los Angeles. The United States Court of Appeals. April 14, 2006.

[192] Vaillancourt R. 2012, April 25. LAPD sends surge of officers to downtown. *Los Angeles Times*.

[193] Blasi G. 2007. Policing our way out of homelessness? The first year of the Safer Cities Initiative on Skid Row. UCLA School of Law. Available at http://cdn.law.ucla.edu/SiteCollectionDocuments/clinical%20program/policing%20our%20way%20out%20of%20homelessness.pdf

total of 350 officers in the Division.[194] On April 23, 2012, the City transferred an additional 50 officers to the Central Division. According to the *Downtown News*, the additional officers will focus on the Historic Core and parts of the business district so that the SCI officers can patrol solely Skid Row, an area comprised of approximately 50 blocks.[195] Because of these unprecedented influxes of officers, the police service area (the Central Area Community Police Station) that corresponds to the location of the proposed Farmers Field site has a ratio of 10.5 officers per 1,000 residents. Therefore, **the ratio of police officers to residents is approximately 5 times higher for the police service area that includes the Farmers Field site, compared to neighboring areas and the City of Los Angeles overall average.** By comparison, neighboring areas have ratios of 2.2 officers per 1,000 residents (Southwest Community Police Station service area), 2.1 officers per 1,000 residents (Newton Community Police Station service area), and 1.7 officers per 1,000 residents (Rampart Community Police Station service area), and the city ratio is 2.6 officers for every 1,000 residents, according to the Draft EIR.[196]

The earlier increase in officers concentrated in the Skid Row area under SCI corresponded to a substantially higher number of arrests, which depending on the context can have serious potential consequences to health. In the first two years of SCI, the Los Angeles Police Department made approximately 19,000 arrests and issued approximately 24,000 citations.[197] A UCLA study in 2007 reported that 12,000 citations were issued in the first year, the majority for pedestrian violations, and primarily signal ("walk"/"don't walk") violations. **With increased police presence, these pedestrian violations were issued in the Skid Row area at up to 69 times the rate they are issued citywide in areas of proportionate populations.**[198] SCI also resulted in approximately 750 arrests per month. Unpaid citations even for original offenses as minute as littering or a pedestrian signal violation can have important consequences to health if the result is arrest or jail time, which is the case for many of the 1,000 people per month who receive citations and are unable to pay the fines, according

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[194] Reese E, Deverteuil G, Thach L. 2010. Weak-center gentrification and the contradictions of containment: Deconcentrating poverty in downtown Los Angeles. *International Journal of Urban and Regional Research*;34(2):310-327.

[195] Vaillancourt R. 2012, April 25. LAPD sends surge of officers to downtown. *Downtown News*.

[196] City of Los Angeles. 2012, April 5. Convention and Event Center Project Draft Environmental Impact Analysis. Part J.1 Public Services—Police Protection. Pages IV.J.1-2 through IV.J.1-5.

[197] Los Angeles Community Action Network. 2010. Community-based human rights assessment: Skid Row's Safer Cities Initiative. Available at http://cangress.files.wordpress.com/2010/12/sci-2010-report-final1.pdf

[198] Blasi G. 2007. Policing our way out of homelessness? The first year of the Safer Cities Initiative on Skid Row. UCLA School of Law. Available at http://cdn.law.ucla.edu/SiteCollectionDocuments/clinical%20program/policing%20our%20way%20out%20of%20homelessness.pdf

to the study.[199] The consequences can include loss of housing for those who have it and the loss of important possessions for those who do not.[200] A survey of Skid Row residents that LA CAN conducted from August to September 2010 asked about any consequences of having received citations in the past year. **Among the more 122 respondents, as a result of their citations, 31% reported losing social services, 27% reported losing housing, and 17% reported losing employment.[201]**

In addition, as of 2010, there were more than 100 private security guards financed by eight Downtown Business Improvement Districts (BIDs) who hire them to assist the Los Angeles Police Department and provide street services.[202] There has been mixed perception of the private security guards, with some business owners praising them and other people raising questions about the legality of guards who are responsible only to private organizations patrolling public streets.[203]

Results from the HIA neighborhood survey highlighted distrust of neighborhood police, which could contribute to a lack of access to community space. Additional police and private security in the area, as a result of the Farmers Field construction and operation, could exacerbate the issue and reduce perceptions of access to open space. Specifically, more than half of respondents answered *Strongly Disagree* or *Disagree* to the statements "*Police in my neighborhood can be trusted,* and *Police in my neighborhood are effective at preventing or responding to crime.* The majority of respondents indicated that police in the neighborhood are enforcing minor laws targeting street vendors, day laborers, homeless residents, and others living or working in the public spaces. Further, over half indicated that there is a common presence of private security guards, who often attempt to remove people from public sidewalks or other public spaces. These responses indicate possible impacts to the accessibility of public space within the community, a general concern of respondents. Separately, the majority of respondents answered *Strongly Agree, Agree* or

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[199] Blasi G. 2007. Policing our way out of homelessness? The first year of the Safer Cities Initiative on Skid Row. UCLA School of Law. Available at http://cdn.law.ucla.edu/SiteCollectionDocuments/clinical%20program/policing%20our%20way%20out%20of%20homelessness.pdf

[200] Blasi G. 2007. Policing our way out of homelessness? The first year of the Safer Cities Initiative on Skid Row. UCLA School of Law. Available at http://cdn.law.ucla.edu/SiteCollectionDocuments/clinical%20program/policing%20our%20way%20out%20of%20homelessness.pdf

[201] Los Angeles Community Action Network. 2010. Community-based human rights assessment: Skid Row's Safer Cities Initiative. Available at http://cangress.files.wordpress.com/2010/12/sci-2010-report-final1.pdf

[202] Reese E, Deverteuil G, Thach L. 2010. Weak-center gentrification and the contradictions of containment: Deconcentrating poverty in downtown Los Angeles. *International Journal of Urban and Regional Research*;34(2):310-327.

[203] Reese E, Deverteuil G, Thach L. 2010. Weak-center gentrification and the contradictions of containment: Deconcentrating poverty in downtown Los Angeles. *International Journal of Urban and Regional Research*;34(2):310-327.

Neutral to the statement, "*I feel safe in my neighborhood*, suggesting the need for disproportionately concentrated police presence in the area immediately surrounding the Farmers Field site may be inflated, from the perspective of residents of the surrounding neighborhood.

Crime statistics

The DEIR describes total reported crimes in districts serving the project area. Overall, crimes decreased slightly between 2009 and 2010, from 7,940 crimes to 7,649 crimes.[204] In terms of types of crimes, the DEIR reports that in 2009, larceny (e.g., pick pocketing, purse snatching, shop lifting) was the predominant crime for the police stations that the document authors determined serve the Project area, as also occurs citywide (48% of all reported incidents).[205] Other leading crimes mentioned in the DEIR were robbery and aggravated assault.

Emergency response time

Emergency vehicle response times vary by service area and type of code. As described in the DEIR, "a Code Two response is defined as an immediate response to incidents of major police importance, without delay, but in observance of all rules of the road, and without the use of vehicle emergency lighting equipment or siren. A Code Three response is defined as the use of forward facing red light and siren during the operation of a police vehicle to respond to incidents requiring immediate police presence and/or assistance." The average citywide response times in 2010 were 17.1 minutes for Code Two and 6.1 minutes for Code Three calls.[206]

Within a service area, there is a smaller geographical area called a reporting district (RD) and those identified by the DEIR as closest to the Farmers Field site were RD 181 and RD 191. In 2010, the average response time for RD 181 was 7.8 minutes for Code Two and 3.2 minutes for Code Three calls for service. For RD 191, it was 14.6 minutes for Code Two and 6.4 minutes for Code Three calls for service. In the 23 reporting districts that the DEIR identified as serving the Farmers Field site and associated off-site parking areas, average response times in 2010 were 11.3 minutes for Code Two calls for service and 4.9 minutes for Code Three calls.[207]

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[204] City of Los Angeles. 2012, April 5. Convention and Event Center Project Draft Environmental Impact Analysis. Part J.1 Public Services—Police Protection. Pages IV.J.1-2 through IV.J.1-5.

[205] City of Los Angeles. 2012, April 5. Convention and Event Center Project Draft Environmental Impact Analysis. Part J.1 Public Services—Police Protection. Pages IV.J.1-2 through IV.J.1-5.

[206] City of Los Angeles. 2012, April 5. Convention and Event Center Project Draft Environmental Impact Analysis. Part J.1 Public Services—Police Protection. Pages IV.J.1-2 through IV.J.1-6.

[207] City of Los Angeles. 2012, April 5. Convention and Event Center Project Draft Environmental Impact Analysis. Part J.1 Public Services—Police Protection. Pages IV.J.1-2 through IV.J.1-6.

5. IMPACT ANALYSIS

5.1 Community survey data about the impacts of Farmers Field

Of those who responded to the HIA community survey, 85% had concerns with the Farmers Field development project. On average two thirds of survey respondents felt that proposed stadium development would result in an increase in police pressure, decreased access to community spaces, and more pressure to move. One small business owner expressed the following concern: *"I have a small business. I'm concerned about how [Farmers Field] will affect me. I might be pushed out because of higher prices and higher rents."* Another respondent stated specifically that "*[Farmers Field] will bring gentrification, higher priced stores, and is only for the rich*." While another respondent worried that the project might increase their cost for housing, requiring them to move—a difficult issue for them as they were elderly and did not know where they would or could go if displaced.

5.2 Process

After Human Impact Partners gathered the existing conditions data described above, the Impacted Residents Panel, the subject matter experts, LA CAN, PSR-LA, and HIP reconvened on May 12 and 13 with the goals of analyzing all relevant data, coming to consensus on the likely impacts of the Farmers Field development, and making recommendations to mitigate adverse impacts. During the meeting, the impacted residents: reviewed information from the scoping meeting; heard presentations from the subject matter experts about their analysis of the strengths, weaknesses, and potential impact of the proposed Farmers Field development; asked the subject matter experts questions; reviewed existing conditions data and findings from the literature review; and then deliberated and came to consensus on the likely impacts of the proposal related to a) displacement and housing affordability, b) public safety and access to open space, and c) employment; and deliberated and came to consensus on recommendations that would mitigate these impacts.

The subject matter experts were:

(1) Barbara Schultz and Fernando Gaytan, Legal Aid Foundation of Los Angeles, who discussed the impacts of the plan on housing affordability and conditions.

(2) Gary Blasi, University of California, Los Angeles Professor of Law (with supporting information and research from Nicholas Dahmann, PhD Candidate, Department of Geography, University of Southern California) who discussed the impacts of the plan on the policing of public space and the criminalization of poverty.

(3) Revel Sims, PhD Candidate, Department of Urban Planning, UCLA, who discussed trends in displacement and gentrification in and around the City of Los Angeles.

5.3 Impact Analysis Findings

The Impacted Residents Panel came to consensus on the impacts described below. These findings are supported by HIP's understanding of the plans for the proposed Farmers Field development, relevant guidelines and standards, existing conditions data, and the public health literature.

Summary of the Context for Impact Analysis

- Census and other data detailed above indicate that zip codes in the HIA study area have been experiencing gentrification, particularly since 2000. The data show that low-income and Hispanic and Black populations as well as families with children have been displaced.
- The Impacted Residents Panel considered the data compiled by HIP as detailed above, combined with their own experiences as local residents, and concluded that AEG's plans for Farmers Field development have the potential to bring improvements and jobs to local communities, but also negative impacts to housing affordability, public safety, open space, and employment. .
- Current plans for the Farmers Field development do not propose any measures to address these impacts, such as protecting existing affordable housing, building new affordable housing, protecting local residents' access to open and green spaces, guaranteeing that jobs created by the development will benefit local communities with the highest employment needs, or mitigating new pressures on local residents from increases in the presence of police and stadium security.
- Without the adoption and implementation of mitigation measures to address these impacts, there is a high risk that the Farmers Field development will result in intensified gentrification, low vacancy rates, and increasing housing costs, threats to public safety and access to open space, and high unemployment, all of which will fuel further displacement of current low-income residents.

5.3.1 Displacement and Housing Affordability/Poverty

Displacement is a highly important issue for this community. As detailed by the Impacted Residents Panel as well as the data cited above, it is likely that the proposed Farmers Field development project, without mitigation, will increase displacement and poverty and decrease housing affordability among most groups of local residents. Displacement as well as lack of housing affordability and poverty will primarily impact Latino and Black populations, low-income people, families, young children, and seniors, as well as individuals who are permanently disabled, and it will disproportionately impact people living in neighborhoods close to the proposed location of the Farmers Field development.

The experiences of local residents, as well as data and the academic literature indicate that as a result of displacement and lack of available

affordable housing, vulnerable populations could experience the following negative impacts on the following health outcomes:

- Mental health—for example, leading to depression, stress, increased alcohol and drug abuse, suicides, Post-Traumatic Stress Disorder (PTSD);
- Chronic disease—for example, leading to obesity from stress and respiratory illness from poor quality housing;
- Infectious diseases and ER visits—for example, from increased homelessness;
- Education-related health outcomes through changes in quality of education and educational attainment—for example, children who change schools frequently will not do as well in school, and children who have poor health outcomes will miss school more frequently; educational attainment is tied to income and, both through income and separately, to many health outcomes, including risky behavior; and
- Social cohesion, as a result of breaking up social networks—by providing mental and financial support, social cohesion impacts both mental and physical health.

5.3.2 Public Safety and Access to Open Space

Public safety and access to open space are highly important issues for the community. As detailed by the experience of the Impacted Residents Panel, and supported by the data cited above, it is likely that the proposed Farmers Field development, without mitigations, will have negative impacts on the safety of the local population and access to open space and green space will decrease. Changes in public safety and access to open space will primarily affect communities of color, current residents, youth, low-income populations, and business owners and workers (including street vendors). It will also likely affect visitors to the area, the elderly, and immigrant populations.

The experience of local residents, as well as the academic literature, indicates that reduced public safety and access to open space issues will likely have moderate to severe negative effects on:

- Mental health—for example, leading to depression, stress, increased alcohol and drug abuse, increases in interpersonal violence;
- Chronic disease—for example, leading to obesity from decreased physical activity from reduced time outdoors;
- Injury—for example, from excessive policy force;
- Morbidity/mortality due to slower emergency response times, and that police will have a more limited ability to monitor life-threatening issues as well as lower level public safety issues; and
- Social cohesion - as a result of disrupting social networks. By

providing mental and financial support, social cohesion impacts both mental and physical health.

5.3.3 Jobs & Employment

Employment is a highly important issue for this community. As detailed in the data cited above, and confirmed by the experience of the Impacted Residents Panel, it is likely that the proposed Farmers Field development will change local employment conditions by both increasing jobs (primarily low wage, service sector) for some, and decreasing jobs for others (local businesses, for example). Changes in employment will primarily impact Latino and African American populations (including day laborers, street vendors, and small business owners), individuals and families, men and women who are sole financial providers for families, and will disproportionately impact people living in the neighborhoods closest to the proposed location for the Farmers Field development. The ability of the City of Los Angeles to sustain an NFL team or to have a winning team will also impact the number and sustainability of jobs resulting from the Farmers Field development.

Changes in employment will have severe negative impacts on:

- Mental health—for example, leading to depression, stress, increased alcohol and drug abuse, increases in interpersonal violence; and
- Access to medical care—for example, through employment benefits as well as by decreasing the ability to afford medical care and medications.

The information presented by the subject matter experts and from the literature, as well as the impacted residents' lived experiences, fully support these predictions about the mismatch between wages and housing costs.

6. RECOMMENDATIONS

Based on the data and other findings described above, the Impacted Residents Panel came to consensus on the following recommendations that would mitigate negative health impacts outlined above, without leading to additional adverse impacts. The panel and HIP believe that these recommendations are specific, actionable, able to be monitored, enforceable, technically and economically feasible, and known to be effective.

6.1 Displacement and Housing Affordability

Because displacement and housing affordability will be impacted by the proposed Farmers Field development:

- The City and AEG shall adopt "No Net Loss" policies within the "Impact Zone" of the proposed development, which will ensure that no units at any affordability level are permanently lost as a result of the building and operation of the Farmers Field stadium.
- AEG shall provide funding for dedicated personnel within the Los Angeles Housing Department (LAHD) to work with residents within the "Impact Zone" to support issues related to housing and displacement, including:
    - Conducting a survey within the "Impact Zone" to obtain a count of the specific number of units that exist and their affordability level (extremely low income, very low income, low income, etc.) so as to establish a baseline of units for tracking and monitoring for the "No Net Loss" policy;
    - Monitoring and enforcing violations of Rent Control Laws; and
    - Working directly with residents in the impact zone on any other housing and/or displacement related issues.
- For any future large development in Los Angeles, the City shall adopt a "No Net Loss" policy within a 3-mile radius of the development so as to protect affordable housing and prevent displacement.
- The City shall use every available ordinance and/or land use policy to limit the number of condominium conversions and/or demolitions in the "Impact Zone."
- AEG and the City shall create a special parking impact zone within a given radius around the Project site wherein converting sites currently used for housing into parking lots would be prohibited.
- AEG shall compensate any resident currently living within the "Impact Zone" who has to move and/or is displaced as a direct and/or indirect result of the construction and/or operation of the Farmers Field stadium. Compensation levels are based on the strongest relocation

compensation permitted in the state of California, under the State Uniform Relocation Act.

- AEG shall proactively fund a sufficient number of Promotora/Health Promoter, Community Organizer, and Legal Counsel teams who will work within the "Impact Zone" to ensure that all residents are educated about and aware of their legal rights and available resources related to housing and displacement.
- AEG shall provide funding to establish a Housing Trust Fund whose funds will be dedicated solely to the production of new housing within the "Impact Zone" affordable to extremely low-income (ELI) households.
- AEG shall provide funding for an additional trust fund to support local investment in the carbon neutrality requirement for the proposed development, focused on the retrofitting of existing affordable housing stock within the "Impact Zone" to improve habitability, decrease slum conditions, improve the ability for homes to be energy efficient.

6.2 Public Safety and Access to Open Space

Because public safety and access to open space will be impacted by the proposed Farmers Field development:

- AEG shall decrease the stadium footprint to the most compact size possible that still allows for a football stadium. (See as an example the Oakland coliseum).
- AEG shall ensure the project design creates open and green space immediately outside the stadium that is comprised of a) land made available by creating a more compact stadium footprint, and b) current open space at the project site using funds provided by AEG. The resulting open/green space shall be owned, programmed, and managed by a public or non-profit entity, and programming shall reflect the needs of the population within the HIA study area (e.g., includes facilities and programs to target current users of Gilbert Lindsay Plaza, youth, elders, etc).
- AEG shall assess alternative stadium locations that could have fewer impacts on health – including near Union Station, at Dodger Stadium, and in the City of Industry – and are on public land that is easily accessible by freeway and rail. This assessment, with all necessary data and analysis, shall be included in the Final EIR.
- During demolition and redevelopment of the project space, AEG shall provide space for community events currently held in the Convention Center, especially those with a health focus. Similarly, the City and/or AEG shall continue to contribute free of charge a significant amount of space and time to use for community events once the stadium and expanded Convention Center is developed.

- The City of Los Angeles and AEG shall write into the Final Environmental Impact Report, Community Benefits Agreement, and Development Agreement that together they will immediately create a community-based public safety task force that will meet regularly for a minimum of 5 years and as many as 10 years. The task force will include a proportion of residents from the impacted area, LAPD (including staff from the System-wide Mental Assessment Response Team), small business owners historically serving existing low-income communities, staff of the Mayor and relevant Council Districts, and other appropriate stakeholders. The main functions of the task force will be to a) identify, receive and resolve community complaints about local policing/security issues; b) create a process for residents to directly register complaints; and c) educate neighborhood residents about this process and the overall purpose and outcomes of the task force. The task force will also communicate with and invite high-level officials from the police department to participate in the task force.
- Neither the City police nor AEG's private security shall enact "quality of life policing" in the neighborhoods around the proposed development.

6.3 Jobs and Employment

Because jobs and employment will be impacted by the Farmers Field development project:

- AEG shall develop a local hiring agreement for jobs created as part of the Farmers Field development project. Local low-income residents should be hired into 30%-35% of construction jobs, and 50% of permanent jobs (including both full and part-time permanent jobs). These percentages of locally hired employees shall remain a requirement as long as the stadium remains in operation. Priority for local hiring shall be given to the following residents:
    - Low-income residents from zip codes in closest proximity to the proposed stadium development;
    - Low-income residents from local zip codes with the highest rates of unemployment;
    - Those residents, particularly low-income residents, who are directly displaced from their homes as a result of the proposed stadium development.

  In addition, qualifications for jobs created by the proposed stadium project shall relate directly to the job duties and responsibilities, and not include unrelated measures that tend to disqualify local residents (e.g., credit checks, arrest records). Hiring practices shall follow the strongest regulatory language that applies. Further, the local hiring agreement shall include a strong monitoring and enforcement plan

that is implemented with funding from AEG, and involves local residents and stakeholders.

- Jobs created by the Farmers Field development shall pay a living wage as determined by the strongest regulatory language, whether it be federal, state, or local (City of Los Angeles). In addition to paying a living wage, all permanent jobs (including part-time and full-time permanent jobs) created by the Farmers Field development shall provide full health benefits to employees.
- AEG shall fund a program focused on training and hiring for jobs that are created as a result of the Farmers Field development. The program shall focus on populations facing the most serious barriers to employment including, but not limited to:
    - Day laborers (particularly those workers from the Downtown Day Labor Center)
    - Formerly incarcerated populations re-entering the workforce
    - Single parents/ heads of households
    - Homeless residents

  AEG shall work with IDEPSCA (Instituto de Educacion Popular del Sur de California), LA CAN (Los Angeles Community Action Network), A New Way of Life and other similar organizations to develop this focused training/hiring program.
- Farmers Field development shall include a designated space and coordinated times for local micro-businesses, artisans, and social service organizations to vend their goods and provide direct service and outreach to the community, both on game days and non-game days. Areas available to vendors shall include space within the stadium complex, the parking area, and the green space created around the stadium. This space shall be provided at a low cost or free of cost to the above-mentioned entities. The space provided shall be at least as big as the current Gilbert Lindsey Park on the project site. Conditions for vendors and services to operate in this designated space shall be established in a way such that they do not limit local businesses and services from operating. In addition, AEG shall provide funding to develop a green business incubator to help 20-30 low-income, underrepresented local entrepreneurs from zip codes surrounding the proposed stadium, in helping to start local businesses.

6.4 Additional Recommendations

Given the limited time for this HIA, the Impacted Residents Panel was not able to consider as many recommendations as desired. Additional suggestions that did not reach full discussion during or were made after the conclusion of the meetings with the Impacted Residents Panel are described below.

- The “no net loss” policy recommended in “6.1 Displacement and Housing Affordability,” could add more specific wording such as, “any demolished or converted (including converted from a lower affordability level to a higher one) units will be replaced on a one to one basis.”
- In the recommendation from “6.1 Displacement and Housing Affordability” that AEG fund dedicated personnel within the LAHD to monitor Rent Control Law, the same may be recommended for health-related laws.
- Events held at the Farmers Field development shall take into consideration possible impacts in terms of time of day or night and appropriate levels of noise, traffic, and other factors that may affect the health of neighborhood residents, and be adjusted accordingly.

LA CAN, PSR-LA, and HIP urge policymakers to consider all of the above recommendations to mitigate negative health impacts of the Farmers Field development. Separately, LAFLA put forward select information from this entire HIA as mitigations in a formal comment letter on the Draft EIR.

7. CONCLUSIONS

The potential health impacts of the proposed Farmers Field development on displacement, housing costs, policing and safety issues for local residents, access to open spaces, and employment opportunities must be considered by decision makers. A thorough examination of the characteristics and trends in the neighborhoods surrounding the proposed development will identify the presence of vulnerable populations, and potential for adverse impacts to health. This information should be used to guide the adaptation of plans to address all identified negative impacts of the proposed project, and, in doing so, promote benefits to the health of local communities.

It is the legal, professional, and ethical responsibility of city planners and decision makers to analyze and plan for these various factors and their interaction, and to include measures that avoid or mitigate likely negative impacts of proposed plans. While the Draft EIR for the Farmers Field development does recognize and offer mitigation measures for some of the potentially adverse impacts of the proposed project, it neither takes into account available research about the dynamics of gentrification, displacement, and increased policing of the local community, nor identifies any mitigation measures to offset significant impacts of the project on the availability of affordable and quality housing or living wage jobs for the most vulnerable local residents.

This Health Impact Assessment is an effort to highlight and address the lack of analysis and potential mitigations for negative impacts related to the proposed Farmers Field development. The HIA findings highlight past and current trends of displacement, gentrification, increasing issues of public safety and barriers to accessing open space in the communities surrounding the proposed location for the Farmers Field development. These findings and subsequent HIA recommendations are supported by findings from the literature about impacts from past sports complex developments that have been found to increase the cost of rental housing, divert limited municipal funds away from public services to stadium development and move the economy towards low-wage, service sector employment. These types of impacts in and around downtown and south Los Angeles, would likely result in the displacement and criminalization of low-income residents, unless measures are put in place that protect affordable housing, local jobs, and access to open spaces for existing populations in the community.

Both the preliminary HIA report, which was submitted on May 21, 2012 as a comment letter in response to the DEIR, and this final report provide analysis to help inform decision-makers and other stakeholders about potential health impacts of the proposed development. Moving forward, analysis of potential health impacts needs to be an integral part of city planning, particularly for projects that will impact communities that are highly vulnerable and have limited resources to conduct research on their own or to intervene successfully in the decision-making process.

APPENDIX A.

Data Tables and Figures

Percent change in household types in the study area and City of Los Angeles, 2000 to 2010

	90006	90007	90011	90013	90014	90015	90017	All 7 ZCTAs	City of LA
ZCTAs	Percent change, 2000–2010	Percent change, 2000–2010	Percent change, 2000–2010	Percent change, 2000–2010	Percent change, 2000–2010	Percent change, 2000–2010	Percent change, 2000–2010	Percent change, 2000–2010	Percent change, 2000–2010
Total households	-0.8	-6.1	2.3	69.0	69.0	51.8	44.3	13.1	3.4
Family households (families)	-6.4	-17.8	4.0	65.5	82.9	18.6	10.9	0.3	1.1
Nonfamily households	14.0	8.4	-7.2	69.5	67.1	103.3	101.4	38.0	7.2

Source: US Census, 2000 and 2010

Percent change in total population in the study area, 2000 to 2010

ZCTA (Zip Code Tabulation Area)	2000	2010	% Change
90006	62,765	59,185	-5.7
90007	45,021	40,920	-9.1
90011	101,214	103,892	2.6
90013	9,727	11,772	21.0
90014	3,518	7,005	99.1
90015	15,134	18,986	25.5
90017	20,689	23,768	14.9
All 7 ZCTAs	258,068	265,528	2.9
City of LA	3,694,820	3,792,621	2.6

Source: US Census, 2000 and 2010

Percent change in population by age for ZCTAs and City of Los Angeles, 2000 to 2010

ZCTAs	90006	90007	90011	90013	90014	90015	90017	All 7 ZCTAs	City of LA
	Percent change, 2000–2010	Percent change, 2000–2010	Percent change, 2000–2010	Percent change, 2000–2010	Percent change, 2000–2010	Percent change, 2000–2010	Percent change, 2000–2010	Percent change, 2000–2010	Percent change, 2000–2010
Total population	-5.7	-9.1	2.6	21.0	99.1	25.5	14.9	2.9	2.6
Under 5 years	-24.8	-32.2	-10.2	-41.9	-7.8	-11.9	-20.5	-17.8	-12.2
5 to 9 years	-36.7	-41.1	-20.6	-69.9	-23.4	-20.6	-22.2	-27.8	-22.3
10 to 14 years	-14.1	-27.0	1.1	-60.7	-8.5	9.4	13.5	-5.9	-7.1
15 to 19 years	-0.3	-40.7	9.3	-29.4	23.9	26.8	7.7	-6.4	9.0
20 to 24 years	-12.9	24.7	-9.5	60.5	325.7	15.1	17.3	6.4	4.9
25 to 34 years	-15.3	-10.7	-8.0	62.4	416.6	33.6	19.0	0.0	-5.2
35 to 44 years	-3.6	-15.6	15.9	-3.6	99.6	33.8	25.9	8.3	-2.3
45 to 54 years	19.3	2.3	39.9	26.6	88.1	53.1	40.2	29.8	17.3
55 to 59 years	46.4	30.4	67.6	87.5	128.0	84.0	91.0	62.4	43.9
60 to 64 years	52.1	35.8	57.9	45.2	86.1	77.4	47.7	53.5	44.5
65 to 74 years	17.6	7.7	19.1	3.2	15.6	42.0	18.2	17.0	11.7
75 to 84 years	12.0	8.3	-0.9	3.6	-2.2	48.9	35.6	10.3	2.2
85 years and over	35.0	28.7	-9.5	57.7	39.8	58.0	28.7	22.3	33.5

Source: US Census, 2000 and 2010

Percent change in population, by race/ethnicity or descent for ZCTAs and City of Los Angeles, 2000 to 2010

ZCTAs	90006	90007	90011	90013	90014	90015	90017	All 7 ZCTAs	City of LA
Race alone or in combination with one or more other races	Percent change, 2000–2010	Percent change, 2000–2010	Percent change, 2000–2010	Percent change, 2000–2010	Percent change, 2000–2010	Percent change, 2000–2010	Percent change, 2000–2010	Percent change, 2000–2010	Percent change, 2000–2010
White	6.1	6.9	20.2	56.9	224.7	43.2	27.2	19.9	7.4
Black or African American	-8.3	-20.3	-26.8	5.7	107.5	81.4	67.4	-8.9	-9.5
American Indian and Alaska Native	-27.2	-13.5	-6.2	26.7	147.4	2.7	-4.3	-7.4	2.2
Asian	22.4	30.8	21.4	40.7	33.5	87.2	174.9	40.5	18.7
Native Hawaiian and Other Pacific Islander	-19.9	-19.8	31.8	20.4	55.0	2.3	-9.6	-1.1	14.4
Some other race	-21.9	-31.0	-0.7	-27.4	3.1	-4.2	-14.6	-12.2	-8.5
Hispanic or Latino (of any race)	-10.7	-15.4	7.6	-4.6	54.3	5.6	-6.8	-1.5	7.0

Source: US Census, 2000 and 2010

Estimates of educational attainment for 91 Census tracts and City of Los Angeles, 2006-2010

	91 Census tracts that correspond to 7 ZCTAs (n)	91 Census tracts that correspond to 7 ZCTAs (% of total)	LA City (n)	LA City (% of total)
No high school diploma	93,023	50.3	644,824	26.3
High school graduate	40,758	22.1	492,179	20.1
Some college, no degree	21,059	11.4	428,751	17.5
Associate's degree	6,638	3.6	146,327	6.0
Bachelor's degree	16,727	9.1	491,322	20.0
Post-graduate or professional degree	6,576	3.6	250,850	10.2
Total	184,781	100.1	2,454,253	100.1

Source: American Community Survey, 2006-2010

Annual median household income by Census tract, 2006-2010 (inflation-adjusted $2010)

	91 Census tracts that correspond to 7 ZCTAs (n)	91 Census tracts that correspond to 7 ZCTAs (% of total)
Less than $10,000	1	1
$10,000-$14,999	5	6
$15,000-$24,999	32	35
$25,000-$34,999	40	44
$35,000-$50,000	13	14
Total	91	100

Source: American Community Survey, 2006-2010

Estimated unemployment in 91 Census tracts and City of Los Angeles, 2006-2010

	91 Census tracts that correspond to 7 ZCTAs (n)	91 Census tracts that correspond to 7 ZCTAs (% of total)	LA City (n)	LA City (% of total)
	Estimate	Estimate	Estimate	Estimate
Unemployment within civilian labor force	14,745	9.7	180,905	9.1

Source: American Community Survey, 2006-2010

Employment by industry for ZCTAs, 2000

Subject	TOTAL (n)	TOTAL (%)
Employed civilian population 16 years and over	82867	
OCCUPATION		
Management, professional, and related occupations	10818	13
Service occupations	17745	21
Sales and office occupations	17370	21
Farming, fishing, and forestry occupations	356	0
Construction, extraction, and maintenance occupations	7781	9
Production, transportation, and material moving occupations	28797	35
INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	217	0
Construction	5156	6
Manufacturing	23766	29
Wholesale trade	4468	5
Retail trade	7725	9
Transportation and warehousing, and utilities	2697	3
Information	1814	2
Finance, insurance, real estate, and rental and leasing	2507	3
Professional, scientific, management, administrative, and waste management services	7100	9
Educational, health and social services	10765	13
Arts, entertainment, recreation, accommodation and food services	8060	10
Other services (except public administration)	7374	9
Public administration	1218	1
CLASS OF WORKER		
Private wage and salary workers	70808	85
Government workers	5974	7
Self-employed workers in own not incorporated business	5660	7
Unpaid family workers	425	1

Source: US Census, 2000

Estimated gross rent as a percentage of household income*

	For all 91 Census tracts	LA City
Less than 15.0%	7.5	9.4
15.0–19.9%	8.4	10.1
20.0–24.9%	9.4	11.2
25.0–29.9%	11.4	11.4
30.0–34.9%	9.9	9.1
35.0% or more	53.3	49.0
TOTAL	99.9	100.2
30% or more	63.2	58.1

Source: American Community Survey, 2006–2010

*For occupied housing units, and excluding units where gross rent as a percentage of household income (GRAPI) cannot be computed.

Percent change in renter-occupied and owner occupied housing units for the ZCTAs, 2000–2010

Study area	90006	90007	90011	90013	90014	90015	90017	All 7
	Percent change, 2000–2010	Percent change, 2000–2010	Percent change, 2000–2010	Percent change, 2000–2010	Percent change, 2000–2010	Percent change, 2000–2010	Percent change, 2000–2010	Percent change, 2000–2010
Total occupied housing units	-0.8	-6.1	2.3	69.0	69.0	51.8	44.3	13.1
Owner-occupied	2.9	-14.9	2.3	1252.1	365.2	131.1	433.8	17.6
Renter-occupied	-1.2	-4.9	2.2	53.9	63.3	42.6	39.8	12.4

Source: US Census, 2000 and 2010

Percent of occupied housing units that are renter-occupied and owner occupied for the ZCTAs and the City of Los Angeles, 2010

	All 7 ZCTAs (%)	City of Los Angeles (%)
Renter-occupied units	85.7	61.8
Owner-occupied units	14.3	38.2

Source: US Census, 2010

Place of residence 1 year ago for the ZCTAs and City of Los Angeles, 2010

	91 Census tracts that correspond to 7 ZCTAs (n)	91 Census tracts that correspond to 7 ZCTAs (% of total)	City of Los Angeles (n)	City of Los Angeles (% of total)
Same house	270,041	84.7	3,194,611	85.8
Different house	45,135	14.2	496,476	13.3
Different house – same county	36,146	11.3	412,488	11.1
Different house – different county	8,989	2.8	83,988	2.3
Different house – same state	4,147	1.3	39,152	1.1
Different house – different state	4,842	1.5	44,836	1.2
Abroad	3,467	1.1	30,209	0.8
Total	318,643	100	3,721,296	100

Source: American Community Survey, 2006-2010 and US Census, 2010

Multifamily Market Forecast, 2012 Report. 2011 Market Snapshots – Los Angeles

Source: USC Lusk Center, CASDEN Real Estate Economics Forecast. 2012 Multifamily Market Report. P. 70-71.

1. Intown Los Angeles (7%)
2. Hollywood (17%)
3. West Los Angeles (13%)
4. South Bay Cities (7%)
5. Long Beach (7%)
6. Tri Cities (12%)
7. San Fernando Valley (13%)
8. Santa Clarita Valley (2%)
9. San Gabriel Valley (5%)
10. East Los Angeles (15%)
11. Antelope Valley (2%)

Average Monthly Rent	1-BR	2-BR	3-BR	Total	Change in Ave. Rent	Same-Store Rent Growth	New Supply Annual Units Completed	
	Q4 2011				2010-11	2011	2011	2012 (est.)
Intown Los Angeles	$1,727	$2,408	$2,076	$1,938	6.0%	2.5%	537	374
Hollywood	$1,521	$2,200	$3,268	$1,780	8.1%	5.6%	180	446
West Los Angeles	$1,940	$2,890	$4,565	$2,334	11.5%	7.1%	170	626
South Bay Cities	$1,530	$1,814	$2,349	$1,687	3.6%	6.3%	49	0
Long Beach	$1,190	$1,549	$1,733	$1,342	2.8%	1.4%	185	200
Tri Cities	$1,445	$1,973	$1,907	$1,643	6.3%	3.6%	555	45
San Fernando Valley	$1,230	$1,698	$2,158	$1,440	3.4%	3.9%	398	509
Santa Clarita Valley	$1,228	$1,524	$1,820	$1,465	3.0%	3.6%	0	0
San Gabriel Valley	$1,076	$1,343	$1,607	$1,241	3.2%	3.3%	74	68
East Los Angeles	$1,081	$1,416	$1,699	$1,266	1.2%	0.7%	335	107
Antelope Valley	$735	$835	$989	$820	1.7%	2.4%	0	0
Los Angeles County	$1,405	$1,797	$2,126	$1,596	6.2%	4.3%	2,483	2,375

Average Rent PSF	Current Qtr		Previous Qtr		1 Year Ago		Net Absorption Annual Units Absorbed	
Average Gross Occupancy	Q4 2011		Q3 2011		Q4 2010		2011	2010
Intown Los Angeles	$2.28	96.8%	$2.28	97.3%	$2.15	91.5%	4,340	(1,900)
Hollywood	$2.13	96.2%	$2.10	96.6%	$1.97	93.7%	4,750	(1,620)
West Los Angeles	$2.57	97.3%	$2.53	96.7%	$2.30	96.3%	1,630	2,450
South Bay Cities	$1.87	96.2%	$1.81	96.7%	$1.81	95.3%	770	2,480
Long Beach	$1.66	95.2%	$1.68	96.4%	$1.61	94.2%	900	1,190
Tri Cities	$1.96	96.4%	$1.96	97.4%	$1.85	95.2%	2,040	390
San Fernando Valley	$1.71	95.8%	$1.69	96.1%	$1.66	94.7%	1,830	1,290
Santa Clarita Valley	$1.56	95.6%	$1.56	96.2%	$1.51	91.4%	750	(30)
San Gabriel Valley	$1.48	95.6%	$1.45	96.2%	$1.43	95.0%	410	370
East Los Angeles	$1.49	96.7%	$1.49	96.0%	$1.48	94.1%	4,440	1,660
Antelope Valley	$0.97	93.3%	$0.99	93.4%	$0.95	90.6%	490	20
Los Angeles County	$1.86	96.0%	$1.84	96.4%	$1.75	94.1%	22,340	6,290

Source: USC Lusk Center, CASDEN Real Estate Economics Forecast. 2012 Multifamily Market Report. P. 70-71.

Median House or Condo Value, 2010

Zip Code	Value
90006	$486,747
90007	$411,790
90011	$338,675
90013	$338,738
90014	$397,418
90015	$435,251
90017	$428,411

City of Los Angeles, 2009: $465,700

County of Los Angeles, 2009: $441,400

California: $405,800

Source: City-Data.com

Impacts to Affordable Housing in South Park and Historic Core since LA Live/CBA approval*

Key	Project	Address	# of units	Status
Historic Core				
1	Alexandria Hotel	501 S. Spring Street	333	*463 unit building historically home to extremely low-income tenants; 130 units preserved as extremely low- income housing in CRA renovation project, 211 increased to 60% AMI*
16	*Cecil Hotel*	*640 S. Main Street*	*550*	*600-unit building historically home to extremely low-income tenants; began illegal conversion to a boutique hotel. Litigation halted conversion, but only 50 extremely low-income tenants remained through the illegal evictions and construction*
22	*Frontier Hotel*	*111 W. 5th Street*	*298*	*400-unit building. 125 extremely low-income units lost to upscale loft conversion; litigation halted the full building loft conversion but only 102 preserved as extremely low-income*
35	Huntington Hotel	752 S. Main Street	198	200 unit building. Only 2 extremely low-income residents remain as of now, litigation pending
TOTAL IMPACTED UNITS			**1,379**	
South Park				
11	*Bristol Hotel*	*423 W. 8th Street*	*103*	*illegally vacated for a boutique hotel conversion, stopped only through litigation, reopened 4 years later as affordable housing but at rents double the original amounts*
37	*Iris Apartments*	*1220 So. Olive St.*	*35*	*high displacement, rents doubled for new tenants**
48	*Morrison Hotel*	*1246 So. Hope*	*80*	*illegally vacated, units still not in use*
50	Olive Hotel	750 So. Olive	49	high displacement, increased rents*
51	Oviatt Hotel	1315 So. Flower St.	117	high displacement, increased rents*
57	Portsmouth Hotel	1308 So. Hill	53	high displacement, increased rents*
83		1349 So. Flower	31	high evictions and displacement
85		*1516 So. Hope*	*30*	*threatened demolition for "street straightening"*
86		*1526 So. Hope*	*30*	*threatened demolition for "street straightening"*
88		1355 So. Hope	56	high displacement, increased rents*
89		1325 So. Hope	35	high displacement, increased rents*
90		*916 James M. Wood*	*30*	*demolished for parking lot (very near LA Live*
91		916 Georgia	32	high displacement, increased rents*
92		*845 Olympic*	*46*	*demolished for parking lot (very near LA Live*
93		*945 S. Francisco*	*15*	*demolished (exact units not verified)*
95		*916 S. Francisco*	*30*	*demolished (exact units not verified)*
TOTAL IMPACTED UNITS			**772**	

Source: Los Angeles Community Action Network and the California Redevelopment Agency

Notes:

Only includes South Park/Historic Core, not Pico Union or South LA, because

tracking mechanism is CRA.

1. The demolished and converted units are required to be replaced via CRA agreement, but that only applies to these two neighborhoods and implementation of future loss is questionable due to end of redevelopment agencies.

2. No net loss does not account for replacement when rents go up due to tenant turnover – those units lost forever.

3. The buildings in italics I think are the best arguments for the catalytic/indirect displacement caused by Staples and LA Live, though I think they can all be supported

* High displacement/increased rents refer to data collected by Comunidad Presente, as well as LA CAN members.

Housing wage as a percentage of minimum wage – for zip codes 90006, 90007, 90011, 90013, 90014, 90015, 90017

	2012 Fair Market Rent (FMR) for 2-bedroom[1]	Annual Income Needed to Afford FMR[2]	2012 Housing Wage for 2-bedroom FMR[3]	2008 CA Minimum Hourly Wage	Housing Wage as % of Minimum Wage (1-worker)[4]	Housing Wage as % of Minimum Wage (2-worker)
Zip code 90006	$1,330	$53,200	$25.58	$8.00	320	160
Zip code 90007	$1,330	$53,200	$25.58	$8.00	320	160
Zip code 90011	$1,330	$53,200	$25.58	$8.00	320	160
Zip code 90013	$1,400	$56,000	$26.92	$8.00	336	168
Zip code 90014	$1,400	$56,000	$26.92	$8.00	336	168
Zip code 90015	$1,330	$53,200	$25.58	$8.00	320	160
Zip code 90017	$1,330	$53,200	$25.58	$8.00	320	160

[1]Hypothetical Small Area Fair Market Rent – HUD Demonstration Project for Selected Metropolitan Areas in FY 2012 (http://www.huduser.org/portal/datasets/fmr/fmrs/index_sa.html)

[2]Annual Income Needed to Afford FMR = Multiply the FMR for a unit of a particular size by 12 to get the yearly rental cost (2BR: $1,330 x 12 = $15,960). Then divide by .3 to determine the total income needed to afford $15,960 per year in rent ($15,960 / .3 = $53,200)

[3]Housing Wage = Divide income needed to afford the FMR for a particular unit size (2BR:$53,200) by 52 (weeks per year), and then divide by 40 (hours per work week) ($53,200 / 52 / 40 = $25.58)

[4]Housing Wage as % of Minimum Wage (1-worker) = Divide the Housing Wage for a particular unit size (2BR: $25.58) by any locality's minimum wage ($8.00 in CA), and then multiply by 100 ($25.58 / $8.00 x 100 = 320%) – for two workers, multiple minimum wage by two

Housing Purchasing Capacity in the HIA Study Area
(90006, 90007, 90011, 90013, 90014, 90015, 90017)

Median HH Income (2010)[1]	Available for Housing (33% of gross income) [2]	Annual Homeowners Fee [3]	Supportable Mortgage [4]	Down Payment (10%) [5]	Taxes [6]	Annual Housing Cost [7]	**Purchasing Capacity**
$26,778	$8,837	$4,200	$109,490	$10,949	$1,253	$14,289	**$120,439**

[1] As reported in U.S. Census, American Community Survey, 2006-2010, Table DP-03

[2] Multiply median household income by .33 to get the amount a household earning $26,778 would have available for housing. 33% of annual income represents what can be considered an affordable mortgage.

[3] This value represents a $350 per month homeowners or condo association fee and is multiplied by 12 to get the yearly cost.

[4] This value combines the interest rate for the period, the total number of payment periods (in this case a year or 12 months), and the amount of the payment made each period (in this case $8,837) to estimate the yearly value of the mortgage. Supportable mortgage = (0.0058*12)-$8,837

[5] To get the down payment multiply the supportable mortgage by .10

[6] To get the taxes multiply the supportable mortgage by 0.01144

[7] Annual housing costs are the sum of the yearly amount available for housing ($14,289), the annual homeowners association fee ($4,200) and the yearly taxes ($1,253)

Table IV.J.1-4
Reported Crime Totals
for Reporting Districts Serving the Proposed Project
2009–2010

Month	2009	2010
January	689	569
February	526	546
March	700	632
April	703	626
May	711	661
June	750	781
July	701	739
August	632	575
September	670	593
October	663	686
November	589	631
December	606	610
Total	**7,940**	**7,649**

Source: LAPD, July 20, 2011. Data shown is for Reporting Districts 141, 151, 161, 171, 181, 191, 142, 152, 162, 182, 192, 134, 135, 143, 144, 145,153, 154, 164, 163, 174, 185, 195, and 1321.

Table IV.J.1-3
2009 Crimes by Police Station

Type of Crime	Central	Rampart	Newton	Southwest
Homicide	5	20	29	30
Forcible Rape	34	59	45	65
Larceny	2,173	1,873	1,931	3,252
Robbery	489	857	1,030	1,066
Aggravated Assault	421	429	1,045	926
Burglary	248	366	692	1,307
Vehicle Thefts	331	728	1,341	1,195

Source: Los Angeles Police Department, Information Technology Division, Management Report Unit, Statistical Digest 2009.

Health-Related Quality of Life, Chronic Conditions, Access to Health Care & Insurance, and Perceived Neighborhood Safety from Crime for Adults (18+ years) in LA County, LA Cityψ, and in Farmers Field Area (defined by zip codes 90006, 90007, 90011, 90013, 90014, 90015, 90017).‡

Los Angeles County Health Survey (LACHS), 2007.

	LA COUNTY			LA CITYΨ			COMBINED ZIP CODES‡			
	Percent	95% CI	Estimated #	Percent	95% CI	Estimated #		Percent	95% CI	Estimated #
Health Related Quality of Life										
Fair/poor health status	18.5%	17.4 - 19.5	1,375,000	19.0%	17.3 - 20.7	581,000		29.4%	20.2 - 38.7	50,000
Average days of poor mental health in past month	3.1	2.8 - 3.3	-	3.2	2.8 - 3.5	-	*	4.6	1.6 - 7.7	-
Chronic Conditions										
Ever diagnosed with hypertension	24.7%	23.5 - 25.8	1,837,000	24.0%	22.1 - 25.9	736,000		30.5%	19.6 - 41.3	52,000
Ever diagnosed with heart disease	7.7%	7.0 - 8.5	578,000	6.9%	5.9 - 7.8	211,000	*	8.6%	2.9 - 14.3	15,000
Ever diagnosed with diabetes	8.7%	8.0 - 9.4	650,000	8.5%	7.4 - 9.7	263,000		14.7%	8.1 - 21.4	25,000
Ever diagnosed with depression	13.6%	12.5 - 14.6	1,009,000	12.9%	11.3 - 14.4	394,000	*	18.2%	7.6 - 28.7	31,000
Obesity	22.2%	20.9 - 23.5	1,478,000	21.0%	19.0 - 23.0	567,000		31.4%	20.2 - 42.5	38,000
Overweight	35.9%	34.4 - 37.4	2,390,000	36.1%	33.7 - 38.4	974,000		42.7%	29.5 - 55.8	52,000
Accessing Health Care, Health Insurance										
Difficulty accessing medical care	27.3%	26.0 - 28.7	1,965,000	28.2%	26.1 - 30.4	835,000		46.9%	36.1 - 57.6	73,000
Unable to afford to see a doctor for a health problem (past year)	11.8%	10.8 - 12.9	879,000	12.6%	10.9 - 14.3	385,000		27.2%	16.3 - 38.1	47,000
Unable to afford mental health care or counseling (past year)	5.9%	5.1 - 6.8	441,000	6.3%	5.0 - 7.7	194,000	*	12.4%	1.9 - 22.8	21,000
Unable to afford to obtain dental care (past year)	22.3%	21.0 - 23.6	1,655,000	23.2%	21.1 - 25.2	709,000		31.3%	22.3 - 40.3	54,000
Unable to afford needed prescription medication (past year)	12.1%	11.0 - 13.1	901,000	11.9%	10.3 - 13.5	365,000		14.3%	7.9 - 20.7	25,000
Uninsured (18-64 years old)	22.0%	20.7 - 23.4	1,396,000	25.0%	22.8 - 27.3	658,000		39.5%	29.1 - 50.0	61,000
Other Indicators										
Perceived neighborhood is safe from crime	82.1%	80.9 - 83.3	6,045,000	77.6%	75.7 - 79.6	2,349,000		55.4%	44.7 - 66.2	92,000

Source: 2007 Los Angeles County Health Survey; Office of Health Assessment and Epidemiology, Los Angeles County Department of Public Health.

Note: Estimates are based on self-reported data by a random sample of 7,200 Los Angeles County adults, representative of the adult population in Los Angeles County. The 95% confidence intervals (CI) represent the variability in the estimate due to sampling; the actual prevalence in the population, 95 out of 100 times sampled, would fall within the range provided.

* The estimate is statistically unstable (relative standard error ≥ 23%) and therefore may not be appropriate to use for planning or policy purposes.

-For purposes of confidentiality, results with cell sizes less than 5 are not reported.

4. Weight status is based on Body Mass Index (BMI) calculated from self-reported weight and height. According to NHLBI clinical guidelines, a BMI < 18.5 is underweight, a BMI > 18.5 and < 25 is normal weight, a BMI > 25 and < 30 is **overweight**, and a BMI > 30 is **obese**. [REFERENCE: National Heart, Lung, and Blood Institute (NHLBI) http://www.nhlbi.nih.gov/guidelines/obesity/ob_exsum.pdf]

ψ LA City was defined first by census tracts and then, for those with missing census tracts, by zip codes.

‡ Analyses were conducted on the combined zip codes of 90006, 90007, 90011, 90013, 90014, 90015, 90017.

¥: Average days

APPENDIX B.

HIA Community Survey

Farmers Field Health Impact Assessment Survey (English)

****

Introduction

1) What zip code do you live in? *(check **one** response)*

☐90005 ☐ 90010 ☐90014 ☐ 90020 ☐ 90071
☐ 90006 ☐ 90011 ☐ 90015 ☐ 90037
☐ 90007 ☐ 90013 ☐ 90017 ☐ 90062

2) What zip code do you work in? *(please check all that apply to include multiple jobs/workplaces)*

☐ 90006 ☐ 90014 ☐ 90071
☐ 90007 ☐ 90015
☐90013 ☐90017

*****If you do not live or work in one of the above, please stop here!*****

3) Do you live near the proposed Farmers Field Stadium location? *(circle **one** response)*

YES NO NOT SURE

4) Do you have concerns about the proposed Farmers Field Stadium? *(circle **one** response)*

YES NO NOT SURE NOT ENOUGH INFORMATION AT THIS TIME

5) If you said YES (to #4), do you have any of the following concerns? *(check **all** that apply)*

☐ More traffic
☐ Parking problems
☐ Less access to public transportation for trips in the area
☐Less access to public transportation for long distances outside the area
☐More air quality issues, e.g., smog and other air pollution
☐More noise
☐More pressure to move
☐More police presence
☐Less access to community spaces
☐Other, please explain: _____

DEMOGRAPHICS

6) What is your age group? *(check **one** response)*
☐12-17
☐18-24
☐25-34
☐35-44
☐45-54
☐55-64
☐65 and up

7) Which race/ethnicity do you identify with? *(check **all** that apply)*
☐Black or African American
☐Latino/Hispanic
☐White
☐Asian/Pacific Islander
☐Native American
☐Other, please specify_____

8) Has a doctor or other health provider ever told you that you had these health issues: *(check **all** that apply)*
☐Allergies
☐Anxiety/stress
☐Asthma
☐Diabetes
☐Heart disease
☐High blood pressure (Hypertension)
☐High cholesterol
☐Mental health issues, depression
☐Overweight or obese
☐Other, please specify _____

HOUSING

9) How long have you lived in the neighborhood where you live now? *(check **one** response)*
☐Less than 1 year
☐1 to 3 years
☐3 to 5 years
☐5 to 10 years
☐More than 10 years

10) What is your current housing status? *(check **one** response)*
☐Tenant/renter
☐Home or condo owner
☐Homeless resident
☐Other, please specify _____

11) Have you ever been evicted or threatened with eviction? *(circle **one** response)*
YES NO

12) Do you worry about eviction and/or displacement from your home or neighborhood? *(circle **one** response)*
YES NO

The questions in the table below ask for your opinions about housing in your neighborhood.

Please check **one** box for each statement below.	**YES**	**NO**	**DON'T KNOW/ NOT SURE**
13) I am satisfied with the cost of my current housing.			
14) It is hard for my household to pay the mortgage or rent some months.			
15) Low-income and middle-income people can find an apartment to rent or home to buy in my neighborhood.			
16) I am at risk of having to move out of the neighborhood because the cost of housing is too high.			
17) In the past 24 months, people I know have moved out of the neighborhood because the cost of housing is too high.			
18) In the past 24 months, people I know have moved out of the neighborhood because of eviction.			
19) Other comments about the cost, availability and/or stability of housing in your neighborhood:			

EMPLOYMENT

20) Are you currently employed? *(circle **one** response-If YES, go on to qst #21. If NO, skip to question 23)*
YES NO

21) Are you a street vendor or day laborer in the area near the proposed stadium? *(circle **one** response)*
YES NO

22) If you said YES where do you usually vend and/or wait for work? *(write in the location below)*
_____

23) Are you completely out of the workforce due to a permanent disability? *(circle **one** response)*
YES NO

24) Roughly how much is your annual household income? *(please check **one** box)*

☐$0-$5,000
☐$5,001-$10,000
☐$10,001-$15,000
☐$15,001-$20,000
☐$20,001-$30,000
☐Over $30,000
☐I don't know

SECURITY AND ACCESS TO PUBLIC SPACES

How much do you agree or disagree with the following statements? *(check one box for each statement)*					
	Strongly Agree	**Agree**	**Neutral**	**Disagree**	**Strongly Disagree**
25) I feel safe in my neighborhood					
26) It is OK to walk around by myself at night in my neighborhood					
27) **During the day** my neighborhood is dangerous because of crime					
28) **During the night** my neighborhood is dangerous because of crime					
29) People in my neighborhood know and like each other					
30) People in my neighborhood are willing to help their neighbors					
31) Police in my neighborhood can be trusted					
32) Residents in my neighborhood can be trusted					
33) Police in my neighborhood are effective at preventing or responding to crime					
34) Police in my neighborhood enforce minor laws targeting street vendors, day laborers, homeless residents, and others often living or working in public spaces					
35) Private security guards are common in my neighborhood					
36) Private security guards attempt to remove people from public sidewalks or other public spaces in my neighborhood					

37) Please let us know the public spaces people in your neighborhood use to socialize with their family, friends or neighbors *(check **all** that apply)*

☐Parks
☐Recreation and Community Centers
☐Open plazas near retail
☐Restaurants, coffee shops, bars
☐ Markets
☐ Other places: _____

38) How often do you go to these public places to socialize with friends or neighbors? *(check **all** that apply)*

☐Every day
☐A few times a week
☐Once a week
☐A few times a month
☐ Once a month
☐ Almost never
☐ Never

39) Do you have any concerns about accessing these public spaces if the stadium is built? *(circle **one** response)*

YES NO NOT SURE

40) If YES, why? *(please write the reason below)*

Encuesta de evaluación del Impacto del Estadio Farmer's Field en la Salud

Introducción

1) ¿Cuál es el código postal de la área adonde usted vive? *(Marque solo **una** respuesta)*

☐90005 ☐90010 ☐ 90014 ☐ 90020 ☐ 90071
☐ 90006 ☐ 90011 ☐ 90015 ☐ 90037
☐ 90007 ☐ 90013 ☐ 90017 ☐ 90062

2) ¿Trabaja usted en una zona con uno de los siguientes códigos postales? (Por favor marque todos los que aplican para incluir más de un empleo/lugares de trabajo)

☐ 90006 ☐ 90014 ☐ 90071
☐ 90007 ☐ 90015
☐ 90013 ☐ 90017

*****¡Si usted no vive o trabaja en ninguno de los anteriores, por favor pare aquí!*****

3) ¿Vive usted cerca de donde el Estadio Farmer's Field esta propuesto?
*(Marque solo **una** respuesta)*

SI NO NO ESTOY SEGURO / A

4) ¿Tiene usted preocupaciones acerca del propuesto Estadio Farmer's Field?
*(Marque solo **una** respuesta)*

SI NO NO ESTOY SEGURO / A NO TENGO SUFICIENTE INFORMACION AHORA

5) Si usted dijo SI, ¿Tiene usted alguna de las siguientes preocupaciones? *(marque **todos** los que apliquen)*

☐Más trafico
☐Problemas de estacionamiento
☐Menos acceso a transportación publica para viajes a esa área
☐Menos accesos a transportación publica para recorridos fuera del área
☐Más problemas con la calidad del aire, ej., niebla toxica y otras contaminaciones del aire
☐Más bulla
☐Más presión para mudarse
☐Más presencia de la policía
☐Menos Acceso a espacios comunitarios
☐Otra, por favor explique: _____

DEMOGRAFIA

6) ¿Cuál es su grupo de edad? *(Marque solo **una** respuesta)*

☐12-17 ☐ 35-44 ☐65 y más
☐ 18-24 ☐45-54
☐ 25-34 ☐55-64

7) ¿Con que raza/etnia se identifica usted? *(marque **todos** los que apliquen)*

☐Negro/a ó Afro Americano/a ☐Asiático/a - Isleño/a del Pacifico
☐Latino/a - Hispano/a ☐Nativo Americano /a
☐ Blanco/a ☐ Otra, por favor sea específico/a: _____

1- **Encuesta de evaluación del Impacto del Campo de Los Campesinos en la Salud**

!Gracias por su participación!

8) ¿Alguna vez un doctor u otro proveedor de salud le ha dicho que usted ha tenido los siguientes problemas de salud?: *(marque **todos** los que apliquen)*

☐ Asma
☐Diabetes
☐Sobrepeso u obesidad
☐Ansiedad / estrés
☐Enfermedad del Corazón
☐Presión Alta (Hipertensión)
☐ Colesterol alto
☐Problemas con su salud mental, depresión
☐Otro, por favor sea específico/a: _____

VIVIENDA

9) ¿Hace cuanto tiempo ha vivido usted en el vecindario donde vive ahora? (*Marque solo **una** respuesta)*
☐Menos de 1 año
☐De 1 a 3 años
☐De 3 a 5 años
☐De 5 a 10 años
☐Mas de 10 años

10) ¿Cuál es su situación de vivienda actual? (*Marque solo **una** respuesta)*
☐Inquilino/a - arrendatario/a
☐Propietario/a de casa ó condominio
☐Residente sin hogar
☐Otra, por favor sea específico/a _____

11) ¿Ha sido usted desalojado/a o amenazado/a con ser desalojado/a? (*Marque solo **una** respuesta)*
SI NO

12) ¿Se preocupa usted con desalojo y/o desplazamiento de su hogar o vecindario?
*(Marque solo **una** respuesta)*
SI NO

Las preguntas en el siguiente cuadro son acerca de sus opiniones sobre la vivienda en su vecindario.

Por favor marque **una** caja por cada siguiente declaración.	**SI**	**NO**	**NO SE/ NO ESTOY SEGURO/A**
13) Estoy satisfecho/a con el costo actual de mi vivienda.			
14) Algunos meses se nos hace difícil a mi hogar pagar la hipoteca ó la renta.			
15) Personas de bajos recursos e ingresos medios pueden encontrar un apartamento para rentar o una casa para comprar en mi vecindario.			
16) Yo estoy en riesgo de tener que mudarme de mi vecindario porque el costo de vivienda esta muy alto.			
17) En los pasados 24 meses, gente que conozco se ha tenido que mudar del vecindario porque el costo de vivienda es muy alto.			
18) En los pasados 24 meses, gente que conozco se ha mudado del vecindario por desalojo.			

19) Otros comentarios acerca del costo, disponibilidad y / o estabilidad de vivienda en su vecindario:

EMPLEO

20) ¿Tiene usted empleo actualmente? (*Marque solo **una** respuesta- Si es así, vaya a la pregunta #21. Si es No, pase a la pregunta 23*

SI NO

21) ¿Es usted un vendedor ambulante o jornalero/a en el área en que se propone el estadio? (*Marque solo **una** respuesta*)

SI NO

22) Si usted dijo SI, donde vende y/o espera trabajo usualmente? (Escriba en el siguiente renglón)

_____

23) ¿Esta usted totalmente removido de la fuerza laboral debido a una discapacidad permanente? (*Marque solo **una** respuesta)*

SI NO

24) ¿Cuánto es, más o menos, su ingreso anual? (*Marque solo **una** respuesta)*

☐ $0-$5,000
☐$5,001-$10,000
☐$10,001-$15,000
☐$15,001-$20,000
☐$20,001-$30,000
☐Mas de $30,000
☐Yo no sé

SEGURIDAD Y ACCESO A ESPACIOS PUBLICOS

¿En qué medida está de acuerdo o en desacuerdo con las siguientes declaraciones? **(Por favor marque una caja por cada declaración)**					
	Totalmente de acuerdo	**De acuerdo**	**Neutro**	**En Desacuerdo**	**Totalmente en Desacuerdo**
25) Me siento seguro en mi vecindario					
26) Me siento bien caminar solo/a en mi vecindario en la noche					
27) **Durante el día** mi vecindario es peligroso debido al crimen					
28) **Durante la noche** mi vecindario es peligroso debido al crimen					
29) La gente en mi vecindario se conocen y se agradan					

3- **Encuesta de evaluación del Impacto del Campo de Los Campesinos en la Salud**

!Gracias por su participación!

30) La gente en mi vecindario están dispuestos/as a ayudarles a sus vecinos.					
31) Puedo confiar en la policía de mi vecindario					
¿En qué medida está de acuerdo o en desacuerdo con las siguientes declaraciones? **(Por favor marque una caja por cada declaración)**					
	Totalmente de acuerdo	**De acuerdo**	**Neutro**	**En Desacuerdo**	**Totalmente en Desacuerdo**
32) Puedo confiar en los residentes de mi vecindario					
33) La policía en mi vecindario son efectivos en prevenir y responderle al crimen.					
34) La policía en mi vecindario aplican leyes menores dirigidas a vendedores ambulantes, jornaleros/as, personas sin hogar, y otros que viven ó trabajan en los espacios públicos.					
35) Guardias de seguridad privados son comunes en mi vecindario.					
36) Guardias de seguridad privados intentan expulsar a la gente de aceras publicas o otros espacios públicos en mi vecindario					

37) Por favor díganos acerca de los espacios públicos que la gente usa para socializarse con su familia, amigos/as, o vecinos *(marque **todos** los que apliquen)*

☐Parques ☐Restaurantes, cafeterías, bares
☐Centros de recreación y centros comunitarios ☐Mercados
☐Plazas al aire libre cerca del comercio
☐Otros lugares: _____

38) ¿Cada cuanto va usted a estos espacios públicos para socializarse con sus amigos o vecinos? *(marque **todos** los que apliquen)*

☐Todos los días ☐Una vez a la semana ☐Casi nunca
☐Unas cuantas veces a la semana ☐Unas cuantas veces al mes ☐Nunca
☐Una vez al mes

39) Si construyen el estadio, ¿Tiene usted alguna preocupación con tener acceso a estos espacios públicos? *(marque solo **una respuesta**)*

SI NO NO ESTOY SEGURA/O

40) Si es así, ¿porque? *(por favor escriba las respuestas en el siguiente renglón)*

_____

APPENDIX C.
Healthy City Report on Gentrification and Displacement

Gentrification and Displacement Mapping and Analysis of the City of Los Angeles & the Figueroa Corridor Community

Prepared by Healthy City for
Strategic Actions for a Just Economy (SAJE)
January 2009

Table of Contents

Executive Summary

The efforts of this report draw from literature, documented expertise, and demographic, economic, housing and health data to demonstrate the effects of gentrification and displacement on vulnerable populations within the City of Los Angeles. Vulnerable populations in this case are defined as residents of a community likely to be directly or indirectly impacted with negative economic, health, environmental, or social outcomes due to the gentrification process. As urban and suburban redevelopment continue to thrive throughout Los Angeles' communities, populations in neighborhoods identified for revitalization face considerable challenges to maintaining sound and cohesive communities. The findings of this report present the effects of gentrification and displacement processes as they are generally occurring as consequences of revitalization and renewal throughout the City of Los Angeles, and specifically within the Figueroa Corridor[1] community near the University of Southern California. The report reveals areas of significantly changing demographics that are facing these issues to depict the spread of gentrification in Los Angeles, but also to identify potential methods to mitigate the negative effects of displacement as the process and impacts are better understood.

Gentrification is widely recognized as the migration of middle class persons into working class neighborhoods, spurred by private development and resulting in the revitalization of economically declining communities.[2] The positive outcomes of this process are increased economic vitality, improved living conditions and aesthetically designed neighborhoods. This is one side of the picture, while the alternative effects of redevelopment are often overlooked. Benefits for new populations commonly come at the expense of previously existing residents that are forced out of the community. This effect is largely attributed to a change in the housing market with availability increasing for one population and declining for the other as property values rise with demand. The displacement of specific populations by the arrival of new middle class residents leads to the breaking down of networks and imposing physical, mental and social stress on the displaced populations.

The documentation of gentrification and displacement along with an analysis of social and health outcomes provides substance for promoting understanding of the issues with an attempt to create policy and procedures that aim to diminish negative impacts. This is done by the development of gentrification and displacement indices to show the weight of various housing and demographic changes as they contribute to gentrification around the City of Los Angeles and in the Figueroa Corridor community. Geographic information systems mapping of the indices then displays remarkable pictures of where communities are facing the threats of gentrification and displacement throughout the city. Particularly, communities in downtown Los Angeles, South Los Angeles, and the San Fernando Valley are highlighted on the maps.

Key findings show significant changes in population and housing in the Figueroa Corridor between 2000 and 2008. The percentage of the housing stock for the four ZIP codes in the area with property values under $300k has dropped from an average of 95% in 2000 to 22% of the housing stock in 2008. Conversely, the percentage of the housing stock with property values over $300k has increased from an average of 6% to 79% in the same timeframe, with the highest

[1] Figueroa Corridor is defined in this study as being comprised of ZIP codes 90007, 90011, 90015, 90037.
[2] Atkinson, Rowland. Measuring Gentrification and Displacement in Greater London. *Urban Studies*, Jan 2000 v37 i1 p149.

percentage of housing being over $500k. Despite the significant increase in property values, median household income for the area is $24, 565 per year. [3] A household receiving the average income would be able to spend no more than $614 per month on rent if affordability is defined as spending one third of the household income on rent. This rental price seems unlikely to come by given the rise in property values. The disparity between property values and income will inevitably result in the displacement of low-income residents that cannot keep up with rising prices. The necessary reaction to this looming consequence is to put measures in place that protect affordable housing and existing populations in the community.

Other findings show the area to have a relatively large Latino, immigrant population with an average of 66.8% of persons over five years old speaking Spanish in their home. Forty-two percent of the working population is classified as blue collar compared to 23% of workers in the City of LA. Additionally, the renter population makes up 81% compared to 63.7% for the City.[4] These findings support the identification of a significant presence of vulnerable populations in the area.

The analysis and findings of this report are used to make informed recommendations on addressing the issues of gentrification and displacement in vulnerable communities. The social, economic, and health environments of populations are considered to encourage holistic thinking around the process of neighborhood revitalization. In addition to the known benefits of community redevelopment, this includes recognizing proven negative effects as revitalization is imposed on vulnerable populations.

Introduction

Some of the most culturally and socially rich communities in Los Angeles are often the most economically disadvantaged areas whose residents rely on alternative methods for achieving community cohesiveness and functioning as a successful place. These neighborhoods are identified as having a rich social capital; possessing intricate social networks and connections that serve to maintain a strong community. Residents of these communities will often form powerful civic bonds in the forms of social groups and networks that look after each other and advocate for the common good. As a result, communities that appear to be in need of economic revitalization often possess deeper social ties that are not superficially apparent to developers and community planners that exist outside of the immediate neighborhood context. This leaves neighborhoods susceptible to redevelopment plans that do not necessarily incorporate measures to maintain their cohesiveness. The process of revitalization as it spurs economic development, increased property values, healthier environments, and more aesthetically designed communities, must be considered for all its impacts, both positive and negative. Subsequently, understanding of the renewal process as it occurs in different types of communities and the effect it has on pre-existing populations in those communities is necessary to create a concerted effort to mitigate the negative impacts in each area. Reviewing neighborhood outcomes should provide support for recognizing those negative effects and providing evidence for adapting methods that are more

[3] Statistical data from Claritas, Inc. US Census Estimates, 2008. Change in Property Values
[4] Ibid.

sensitive to existing residents' needs, aiming to preserve rather than disrupt the current social fabric.[5]

Gentrification must be understood as a process of change over time, characterized by pushing and pulling of vulnerable populations and the replacement of those populations by a wealthier, more educated, and less diverse population.[6] Through gentrification, community residents are pushed away from areas with increasing rents and land values that they can no longer afford, and are pulled toward areas that are more affordable, but also more often over-crowded and lack the capacity to support a sudden influx of an entire community of people. Though the push-pull effect is relatively similar across many areas that see a turnover of a population forced out by a new one, the methods and underlying causes of the process can be very different from one neighborhood to another.

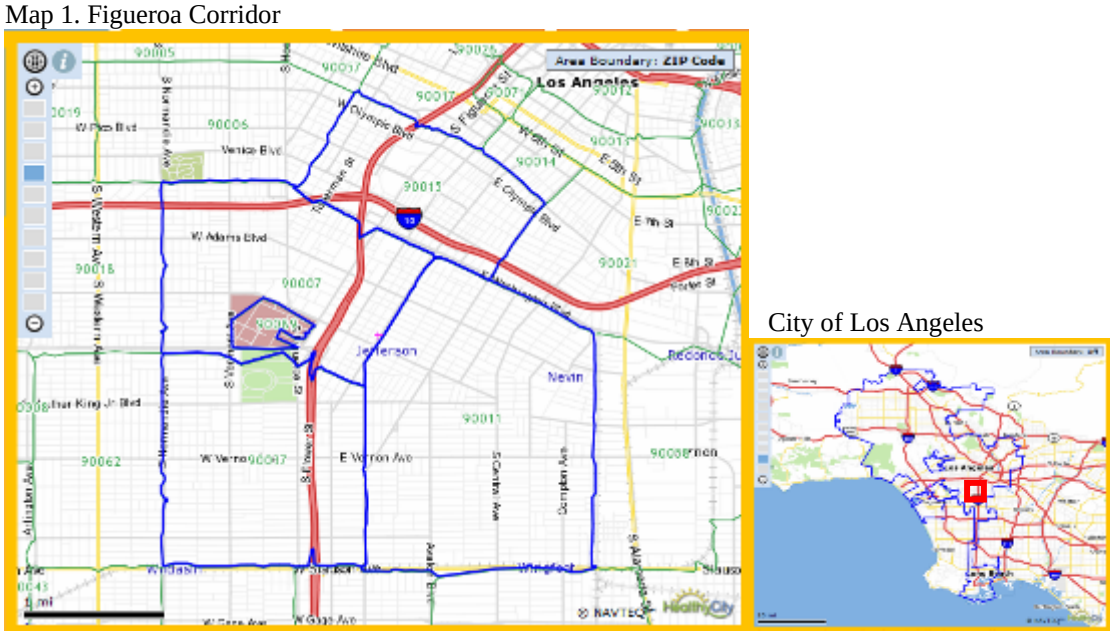
The Figueroa Corridor is a unique area in Los Angeles, forming a gateway between downtown and the University of Southern California. The Figueroa Corridor community has historically been a place of gradually transforming demographics, population migration and shifting land use patterns, creating a community mixed with residential, industrial and commercial uses. The area has faced demographic changes over past decades much like many other communities throughout the city. However, the recent wave of population and community conversion that has taken place over the last ten years and continues to expand, reveals a more rapid process of change. These dynamics appear to be sparked by development intending to "makeover" the neighborhood, rather than the outcomes of a more natural course of population migration. This has resulted from the efforts of city planners and developers to revitalize the neighborhood, as well as the initiative of the University of Southern California to expand its influence and stimulate a positive relationship between the university and the surrounding community. Each entity's efforts have been well-intentioned to enhance the neighborhood by increasing safety, creating attractive design and encouraging a sense of community. Yet the renewal methods have significantly sped up redevelopment to a pace that has already resulted in the displacement of large numbers of low-income residents, and threatens those who remain with being left behind or swept out of the process.[7]

On one track of redevelopment that has occurred over the past decade, the revitalization of downtown Los Angeles has been following a wave of a condo and loft conversions, booming commercial development, and the relocation of the homeless and low income residents. On another track of redevelopment, the University of Southern California is currently updating its Master Plan to increase student and faculty housing, office and classroom space, and neighborhood connectivity. Downtown's continuously changing environment in conjunction with the efforts of USC's Master Plan for expansion into the surrounding neighborhood create a spillage effect as the two separate waves spread on both ends of the Figueroa Corridor and inevitably flood the center of the community. Although both processes have an effect on the

[5] Atkinson, Rowland. The hidden costs of gentrification: Displacement in central London. *Journal of Housing and the Built Environment;* 2000; Vol. 15, No. 4; pg. 307.
[6] Shami, Seteney. The Social Implications of Population Displacement and Resettlement: An Overview with a Focus on the Arab Middle East. *International Migration Review*, Vol. 27, No. 1 (Spring, 1993), pp. 4-33.
[7] Gibbons, Andrea & Haas, Gilda. Redefining Redevelopment: Participatory Research for Equity in the Los Angeles Figueroa Corridor. *Figueroa Corridor Coalition for Economic Justice.* 2002.

population in the Figueroa Corridor, the university's expansion poses a distinct set of impacts on the community, while downtown gentrification may indirectly impose consequences as revitalization puts pressure on downtown's neighboring areas. These differences reinforce the necessity to understand the methods and impacts of each process as they both affect the neighborhood.

Map 1. Figueroa Corridor



Source: HealthyCity.org

The process of direct gentrification that is occurring in the Figueroa Corridor must then be seen as a discrete procedure as it relates to the neighboring university and is combined with indirect consequences of downtown revitalization. The nature of the university-induced process and the gentrifying population are both different than what is often seen of typical urban renewal-sparked gentrification that many urban cores around the nation, including downtown Los Angeles, are currently experiencing. Downtown gentrifying persons are generally young professionals twenty-five to thirty-five years old, with college degrees and relatively higher median household incomes than the populations that they replace. Gentrifying populations in college communities, however, are relatively younger; eighteen to twenty-four years old, have not yet obtained a college degree, generally have low median household incomes or are unemployed. College-age gentrifiers are also attracted to different types of properties and businesses, potentially driving up land and rent values, but not necessarily affecting the housing stock and economic vitality in the same way young professionals would in a downtown area. Migrants into downtown are more attracted to purchasing condos and lofts that are developed at the expense of immediately replacing existing residents. However, college-age gentrifiers demand more rental units, which are often initially shared with community residents, but allow for the gradual replacement of those residents over a period of time. A steady turnover of residents can often mask the course of gentrification so it does not appear as stark as it does in the downtown area.

Subsequently the demographic indicators that identify a person likely to be a gentrifier in a downtown community do not visibly apply to the typical college-age gentrifier. This difference

in demographic characteristics makes it more difficult to distinguish between gentrifiers and vulnerable populations in college communities, further masking the process. This difficulty in identifying populations also presents a challenge to in showing concrete evidence with statistics of a particular population rising and another declining as part of the same or a subsequent process. Vulnerable populations tend to have low educational attainment, low median household incomes, and unemployment rates similar to those of college student gentrifiers. Some resolutions in controlling for the similarities between gentrifiers and vulnerable populations in college communities might be in looking at race/ethnicity and foreign born indicators. Caucasians and native born persons are more likely to be gentrifiers, which is often the case in college communities as well as downtown areas. Conversely, ethnic minorities and recent immigrants are generally members of the vulnerable populations, pushed out by young college students. This report takes these issues into consideration in its endeavors to make sense of these populations and be able to identify them for the purpose of this study.

The report attempts to identify initial indicators that allow for the identification of communities where vulnerable and displaced populations from the Figueroa Corridor are moving. It is the presumption of SAJE community organizers and local leaders that displaced residents in the Figueroa Corridor are moving farther south and east into the surrounding neighborhoods. This report will at least provide indicators and community characteristics for identifying those vulnerable populations, which can then be further analyzed to record specific outcomes these populations are facing. The identification and verification of communities that displaced populations are moving to will require more on-the-ground research and qualitative interviews for a complete study. First-hand investigations are invaluable tools for verifying theories and measuring subsequent outcomes as they affect the new communities that displaced populations inhabit. These methods of community-based research, including interviews and surveys are strongly recommended by this report as almost necessary to make sound conclusions about on the ground changes and impacts residents are facing.

Literature Review

Healthy City conducted three literature reviews to determine best practices, indicators and methods for measuring gentrification and displacement. Research then informed the best ways of analyzing the impacts of each occurrence on residents and on the structure of communities. The first two reviews draw upon documented gentrification and displacement patterns to establish appropriate data variables to include in creating an index for indentifying gentrifying areas and establishing indicators for measuring the displacement of vulnerable populations. The indicators measured are a combination of demographic, housing, and economic data variables.

The third literature review explores the impacts of displacement on vulnerable populations as they relate to socio-economic environments. Impacts to be measured include changes to the economic environment, public health outcomes, changes in existing infrastructure and disrupted social and cultural networks. The literature reveals that gentrification, while still not agreed upon in its definition or its relationship to displacement, is becoming more commonly understood as having a negative impact on vulnerable populations, despite the intent to improve communities. The gradual acceptance of this concept allows for more in-depth analysis into the process and effects of neighborhood change, as well as potential solutions to diminish negative outcomes. The classification of areas facing gentrification and displacement is most often based upon the

change in the housing market as it relates to both gentrifiers and vulnerable populations.[8] Gentrifiers are generally the driving force of an increasing housing market, while vulnerable populations are driven out of the housing market by increased land values and rents. However, tracking vulnerable populations to analyze specific negative outcomes, such as poorer health, mental distress, or economic impacts often proves to be difficult. The study of these populations would require the ability to identify the communities that receive the same populations that are being displaced from gentrifying areas.

While areas receiving identified vulnerable populations can be distinctly mapped, the cause of migration is not as clear to be able to link to gentrification alone. Given the nature of migration and immigration, particularly as it is occurs in Los Angeles among foreign-born populations, the identification of communities receiving the displaced populations as a direct result of gentrification is more challenging. Many immigrant communities consist of residents who would be identified as members of vulnerable populations, even if they never face gentrification. These communities are often more transient with younger families, low median household incomes, and lower educational attainment than many native-born communities. Therefore one cannot soundly determine whether a member of a vulnerable population who moves into a new community has been driven there as a result of gentrification, if the individual is migrating due to a transient nature, or has recently immigrated as part of a separate course of migration.

One noted model for measuring displacement consists of first determining a set of socio-economic characteristics to help identify displacement is necessary for a foundation. Then studying the housing market, the quality and cost of units, and their change over time are key baseline factors to be compared with demographic changes such as fluctuation between specific racial/ethnic groups, increase in household incomes and decrease in household sizes.[9] In most cases, it is ideal to support evidence of gentrification and displacement through first-hand qualitative data. Having community residents, especially those of vulnerable and likely displaced populations, verify neighborhood changes and related socio-economic impacts strengthens and enforces the argument for recognizing these impacts. With more support for this argument comes the ability to create measures and begin combating what become proven negative effects on displaced populations.[10]

Context

Gentrification in and of itself is recognized by government and developers as a process that stimulates positive growth and revitalization of economically and physically declining neighborhoods. Results often show improvement in physical conditions, economic vitality, and aspects of the social fabric as new populations move into these “revitalizing” areas. Yet, as every community has unique social, economic, and environmental structures, neighborhoods will face and respond to gentrification in distinct ways. As noted, gentrification in urban cores can often be a structurally different process than gentrification in college communities. However there remain common threads of population shifts, the isolation and displacement of vulnerable groups and ultimate development of negative social, economic, and health outcomes for those who are

[8] Literature review by Healthy City: Qualitative and quantitative analysis of gentrification and displacement, 2008.
[9] This model is based on a 2006 New York study by Wyly and Newman, discussed in the literature review on qualitative and quantitative analysis for gentrification and displacement.
[10] Literature review by Healthy City: Qualitative and quantitative analysis of gentrification and displacement, 2008.

displaced. While increasing property values, economic vitality and aesthetics appeal to new residents, the replacement of populations simultaneously unravels long-built social, health and overall community networks amongst existing populations.[11]

The multitude of relationships one resident has with neighbors, local shop owners, clinics, schools, and various everyday interactions, form a network with different levels of connectivity. That network begins to break down when even the smallest of connections is severed, creating a domino effect that may eventually deconstruct the entire network. The catalyst can be the loss of one seemingly trivial relationship between a resident and a neighbor, or someone such as a local shop merchant. That relationship may have previously sparked communication with the resident and other local agencies such as a library or a clinic. Consequently the termination of contacts may actually have results that lead to the disconnection of an entire group of people who are all bonded through a common acquaintance or a series of contacts within the same network.

To prevent this spiral of dissolving relationships and community bonds, there must first be an agreement that these networks are important and worth preserving. There then needs to be a systemic focus to maintain relationships, countering the negative effects of gentrification. The housing market, being a key indicator for gentrification and displacement seems to be one of the most relevant systems to attempt to stabilize in a changing demographic environment. As redevelopment drives up the prices of land and housing, current populations need to be considered and negative effects mitigated. The status of housing cannot be allowed to change so drastically that it suddenly excludes specific populations that previously had access to affordable and adequate housing. A community's housing supply should instead allow for mixed income residents to share the market in order to support and maintain existing residents while also attracting new ones that will help stimulate the economic environment of the community. The resulting diversity of populations from a mixed-income housing stock will alleviate the pressures and tension of gentrification with a higher probability of making sure existing populations benefit from revitalization the same as new residents do rather than being left at a disadvantage.

As a city with a majority renter population, Los Angeles' strategies for revitalization and redevelopment must consider the renter population and plan to maintain existing neighborhood networks through renewal.[12] Housing stability and affordability must be viewed as not only a necessary element to equitable planning, but also a public health priority. The health and cohesive strength of a community is arguably entwined in not only its physical environment, and economic vitality, but also its social capital; the networks and relationships amongst neighbors that create a vibrant community system. The displacement of populations as it disrupts families, relationships, and neighborhoods presents a large impact on the health of a community as it exists as a social unit. This is the main cause of concern for gentrification within the Figueroa Corridor. The community is currently in the midst of dramatic neighborhood changes that could significantly affect the physical, mental, economic, and social health environments of the community and the existing residents who are being displaced by new developments and new residents.

[11] Atkinson, Rowland. Measuring Gentrification and Displacement in Greater London. *Urban Studies*, Jan 2000 v37 i1 p149.
[12] Claritas, Inc. US Census Estimates. Variable: Renter Occupied Housing Units, Universe: Housing Units, 2008.

Students of the University of Southern California have shared housing with neighborhood residents of the Figueroa Corridor for years. However there has been a gradual shift in many identified community-occupied housing units that are becoming predominantly student-occupied with high fences or signs unwelcoming to other community members.[13] This process of housing turnover is spurred by an expanding student population and the university's transition from a primarily commuter to primarily residential school.[14] The university's recent Master Plan update which plans for more student housing and university-owned buildings expanding into the surrounding community will undoubtedly continue to encourage more housing turnover. USC's master plan has the goals of accommodating its growing population while providing students and faculty with safe and sustainability environments in and around the campus. The plan also states that it should "act as a catalyst for public and private investment in the surrounding communities, including non-university-owned residential, commercial and open spaces."[15] This displays the direct aim of the university to affect the surrounding community with its expansion and development. While this plan will most likely create beneficial development, encourage community building, and improved neighborhood conditions for the university's population, the connection and direct impacts on the existing community residents are not explicitly considered in the goals of the plan.

Methodology

Healthy City created indices for gentrification and displacement consisting of the relevant indicators found in the literature reviews, displaying measurable shifting population dynamics over time.[16] The indices measured changes in specific indicators such as median housing value, number of owner occupied units, median household income, educational attainment levels, and occupation from 2000 to 2008 for the City of Los Angeles as well as the Figueroa Corridor. The intended result was to identify areas of gentrification related displacement, and areas receiving displaced populations. The identification of such communities would then allow for the analysis and comparison of both types of communities to determine specific socio-economic outcomes affected by each process. However, the displacement index was compiled as a combination of indicators related to displacement and indicators related to gentrification for the purpose of identifying areas where populations are being displaced from as a direct result of gentrification. This analysis attempts to show at the minimum, a correlation of the two processes and account for areas that may being seeing a population shift due to general outward migration or other movement patterns not particularly resulting from new populations moving in.

[13] The Community Walks conducted by the Figueroa Corridor Community Land Trust, SAJE, and other members of the Figueroa Corridor Coalition for Economic Justice in the Estrella Neighborhood north of the USC campus revealed a complete turnover of 32% (106 of 331) of community-used properties to USC student and/or faculty-use. An additional 10% (32 of 331) of properties turned over to mixed community and student use. This data is shown in chart #9. (see Figueroa Corridor Community Land Trust, "Analysis of Survey Community vs. USC-related Use, Collected by Community Volunteers on March 1, 2008 Community Walk.

[14] University Park Housing Study. Enterprise Community Partners, on behalf of University of Southern California. September 2007.

[15] University Park Campus Master Plan Draft, University of Southern California. http://www.usc.edu/community/upcmasterplan/draft_master_plan/. Accessed December 2008.

[16] Gentrification & Displacement indices variables by Census Block Group: renter-occupied units, owner-occupied units, median house value, workforce occupation, median household income, unemployment, vacancy rates, race/ethnicity, age.

Following the mapping of the indices to identify areas of gentrification and displacement, each individual indicator was mapped city-wide and specific indicators were mapped for the Figueroa Corridor to show independent variable changes over time. Each indicator displayed different patterns of change over time, revealing their different weights on the indices and potential to make basic presumptions about the correlation of certain indicators. For example, looking at the change in unemployment rates alone would not be as influential as showing how the change in unemployment rates relate to rise in median household income or an increase in the Caucasian population in the Figueroa Corridor. In addition to the identified indicators, HC also mapped outcomes related to health, economic and social environments, as well as existing community resources. The comparison of community characteristics and resources as they shift related to population changes supports the notion that displaced populations face negative impacts as a result of gentrification. The ability to depict these differences in impacts and neighborhood outcomes then enforces the idea that impacts should be mitigated and prevented to the extent possible.

The initial intent was to measure characteristics and outcomes in both neighborhoods facing gentrification and displacement as well as communities receiving displaced populations. However, given the limitations of the data and the inability to identify actual communities receiving displaced populations beyond largely assumptions of migration patterns, outcomes are focused on the community of the Figueroa Corridor seeing gentrification and displacement concurrently. As mentioned, qualitative data from first hand accounts of neighborhood changes would provide strong support to identify those communities receiving displaced persons. However this data is limited and would require more time to gather to show its meaningfulness over a certain period of time. There are also limitations in the demographic data sources, such as Census estimates, which may underestimate immigrant populations and not fully capture the extent of the conditions in low-income, high-immigrant communities.

Despite these drawbacks, and considering the literature reviews, mapping and analysis results, and review of neighborhood impacts, findings are presented to shed light on the negative outcomes that vulnerable populations face when gentrification and displacement occur in a particular neighborhood. This is to level the often one-sided depiction of gentrification as a positive process of improving the economic, social and physical conditions of communities. Recommendations are then documented taking into account social, economic, and health environments as they are each affected by gentrification.

The indicators used for the gentrification and displacement indices are listed in Table 1. The attached literature reviews provide detailed explanations of each indicator and reasons for choosing them. Data variables used are gathered from Claritas, Inc. US Census estimates for 2008. The gentrification index contains indicators that identify an area facing significant turnover of existing populations, and the displacement index represents areas that residents are being forced out from as a direct result of gentrification.

Certain indicators, such as change in family structure and crowding were unavailable over the multi-year time frame of this study and were not included in the final indices.[17] In addition,

[17] Important indicators deemed relevant to the study of gentrification and displacement but unavailable for multiple years include median rent values, renter turnover, and crowding.

indicators for occupation, vacancy rates, and gross rents did not have consistent methods for producing datasets from one year to the next due to different data sources or a change in the way the data was collected and categorized from one year to another. To the extent possible, these indicators were substituted with datasets that could be used as a proxy for the missing variables. For example, change in median house values was used as a proxy for change in median rent values based on an accepted common relationship between rising land values and rents. Tables and Charts were also created for remaining indicators and characteristics that could not be easily displayed or were deemed unsuitable to map, but might help to shape the context of gentrifying neighborhoods and displaced populations.

Table 1. Indicators for Gentrification & Displacement.

Gentrification Index 2000 and 2008	**Displacement Index 2000-2008**
Change in renter vs. owner occupied units	Change in renter vs. owner occupied units
Change in median house value (increase)	Change in median house value
Change in rent (increase)	Change in rent
Change in educational attainment levels (increase)	Change in educational attainment levels
Occupation change over time (increase in white-collar/decrease working class)	Occupation change over time (increase in white-collar/decrease working class)
Changes in racial/ethnic composition (decrease in vulnerable populations, increase in gentrifiers)	Changes in racial/ethnic composition (decrease in vulnerable populations, increase in gentrifiers)
Change in median household income (increase)	Median household income (stable or decrease)
Population by citizenship (decrease in non-citizen)	Population by citizenship
Vacancy rate (decrease)	Vacancy rate (decrease)
Unemployment status (decrease)	Unemployment status (increase)
Change in family structure	Change in family structure
Crowding (decrease in household size)	Crowding

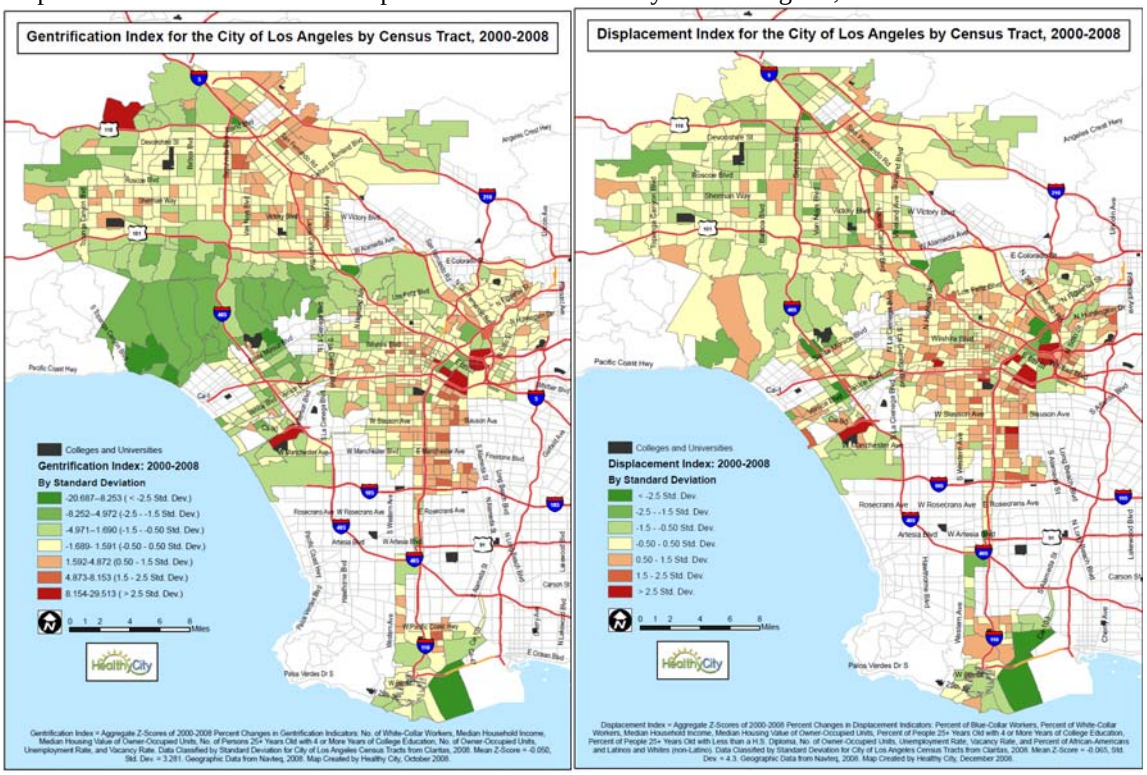
Mapping and Analysis

Geographic Information Systems (GIS) mapping is used to visually display characteristics identifying gentrifying communities and populations being displaced. This also includes maps of community characteristics and outcomes to display the coincidence of such outcomes with the occurrence of gentrification and displacement. The mapping provides spatial analysis of the specific indicators related to gentrification and displacement to geographically show the context

of place, as well as to graphically display the patterns of the processes within spaces in time. In addition to the spatial analysis conducted with mapping, analysis of the data indicators includes tables and charts to further depict the changing populations as they are affected by revitalization.

The following maps compare the gentrification and displacement indices for the City of Los Angeles. Areas shaded red represent those facing gentrification in the map on the left and displacement as it corresponds to gentrification in the map on the right. Colleges and universities are mapped to show the relationship of these processes in those areas. The maps reveal specific areas in the San Fernando Valley, South Los Angeles and downtown as the main areas facing these issues.

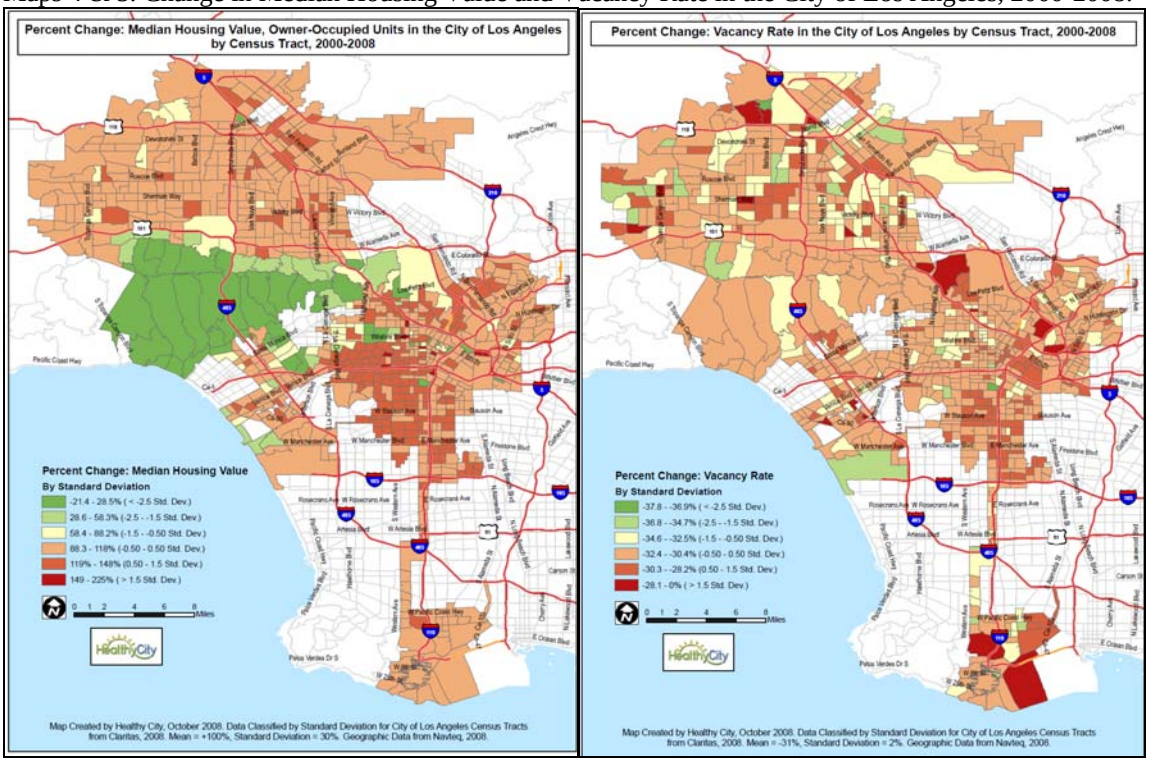
Maps 2 & 3. Gentrification and Displacement Indices for City of Los Angeles, 2000-2008.



Looking at the following maps, the orange and red shaded areas represent places where the median housing values have increased between 89% and 225% from 2000 to 2008 in the map on the left. The same colors represent the change in vacancy rates[18] from 2000 to 2008 in the map on the right. As the median housing value has been rising, vacancy rates have decreased throughout the City, potentially due to the lack of affordable housing stock and residents' inability to purchase new homes or maintain existing housing. Any definite conclusions would have to consider the change in total number of housing units, which are explored in charts later in the report.

[18] Vacancy Rate Calculated using Claritas, Inc. Census Estimate Data for 2008. Calculation used: (Total Housing Units – (Owner-Occupied + Renter-Occupied) divided by Total Housing Units) multiplied by 100.

Maps 4 & 5. Change in Median Housing Value and Vacancy Rate in the City of Los Angeles, 2000-2008.



Figueroa Corridor Community Characteristics & Outcomes

After having a sense of where gentrification and displacement are occurring throughout the City, mapping the various indicators for the Figueroa Corridor provide an in-depth analysis of a specific place to measure outcomes as they are related to gentrification in that area. The following maps look at community characteristics such as the change in race/ethnicity of the population in the Figueroa Corridor, change in educational attainment levels among adults, teen births by ZIP code and violent crimes. Housing and economic indicators are also incorporated to construct the background of the socio-economic environment as it is faced with gentrification and displacement of populations. Finally, health outcomes are charted to specifically examine the physical effects of gentrification and displacement on vulnerable populations. These characteristics and outcomes are all reviewed to not only depict conditions, but also to make inferences regarding their concurrence with multiple facets of neighborhood change. Recognizing and highlighting outcomes as arguable effects of gentrification and displacement processes provides support for advocating for a change in the way neighborhoods respond to these processes of change.

Review of Land Use & Demographic Characteristics

The following map displays land use in the Figueroa Corridor. The area is primarily represented by residential uses. In addition, Figueroa and Flower Streets are major commercial corridors. A largely industrial area lies east of Exposition Park and the University of Southern California, going up to the 10 freeway and into the Southeast portion of Downtown Los Angeles.

Shown in chart 1 below, population has steadily increased in the Figueroa Corridor, similarly to the citywide growth of 7%. Yet the 90015 ZIP code that encompasses the northern end of the

Figueroa Corridor and stretches into the southern area of downtown Los Angeles has seen more than twice as much of an increase (at ~ 20%) than much of the rest of the area.

Map 6. Figueroa Corridor Land Use Map.

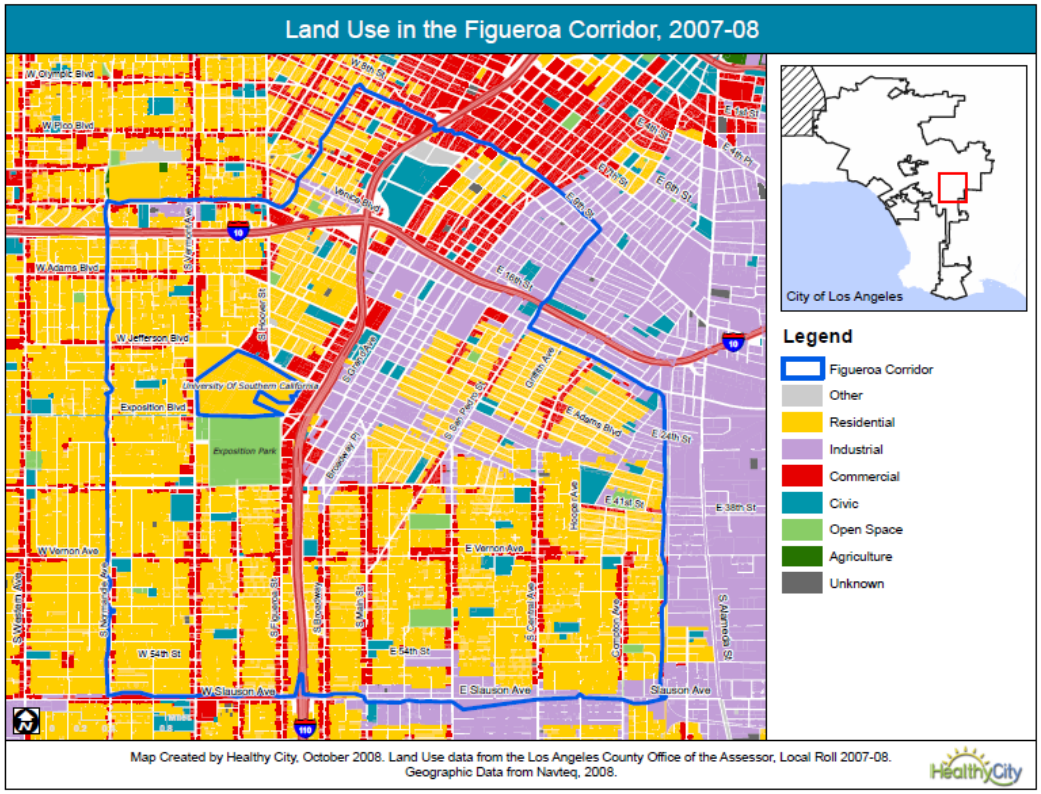
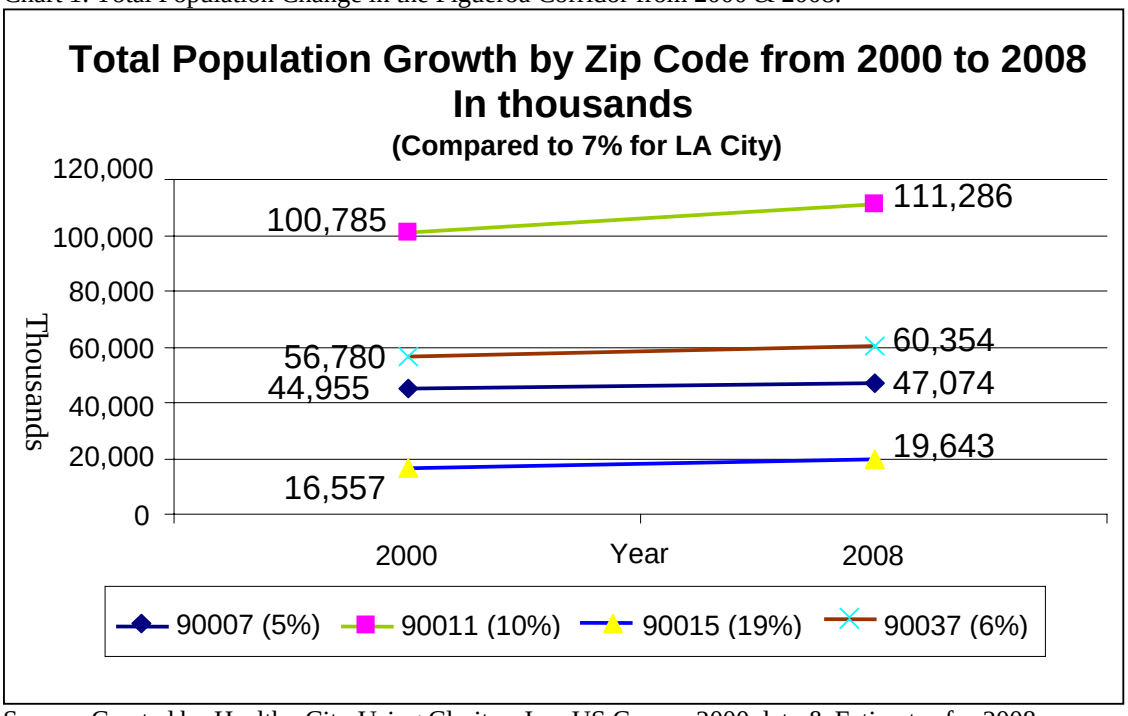


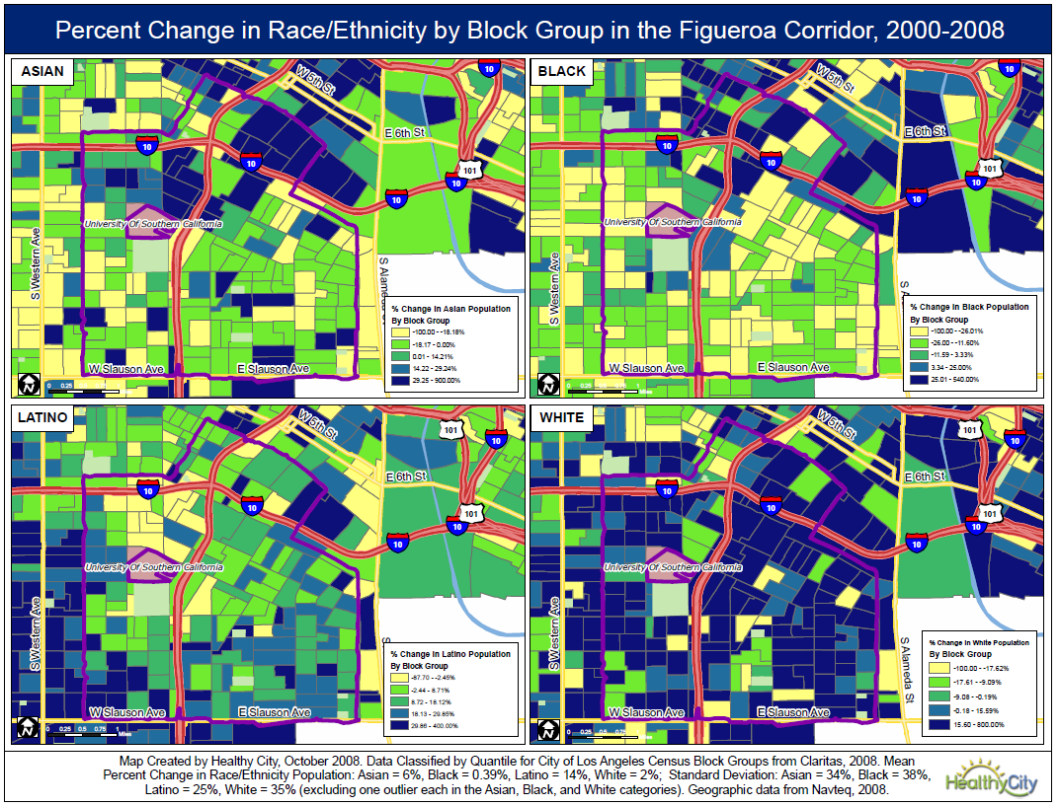
Chart 1. Total Population Change in the Figueroa Corridor from 2000 & 2008.



Source: Created by Healthy City Using Claritas, Inc. US Census 2000 data & Estimates for 2008.

The following map, # 7, is a map that compares the changes in African American, Latino, Caucasian and Asian populations in the Figueroa Corridor. The African American population shows a decline in the area and the Caucasian population has dramatically increased throughout the Figueroa Corridor since 2000. The significant rise in the Caucasian population could be reviewed as it relates to the neighboring university and the university's demographics. This change might show a correlation with overall expansion of the university population and increased population living around the campus. There is also an increase in the Asian population north and northeast of the university. Similar to the Caucasian population, this may be due to an increase in USC students, including graduate students living in the area. Conversely, the Latino population is increasing in the areas west and south of the Figueroa Corridor. While this supports the idea that the existing Latino population is being pushed to surrounding neighborhoods south of the Figueroa Corridor, the conclusion cannot be made that it is strictly due to gentrification. Therefore the additional indicators are examined in the following maps to show the confluence of changes and how they might relate to a larger system of changes.

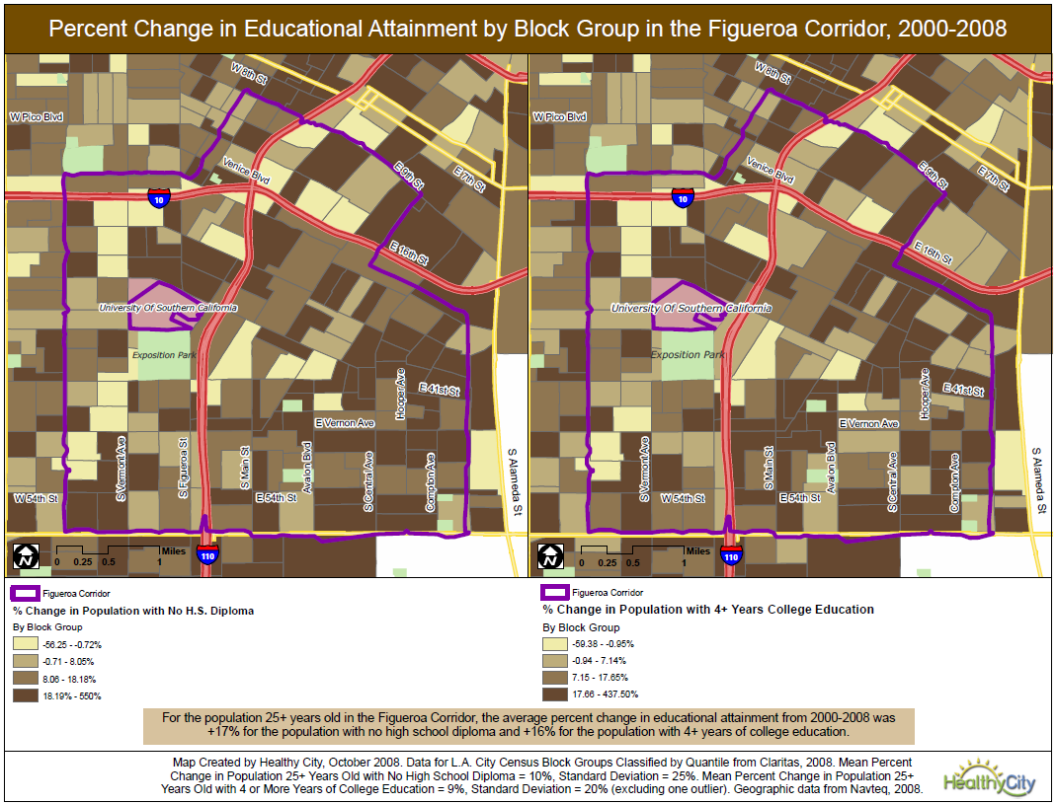
Map 7. Change in Ethnic Populations in the Figueroa Corridor.



Educational attainment levels among adults 25 years and older, displayed in map #8, show a significant rise in populations with four or more years of college in certain Block Groups of the area. However, there is also a simultaneous increase in the percentage of the population without a high school diploma. This indicates that while gentrifying-type populations, identified by educational attainment levels, may be increasing, the area still remains a place where vulnerable populations are residing and migrating into, if only to be pushed out and displaced within a relatively short timeframe. The increase in adults with four or more years of college education

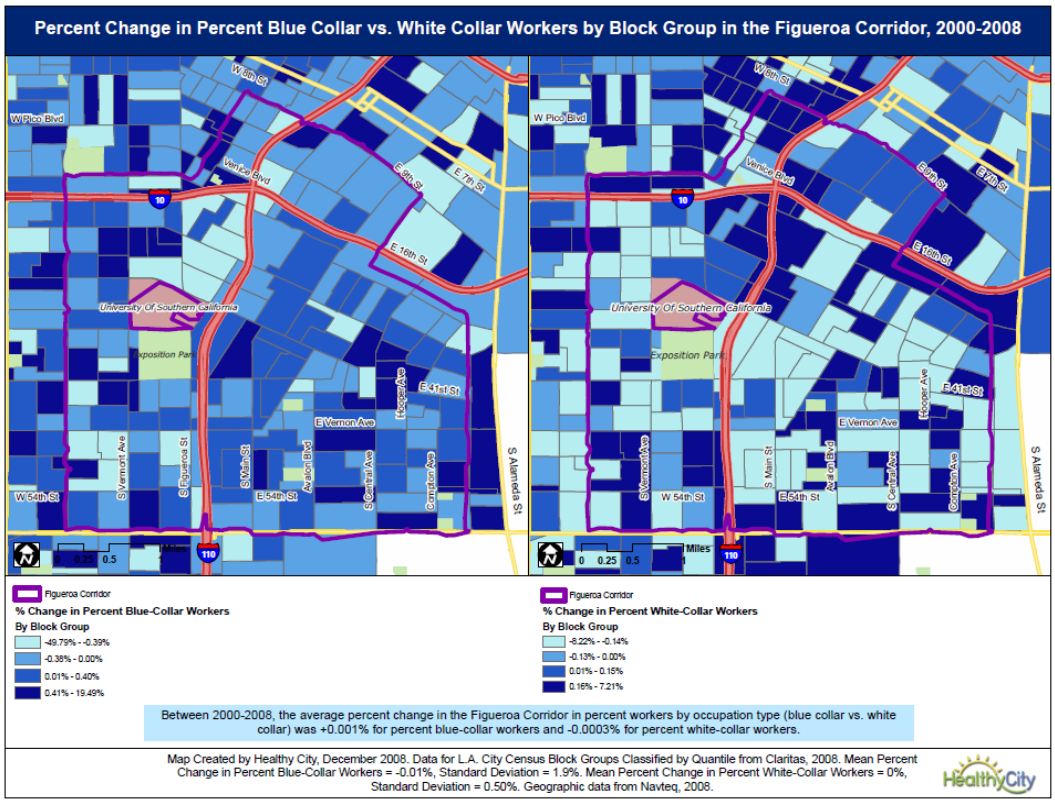
may also be due in part to the increase in graduate students living in some of these neighborhoods around the campus.

Map 8. Change in Educational Attainment in the Figueroa Corridor, 4+ yrs college vs. No High School Diploma.



Looking at the percent change in the percentage of blue collar workers versus white collar workers in the map below might be better understood now seeing the process of change in educational attainment levels. The percentage of blue collar workers has increased in the Figueroa Corridor between 2000 and 2008. However, just north of the University of Southern California campus, in what is referred to as the Estrella Neighborhood and along the 110 freeway and south of the 10 freeway, there has been a significant increase in white collar workers. It is important to note that graduate students may be included in this workforce. This again shows the concurrent presence of gentrifying populations alongside vulnerable populations. It also supports the idea that gentrification and displacement occur at different paces within adjacent communities. Finally, this occurrence may be used as an indicator of a current process that could likely permeate surrounding neighborhoods as these vulnerable populations and gentrifiers exist in the same spaces.

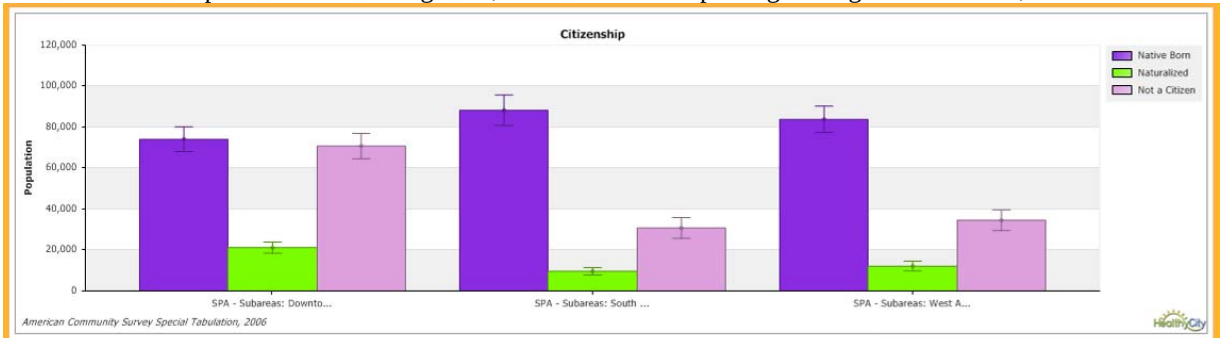
Map 9. Change in Percent of Blue Collar and White Collar Workers in the Figueroa Corridor.



In the areas encompassing and surrounding the Figueroa Corridor, a majority of people are recognized as Native Born US citizens, yet significant populations in those areas are also defined as Not a Citizen. Citizenship data is pulled from the American Community Survey of the US Census Bureau for Service Planning Area – sub areas.[19] As shown in chart 3, the majority of the population in each ZIP code of the Figueroa Corridor speaks Spanish at home. These characteristics of citizenship and language spoken are often barriers to particular types of services, and can be especially inhibiting when it comes to housing rights advocacy. These populations are vulnerable groups that would most likely experience direct impacts of gentrification.

[19] LA County Service Planning Areas (SPA) are broken into sub-SPA areas by the American Community Survey Special Tabulation. The areas representing the Figueroa Corridor are Downtown- Westlake, South Vermont - South Crenshaw, and West Adams - Exposition Park – Vermont Square.

Chart 2. Citizenship in Service Planning Area, Sub-Areas Encompassing the Figueroa Corridor, 2006.[20]



	Service Planning Area - Subareas: Downtown - Westlake - Pico Union	Service Planning Area - Subareas: South Vermont - South Crenshaw	Service Planning Area - Subareas: West Adams - Exposition Park - Vermont Square
Native Born People who indicate that they were born in the United States, Puerto Rico, a U.S. Island Area, or those born abroad who had at least one parent who was a U.S. Citizen.	**74,130** ± 6,056	**88,280** ± 7,499	**83,880** ± 6,451
Naturalized Naturalized citizens are foreign-born people who identify themselves as naturalized. Naturalization is the conferring, by any means, of citizenship upon a person after birth.	**21,200** ± 2,698	**9,665** ± 1,869	**12,200** ± 2,390
Not a Citizen People who indicate they are not U.S. citizens.	**70,795** ± 6,158	**30,815** ± 5,087	**34,575** ± 5,048

- (Hyphen)
Indicates that data for this geographic area cannot be displayed because the number of participants or sample cases is too small.

Margin of Error.
A margin of error is the difference between an estimate and its upper or lower confidence bounds. Confidence bounds can be created by adding the margin of error to the estimate (for an upper bound) and subtracting the margin of error from the estimate (for a lower bound). All published margins of error for the American Community Survey are based on a 90 percent confidence level.

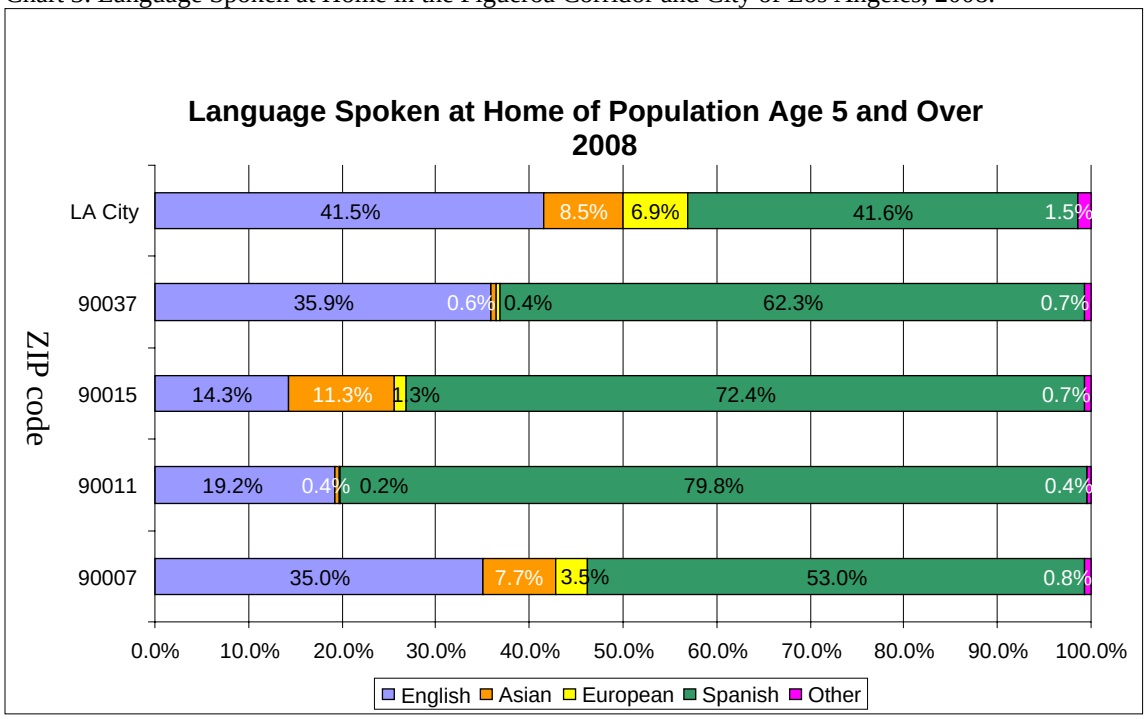
Data year
2006

Universe
Total Population

Source
American Community Survey Special Tabulation

Source: Chart created on www.healthycity.org using American Community Survey Special Tabulation Data.

Chart 3. Language Spoken at Home in the Figueroa Corridor and City of Los Angeles, 2008.



Source: Created by Healthy City Using Claritas, Inc. US Census Estimates for 2008.

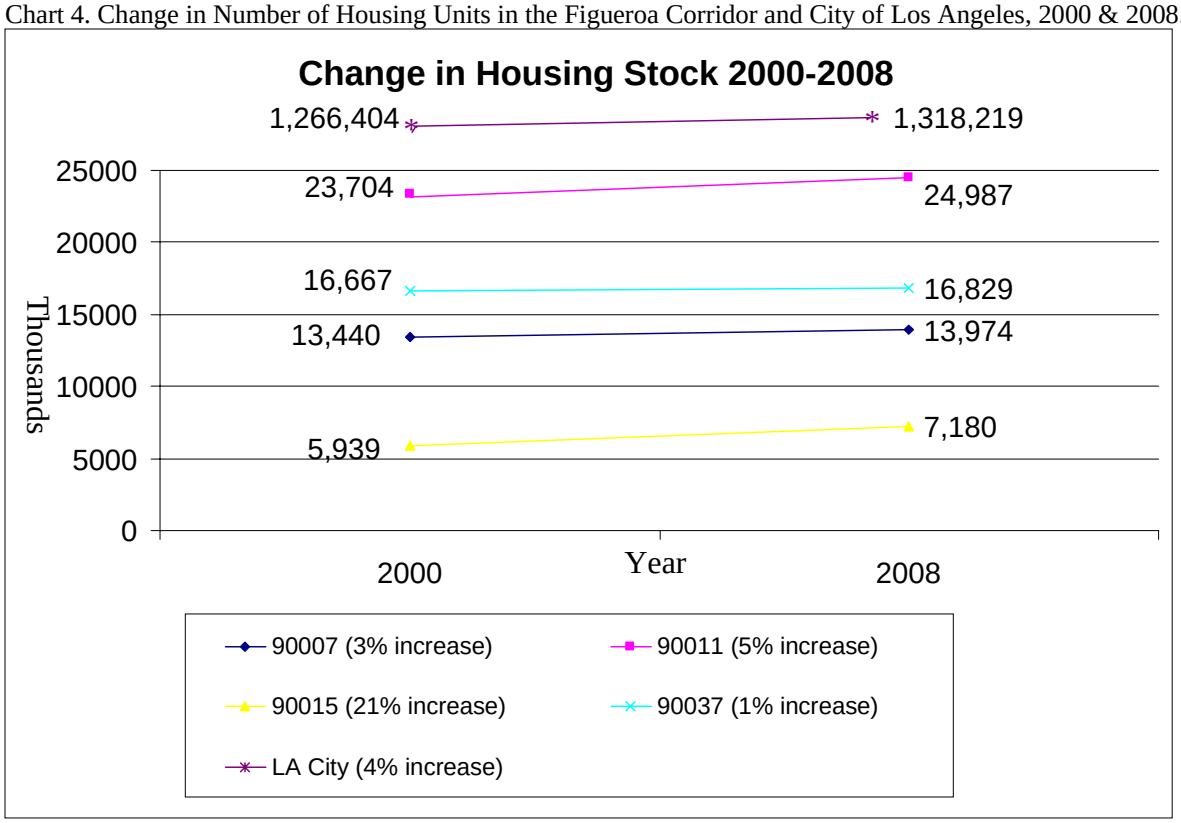
[20] Data is represented by the American Community Survey Special Tabulation for Service Planning Areas - Sub SPA areas: West Adams-Exposition Park-Vermont Square, South Park, and Downtown-Westlake-Pico Union.

Housing and Economic Characteristics

The following charts housing and economic characteristics for the Figueroa Corridor and in some cases are compared to the City of Los Angeles for reference.

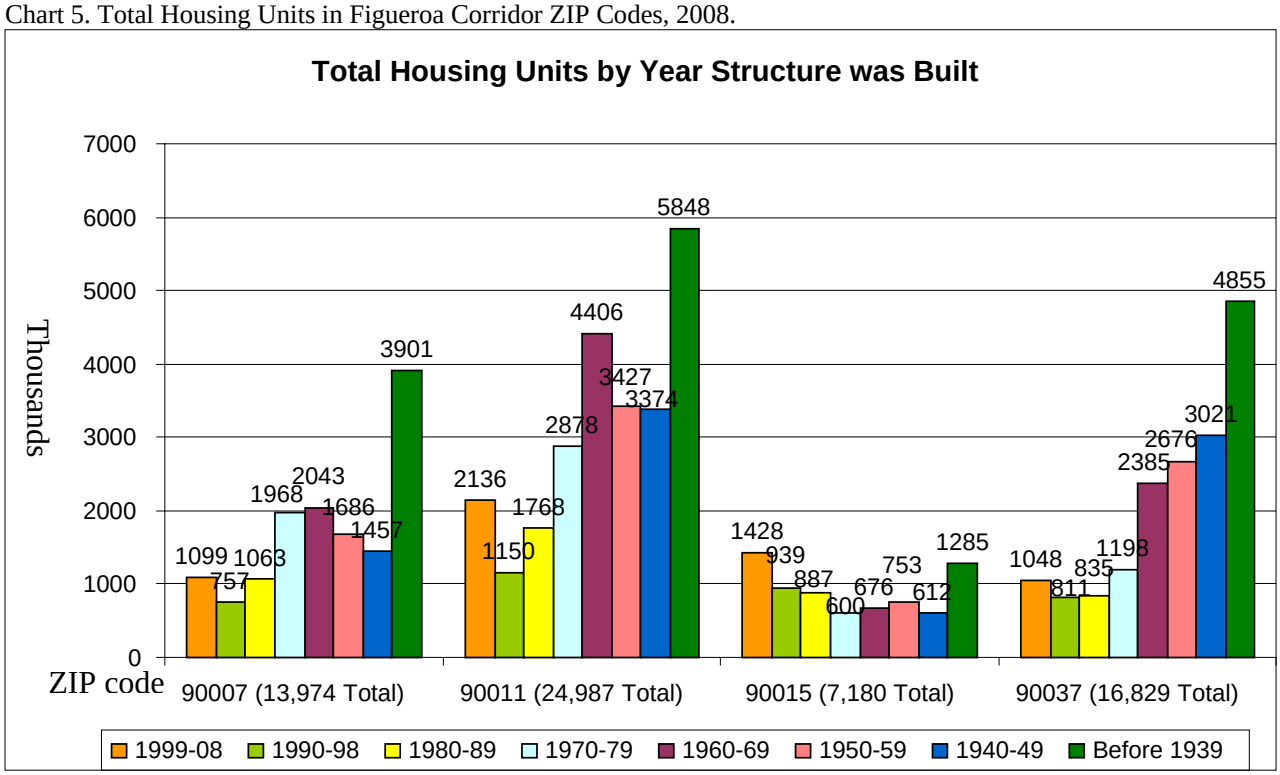
Compared to population growth, the change in the housing stock in the Figueroa Corridor shows interesting dynamics. The 90015 ZIP code has seen a 21% increase in housing units since 2000. Again, being a ZIP code that mostly encompasses the south west portion of downtown LA and the northern boundary of the Figueroa Corridor, this should be understood in relation to the housing boom in the downtown area over the past couple years, that has only recently begun to slow down with the sharp downturn in the economy in mid-late 2008. Conversely, ZIP Codes 90007, 90011, and 90037 have seen a much slower and gradual increase in the housing stock, similar to the City of LA. This may be due to condo/loft conversions that have steadily replaced many older apartment buildings with new, and almost always more expensive housing units throughout various parts of the city. This most likely results in the demand for housing increasing as units, especially affordable ones, become scarce and the population continues to grow. The total housing stock by year structure was built is shown in chart 5 for context of the growth pattern of new housing. It is particularly interesting to see the change in number of units from the 1980's as it shows a slowing down in most cases from the 1960's and 1970's, and really only increases in the most recent decade, since 1999. The chart also reveals a significant number of old and very old housing stock in the Figueroa Corridor neighborhoods, with nearly 40% of structures built before 1950 and 28% before 1939.

Chart 4. Change in Number of Housing Units in the Figueroa Corridor and City of Los Angeles, 2000 & 2008.



Source: Created by Healthy City Using Claritas, Inc. US Census 2000 data & Estimates for 2008.

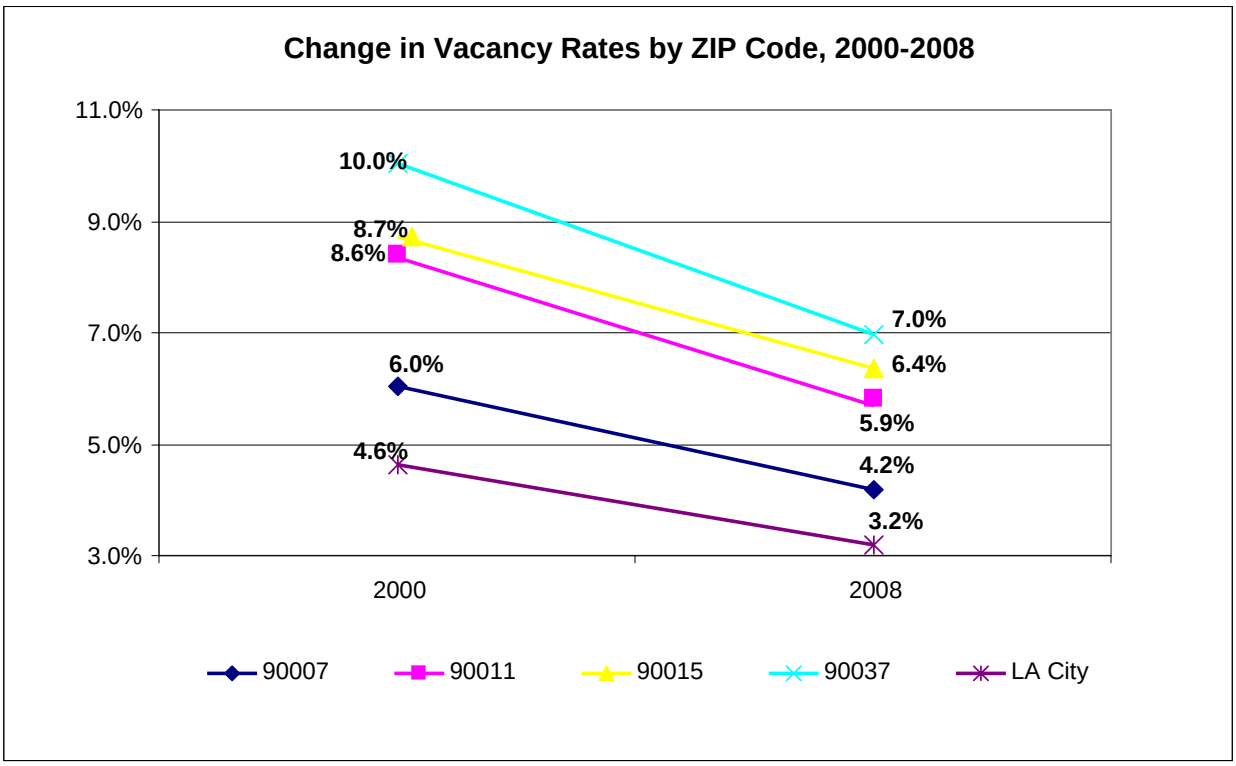
Chart 5. Total Housing Units in Figueroa Corridor ZIP Codes, 2008.



Source: Created by Healthy City Using Claritas, Inc. US Census Estimates for 2008.

Chart 6 shows the change in vacancy rates for the Figueroa Corridor and the City of Los Angeles as another point of comparison to the housing stock, property values, and population changes. The vacancy rates make sense in light of population growth, condo conversions, loss of affordable housing, and fewer units being built. The vacancy rate has decreased across the city and in every ZIP code of the Figueroa Corridor, drawing attention to the continuing decline in adequate and affordable housing. When compared to the change in property values, shown in charts 10-13, it becomes clear that decreased vacancy rates and increased property values will hit low income, vulnerable populations the hardest.

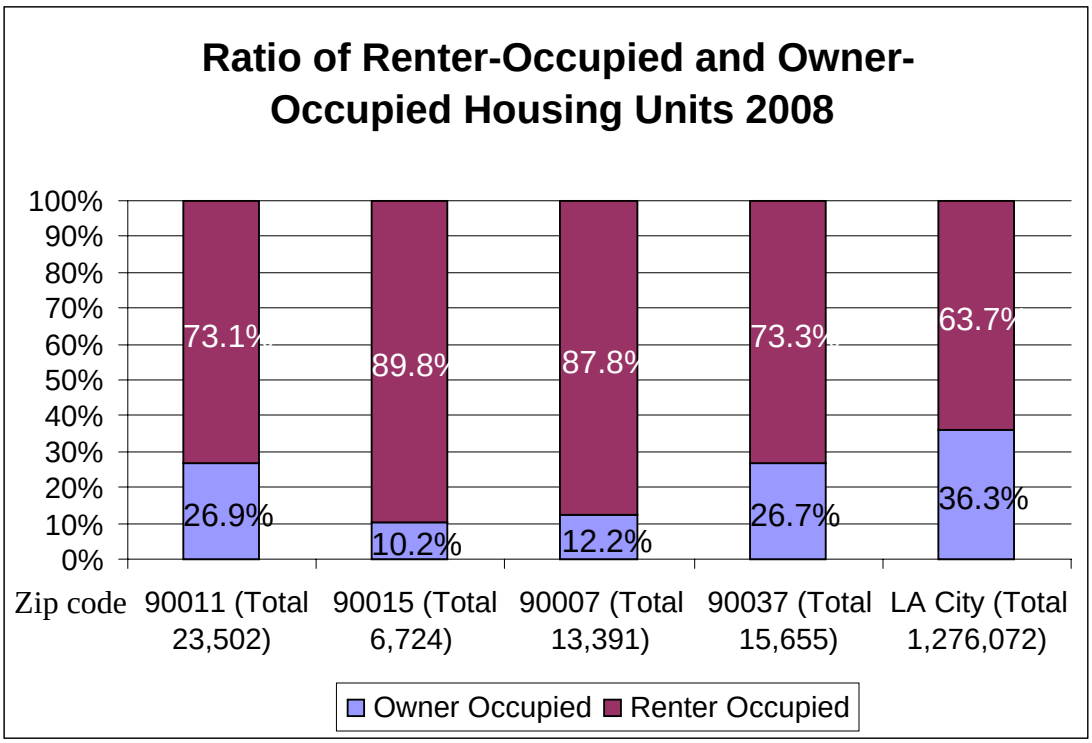
Chart 6. Change in Vacancy Rates for the Figueroa Corridor and City of Los Angeles, 2000-2008.



Source: Created by Healthy City Using Claritas, Inc. US Census 2000 data & Estimates for 2008.

As is true for the City of LA, the Figueroa Corridor ZIP codes have significantly higher renter populations than homeowners. Shown in chart 6 below, 73.29% of units in ZIP 90037, 73.07% of units in ZIP 90011, 89.84% of units in ZIP 90015, and 87.83% of units in ZIP 90007 are renter occupied. With almost 75% renters in two of the ZIP codes and nearly 90% in the other two, the significance of this population cannot be overlooked. As the housing stock changes, apartments are converted to condos, and higher income populations move into what were previously known as low income areas, affordable and accessible housing must be preserved for existing renter populations. As it currently stands and is evidenced by the overwhelming number of renters, homeownership is not a viable option for the majority of residents in the City of Los Angeles. This is especially true for identified vulnerable populations, such as those in the Figueroa Corridor.

Chart 7. Renter vs. Owner Occupied Units in the Figueroa Corridor, 2008.



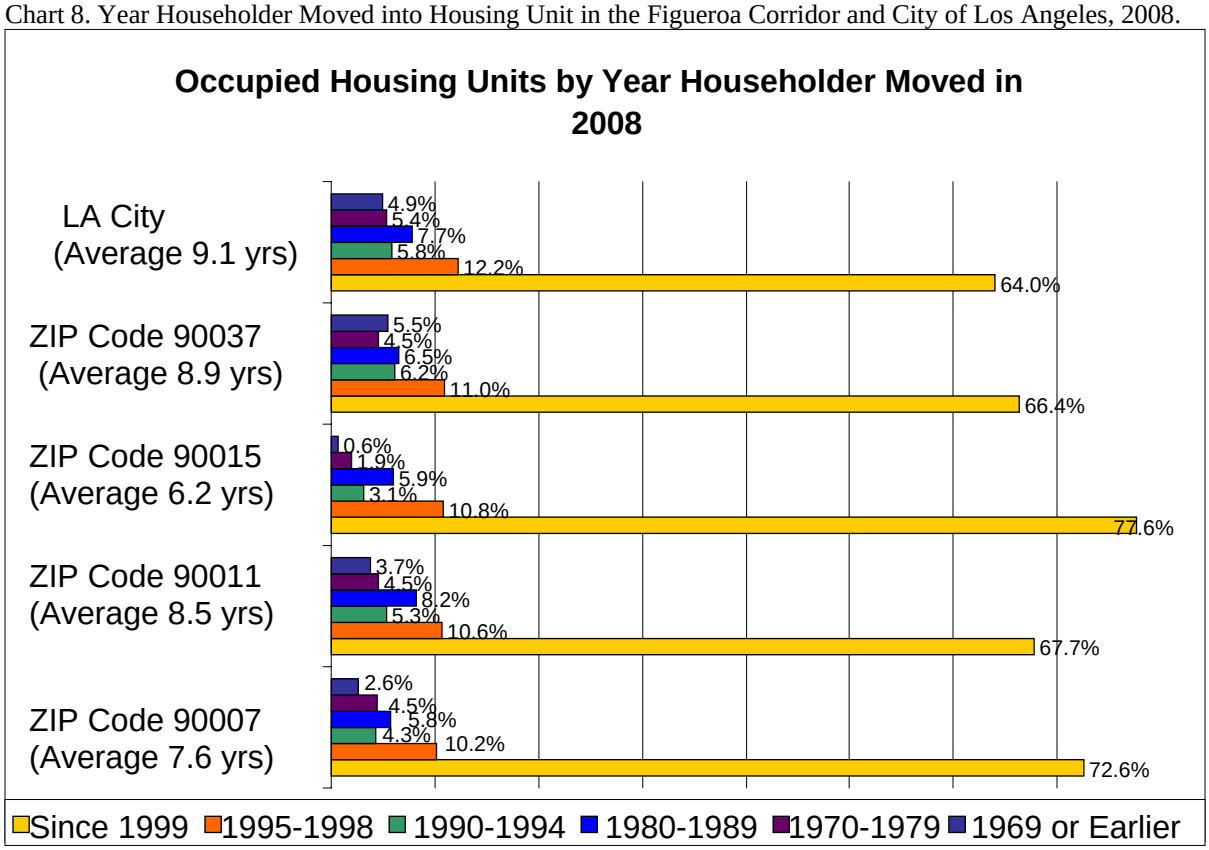
Source: Created by Healthy City Using Claritas, Inc. US Census Estimates for 2008.

Data for year householders moved into housing units in the four ZIP codes show that a majority of residents moved in between 1999 and 2008. While the entire city has seen a majority of people moving into housing structures between these years, there is a slightly lower average number of years for people living in housing structures in ZIP codes 90015 and 90007 (6.2 and 7.6 years respectively, compared to an average of approximately nine years for the city and the other two ZIP codes in the Figueroa Corridor). This may mean that people are moving in and out of structures more frequently in these areas, whether by choice or forced migration, rather than just an influx in the overall population.

A community survey of housing units in the Estrella Neighborhood, north of the University of Southern California, noted a complete turnover of 32% of the neighborhoods residential buildings from community-occupied to USC student-occupied, and a partial turnover of an additional 10% of the residential buildings. These units are displayed in chart 9. The implications of this turnover speeds up the process of gentrification, increasing rent prices throughout the neighborhood as buildings convert from long-time community use to new student housing. The nature of student turnover impacts housing prices allowing otherwise rent-stable units to raise rates as new student tenants move in, removing those units from the low-income market at a fast pace than would otherwise be possible if long-term residents remained in the units.[21]

[21] Student Housing Adjacent to USC 'Recession Proff': Five-Unit, 1925 Apartment Building is Bough for $1.2 million. Miller Daniel. LA Business Journal, April 14 2008. Accessed March 2009. https://www.entrepreneur.com/tradejournals/article/178454213.html

Chart 8. Year Householder Moved into Housing Unit in the Figueroa Corridor and City of Los Angeles, 2008.



Source: Created by Healthy City Using Claritas, Inc. US Census Estimates for 2008.

Chart 9. Housing Identified as Transitioned to Complete of Partial Student Use from Previous Community Use.

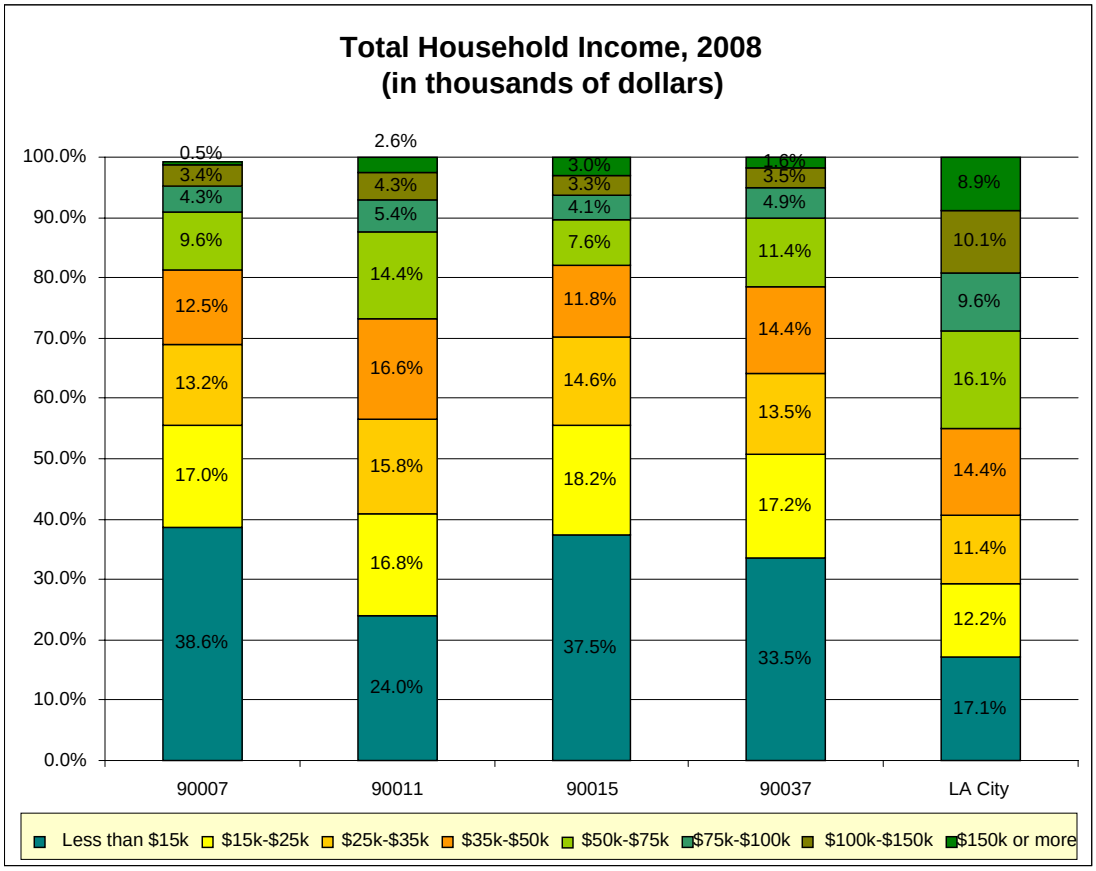
	Present Use	%	Past Use	%
community	227	62	331	97
usc	106	29	9	3
both	32	9	1	0
Total	365	100	341	100

Source: Chart Provided by SAJE from Figueroa Corridor Community Land Trust, SAJE, and other members of the Figueroa Corridor Coalition for Economic

Looking at economic data for the area, a majority of 55.6% of households in the Figueroa Corridor earn less than $25,000 per year. Each of the four ZIP codes have a significantly higher percentage of households earning less than $25,000 per year compared to the City of Los Angeles average. Although income may be rising in the area as was seen in the individual assessment of indicators related to gentrification, households in the community are still behind the citywide average. Three of the four ZIP codes; 90011, 90037, and 90007, rank as numbers four, six, and eight respectively in the top ten ZIP codes within Los Angeles County that have

the highest percentage of households earning less than $15,000 per year.[22] The 2008 estimated median household income is $24,509 for ZIP code 90037, $30,649 for ZIP code 90011, $21, 721 for ZIP code 90015, and $21,379 for ZIP code 90007.[23] Consequently, two of the four ZIP codes within the area (90011 and 90037) rank number 1 and number 8, respectively in the top ten ZIP codes with the highest numbers of families living in poverty.[24] Total household income is represented in chart 10.

Chart 10. Household Income in the Figueroa Corridor Compared to the City of Los Angeles, 2008.

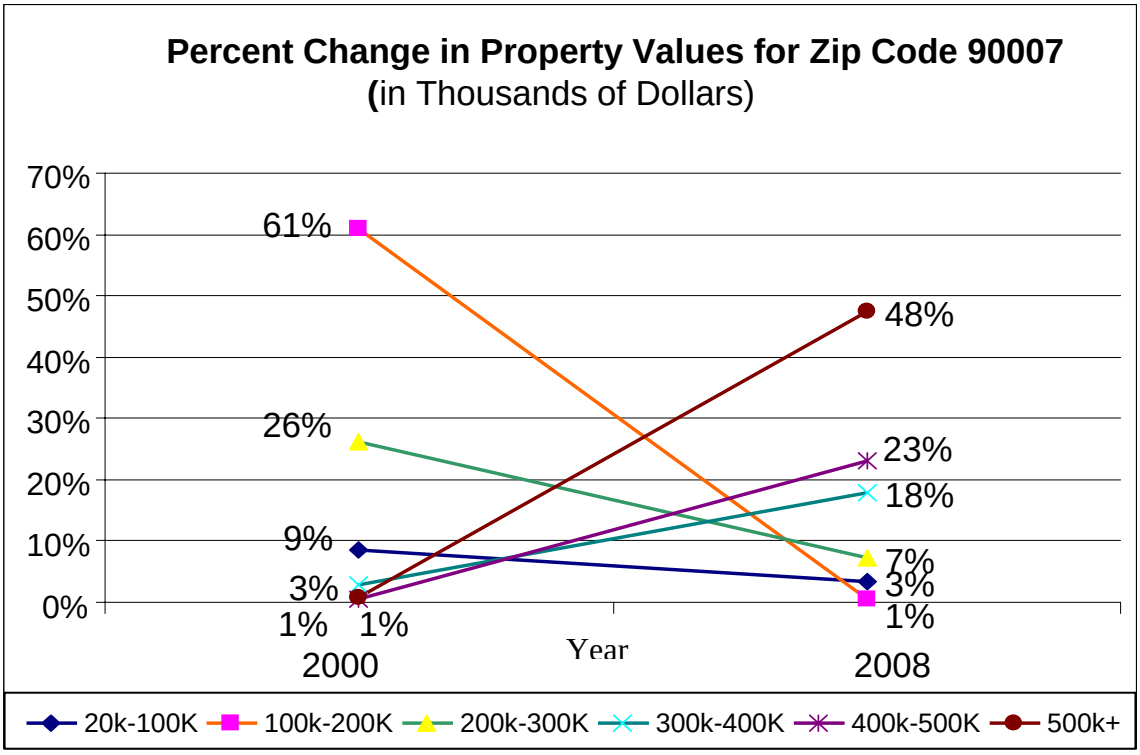


Source: Created by Healthy City Using Claritas, Inc. US Census Estimates for 2008.

Property values are used as a proxy for changing rent prices. The following charts depict the changes in property values between 2000 and 2008 for each ZIP Code in the Figueroa Corridor. Housing prices at $300k and above have risen dramatically, while in most ZIP Codes housing under $300k has significantly declined. This undoubtedly affects the rental market, demanding higher rents as property values and taxes increase. It should be noted that these statistics are all relative to the housing market up to its peak in mid 2008. However, while prices may have begun to stabilize, the overall increase still represents the growing lack of affordable housing, particularly for existing populations in the Figueroa Corridor given household incomes.

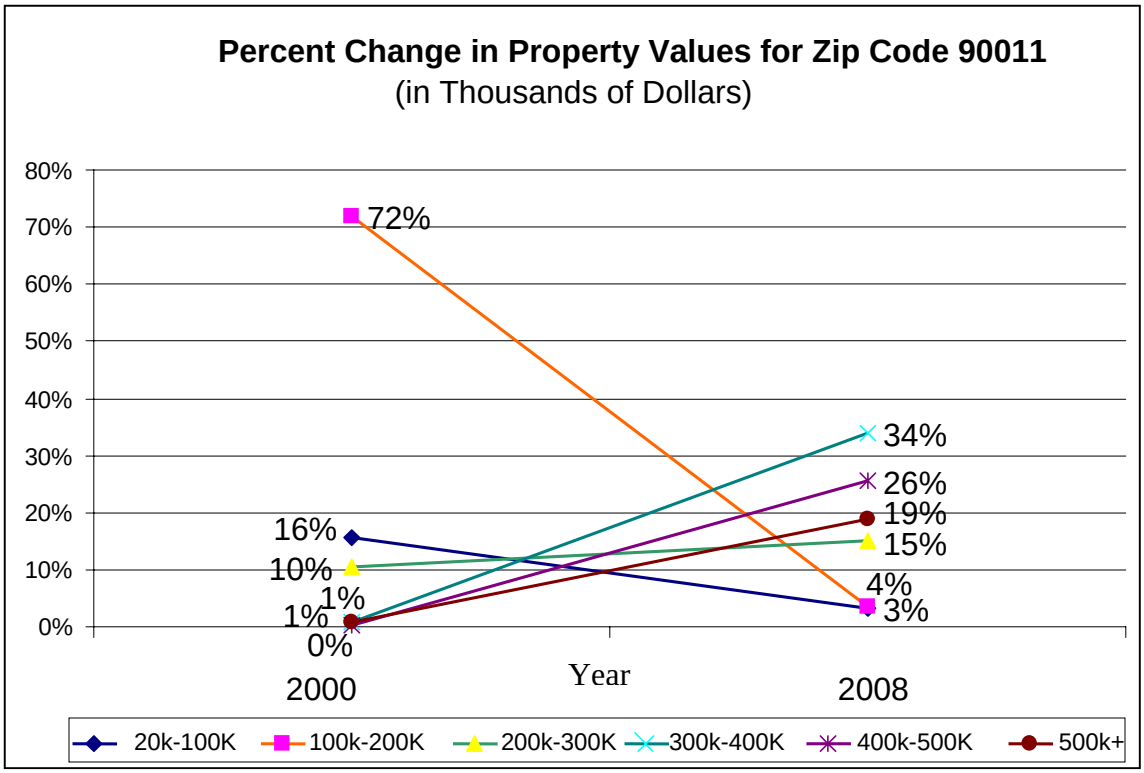
[22] Data from HealthyCity.org website using Claritas, Inc. US Census Estimates for 2008.
[23] Claritas, Inc. US Census Estimates for 2008.
[24] Claritas, Inc. US Census Estimates for 2008.

Chart 11. Change in Property Values in ZIP Code 90007 of the Figueroa Corridor, 2000 & 2008.



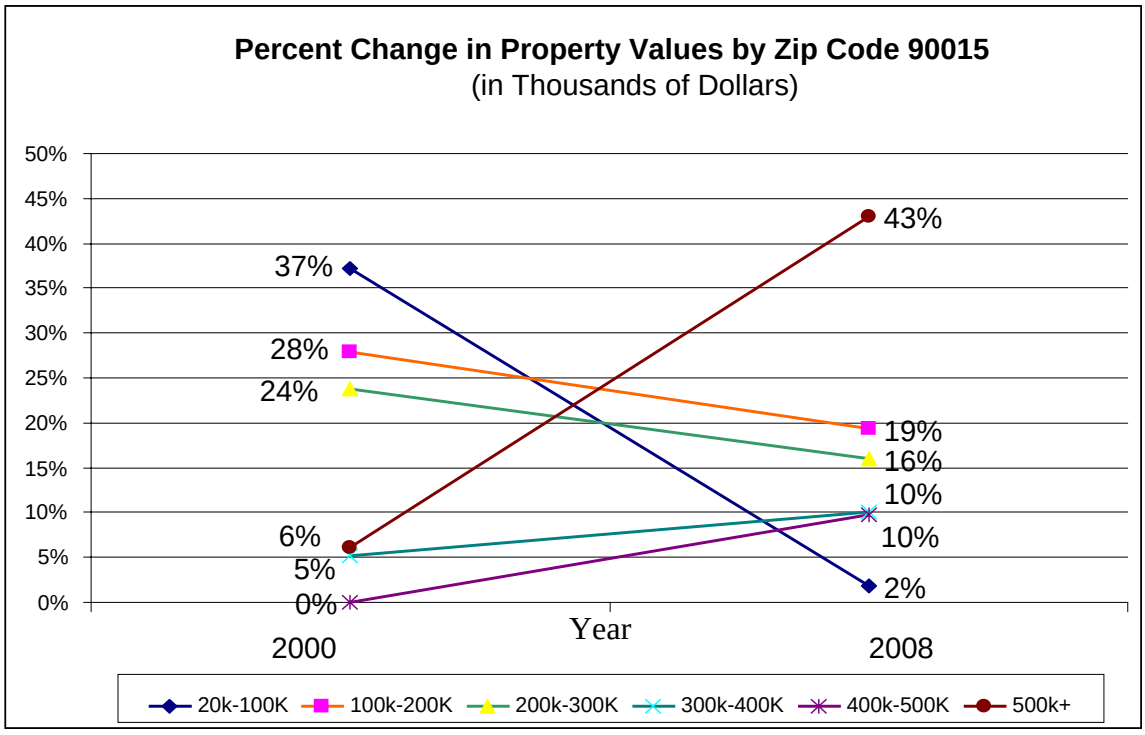
Source: Created by Healthy City Using Claritas, Inc. US Census 2000 data & Estimates for 2008.

Chart 12. Change in Property Values in ZIP Code 90011 of the Figueroa Corridor, 2000 & 2008.



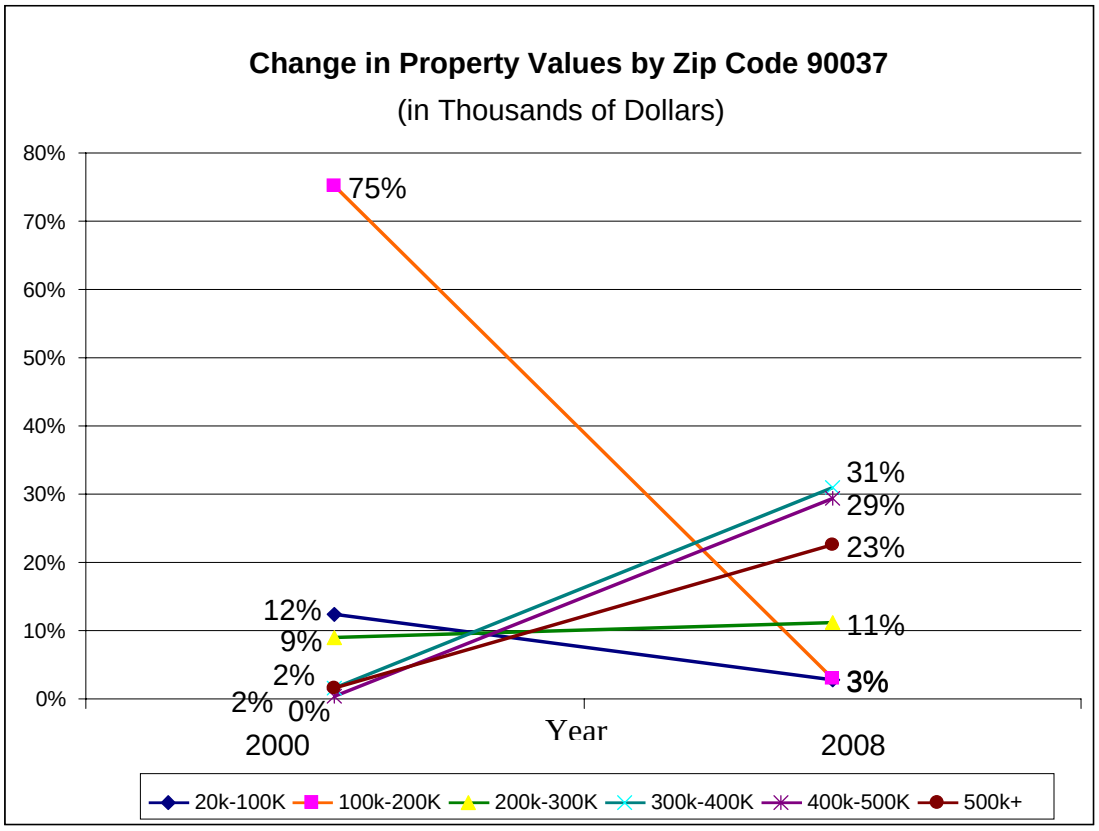
Source: Created by Healthy City Using Claritas, Inc. US Census 2000 data & Estimates for 2008.

Chart 13. Change in Property Values in ZIP Code 90015 of the Figueroa Corridor, 2000 & 2008.



Source: Created by Healthy City Using Claritas, Inc. US Census 2000 data & Estimates for 2008.

Chart 14. Change in Property Values in ZIP Code 90037 of the Figueroa Corridor, 2000 & 2008.

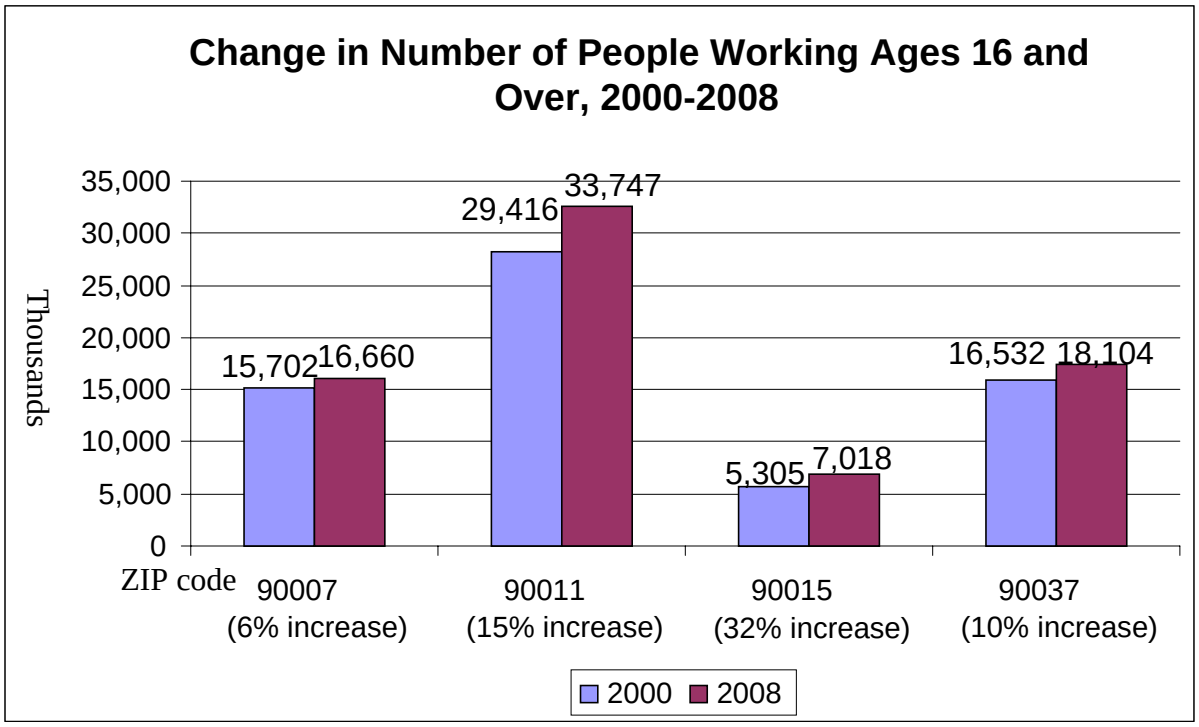


Source: Created by Healthy City Using Claritas, Inc. US Census 2000 data & Estimates for 2008.

The next set of charts shows data on the workforce in the Figueroa Corridor compared to the City of Los Angeles. The total number of people in workforce in the Figueroa Corridor has risen since 2000 and corresponds to the rise in population. Chart 15 shows that the ZIP code (90015) that has already been identified to have the highest population growth, highest renter population, and the largest percent of residents that moved into housing units in the past decade, has also seen the most growth in number of working people. This ZIP code, which includes the South Park area of downtown Los Angeles and has seen a number of high-end apartments and condos built in the past few years, is also the only ZIP code that has received more housing units in the past decade than any previous decade since 1939. However, these numbers may look different now, as the economy continues to decline since the latter part of 2008.

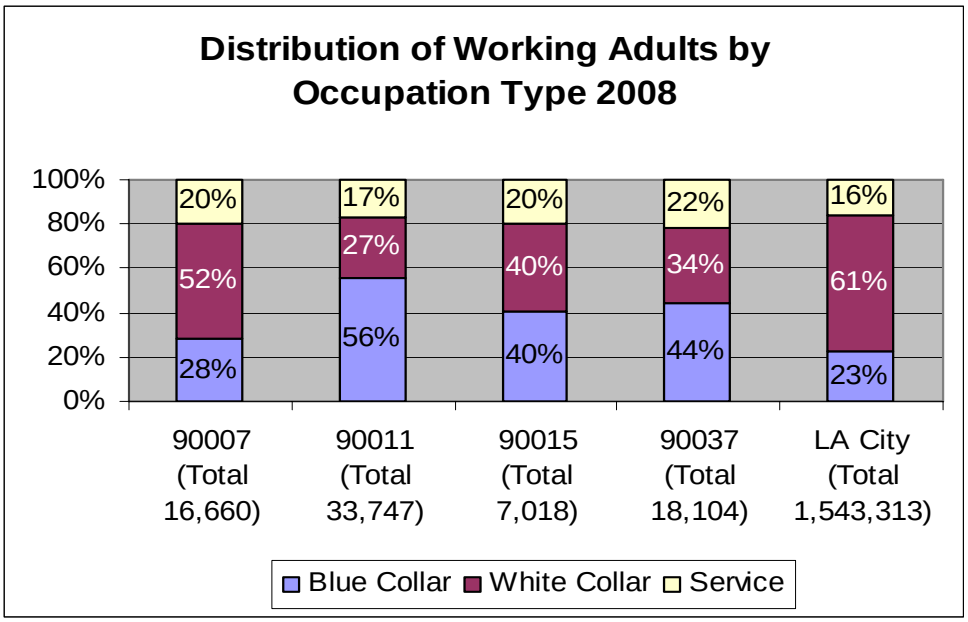
A high percentage of the total workforce in each ZIP code of the Figueroa Corridor is classified as having blue collar and service occupations, shown in chart 16. Blue collar workers alone represent almost twice as many workers in two of the ZIP codes and more than twice as many in one ZIP code of the Figueroa Corridor than in the City of LA. It is also important to note the extent and limitations of this economic data. There is a significant proportion of workers that are not represented by these statistics, but are part of the informal economy; such as street vendors. These workers, while important to the local economy of the area, are not captured in employment statistics.

Chart 15. Change in Employment in the Figueroa Corridor, 2000 & 2008.



Source: Created by Healthy City Using Claritas, Inc. US Census 2000 data & Estimates for 2008.

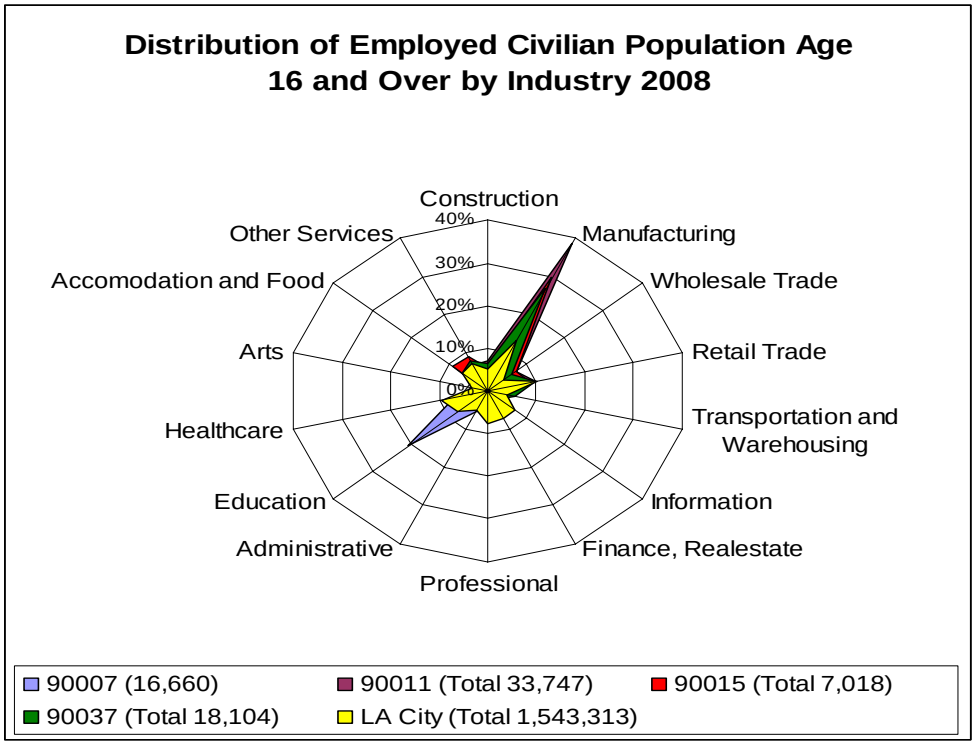
Chart 16. Workers by Occupation in the Figueroa Corridor compared to Los Angeles, 2008.



Source: Created by Healthy City Using Claritas, Inc. US Census Estimates for 2008.

The City of LA's employment by industry, shown in chart 17, appears is evenly split amongst types of work, while the Figueroa Corridor is heavily represented in the manufacturing industry, as well as education and food and services. This corresponds to the high percentage of blue collar workers in the area compared to the City overall.

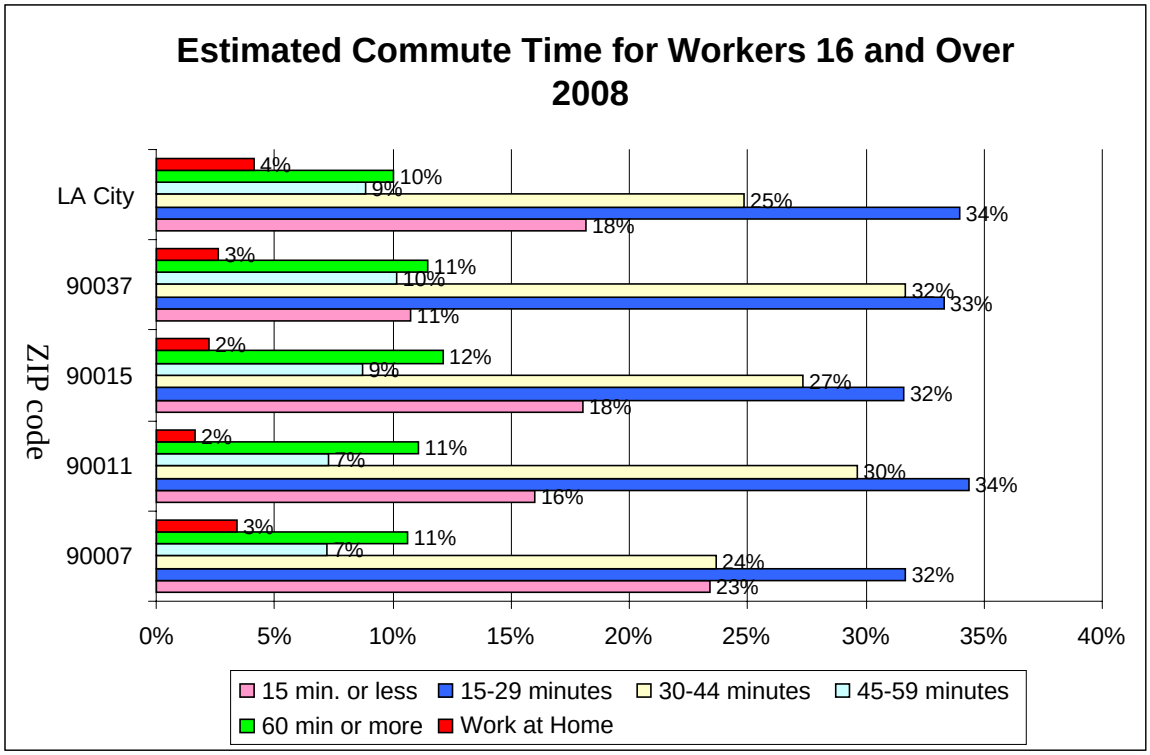
Chart 17. Employment by Industry in the Figueroa Corridor Compared to Los Angeles, 2008.



Source: Created by Healthy City Using Claritas, Inc. US Census Estimates for 2008.

Examining the change in commute times to work between 2000 and 2008 proved relatively stable, only showing increases or decreases by one or two percentage points in the study area and Citywide. Consequently estimated commute times are only shown for 2008 below. The data reveal a sense of the overall jobs and housing imbalance that is prevalent across the city. While many residents across the city spend less than thirty minutes commuting to work, there is a significant percentage of workers that travels between thirty minutes and over an hour to their job. This issue would need to be examined further with factors such as individual choice versus affordability to make definite conclusions. Yet, the data does at least demonstrate that a job and housing imbalance exists in the city. A further deduction is that this condition of long distance commuting likely has an affect on the physical and emotional well-being of workers.

Chart 18. Commute Times in the Figueroa Corridor and City of Los Angeles, 2008.



Source: Created by Healthy City Using Claritas, Inc. US Census Estimates for 2008.

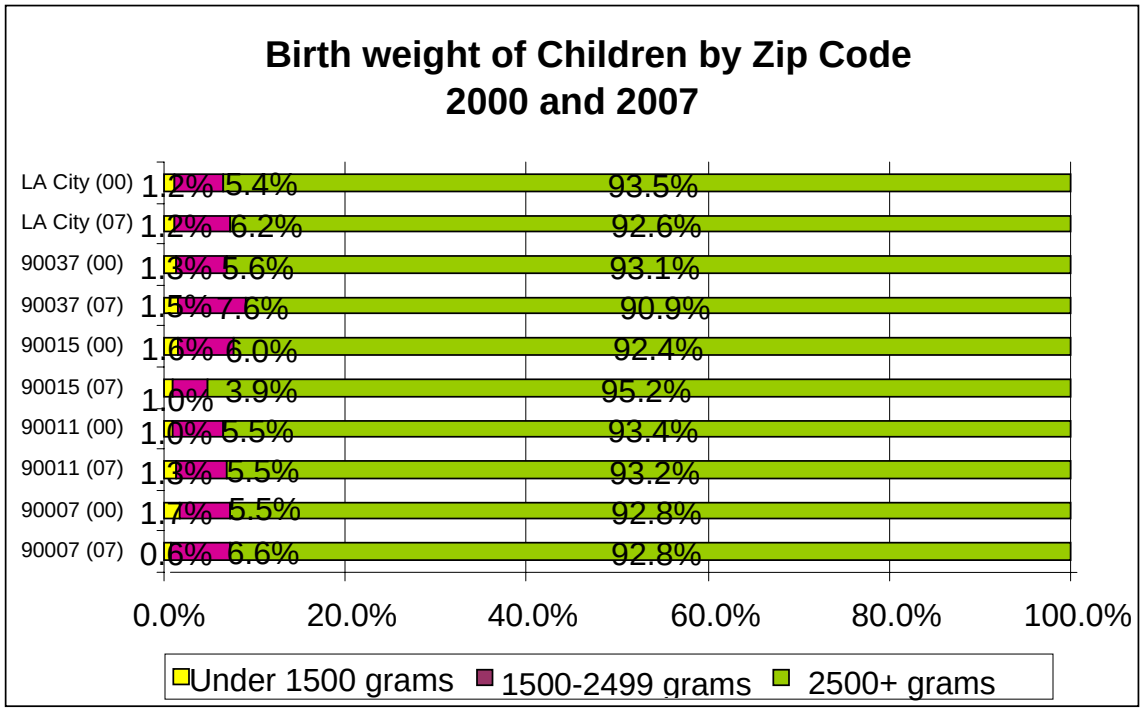
Health Outcomes

The following charts show health outcomes for 2000 and 2006 for mortality data and 2007 for birth data. The data provide basic understandings of the changes in the health of populations in the area as they relate to other neighborhood changes faced by vulnerable populations. While the following statistics represent physical health, other types of health outcomes are inferred as they relate to physical, social and emotional well-being of individuals. As the noted health conditions are often seen as a result of multiple facets over a period of time affecting an individual, it is difficult to attribute a direct health outcome to gentrification or displacement. However, as these processes undoubtedly at least contribute to the stress and in some cases direct physical ailment of vulnerable populations, discussion of health outcomes brings attention to the importance of this relationship. Further validation of a causal relationship between displacement and negative health outcomes would be best supported by individual accounts and testimonials of changing conditions as a part of a series of occurrences due to gentrification.

While there is not a significant noticeable difference in infant birth weights by each ZIP code, there are some interesting conclusions given the data. The percentage of births that are classified as low birth weights (between 1500 and 2499 grams) show slight increases and decreases in certain ZIP codes in the target area. ZIP code 90015, with the most dramatic change in indicators related to gentrification, saw a decrease in the percentage of births that were low or very low birth weights between 2000 and 2007. This indicates the ability to see positive changes in an area that is experiencing a quicker paced gentrification process. However, the changes are most likely due to a healthier population moving in and forcing pre-existing residents out; not improving the health of existing populations, but potentially negatively impacting the health of

populations being displaced. The other three ZIP codes generally show either a more stable rate of change in low birth weight babies for the same time period. These are areas that are experiencing a slower turnover in population and would expect to see changes at a slower pace.

Chart 19. Change in Infant Birth Weight in the Figueroa Corridor and City of Los Angeles, 2000 & 2007.

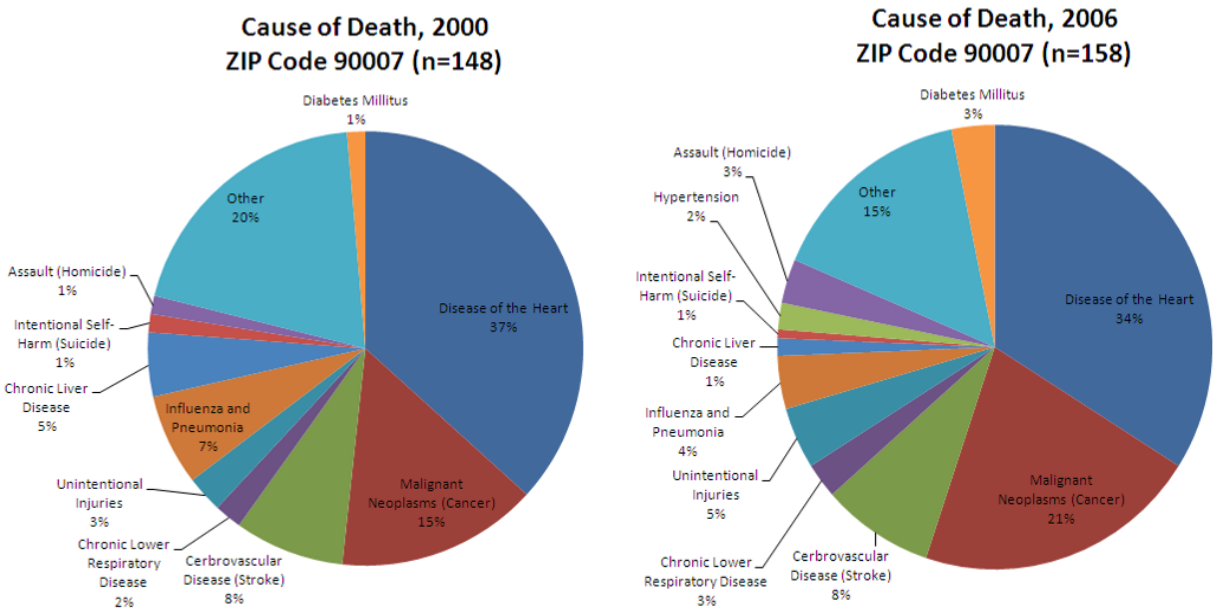


Source: Created by Healthy City Using California Department of Health Services Data, 2000 and 2007.

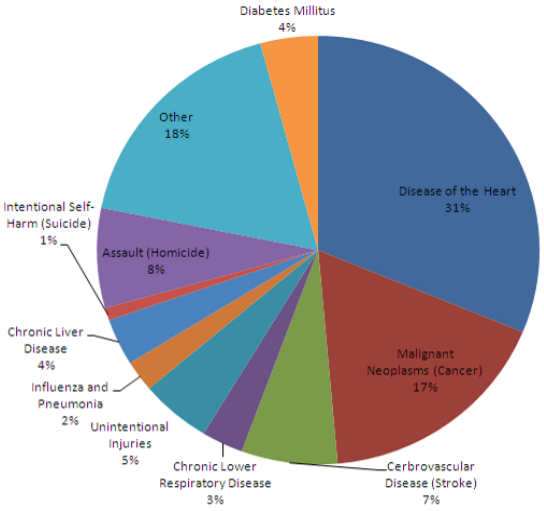
Cause of death data show heart disease and cancer to be major factors in the Figueroa Corridor area. In 2006, the leading cause of death in all four ZIP codes was diseases of the heart, followed by cancer in three of the ZIP codes. All four areas show a decrease in the percentage of deaths caused by heart disease from 2000 to 2006. This would be expected as gentrification occurs in an area, economic vitality rises, median household income rises, and types of occupation transition from blue collar to more white-collar jobs. Homicides go up in all but one ZIP code; 90015, where they decrease from accounting for 11% of deaths in 2000 to just 4% of all deaths in 2006. This is the same ZIP code that shows the most dramatic increase in population, housing units, employment, and expensive housing prices. The indicators and outcomes of this ZIP code provide that it is gentrifying at a significantly faster rate than the other three ZIP codes of the Figueroa Corridor, most likely due to its split between the downtown LA and the community north of USC. Both forces of gentrification led by downtown development and university expansion impose effects of the processes on the vulnerable populations of this community. It would then be interesting to further analyze all ZIP codes in the area to track the movement of displaced populations through each part of the area over time. An examination of whether the areas facing slower processes of gentrification are actually consequences of the forced migration of vulnerable populations facing more rapid gentrification would help identify how and where populations move to once they are forced out of their current living situations.

Considering the limitations of being able to identify actual communities where displaced populations are moving to, those areas cannot be concretely measured for outcomes. However, research should expect to see negative health outcomes increase in surrounding areas that are most likely destinations for displaced populations; in this case potentially within specific parts of the Figueroa Corridor itself as well as farther south and east of the area. Not only do vulnerable populations face the emotional distress related to being forced out of an established living environment, breaking social ties and community networks, but they potentially face more debilitating physical conditions with tangible health outcomes once they move. Displaced populations most often move to neighboring, yet still relatively affordable areas in desperate attempts to maintain community ties and a social safety net. This most likely means moving into poorer housing conditions to face overcrowding and other unhealthy conditions. Again, qualitative research would help to validate this hypothesis.

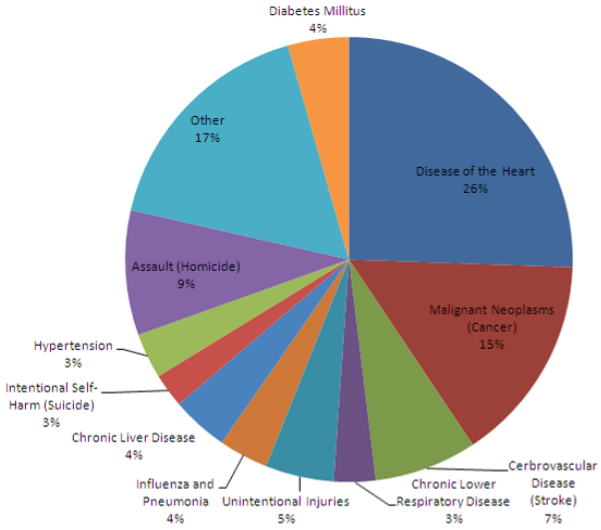
Charts 20-25. Cause of Death for Figueroa Corridor ZIP Codes, 2000 and 2006.



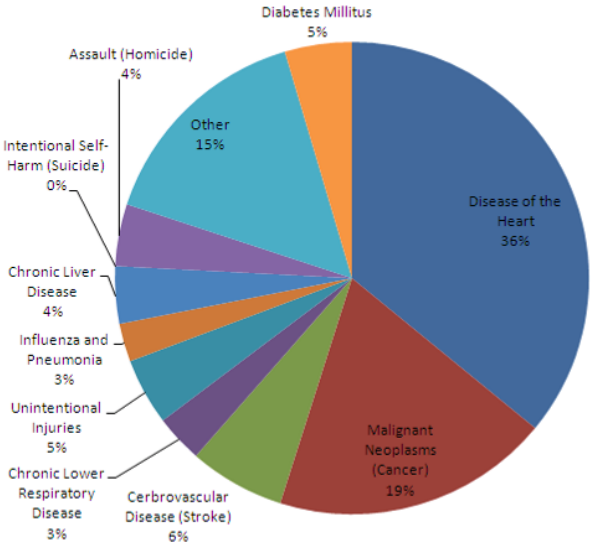
Cause of Death, 2000
ZIP Code 90011 (n=426)



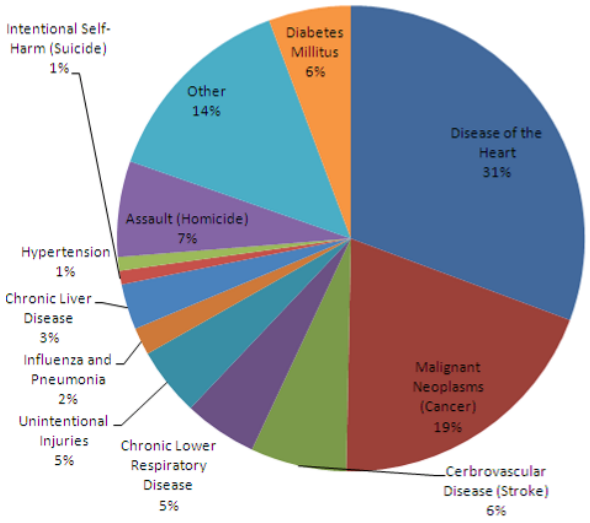
Cause of Death, 2006
ZIP Code 90011 (n=367)

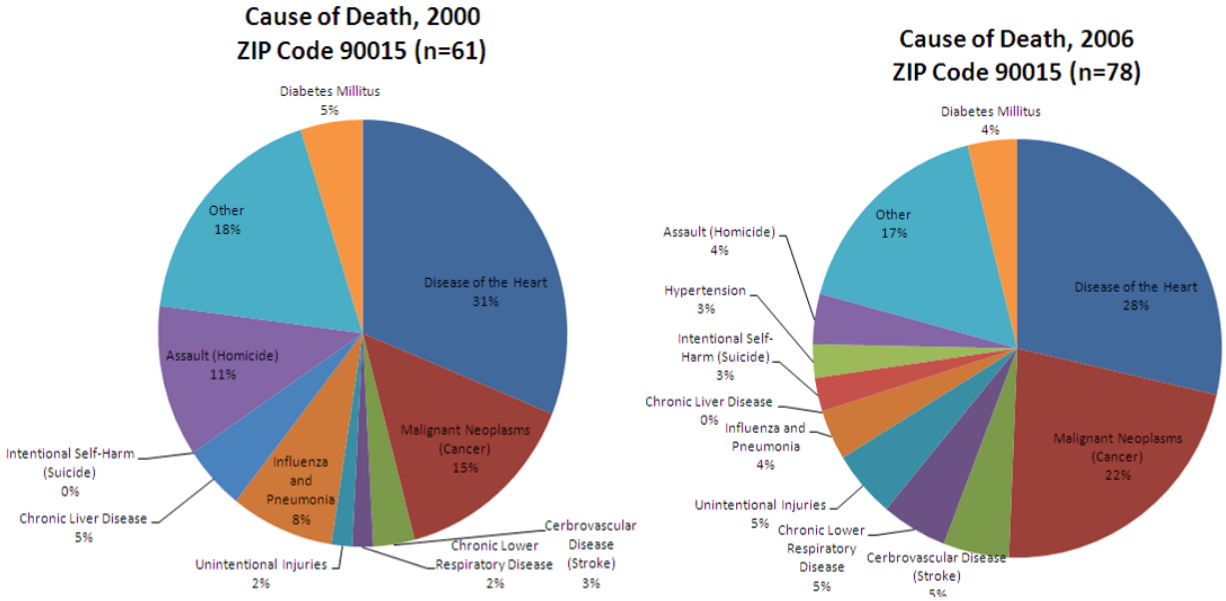


Cause of Death, 2000
ZIP Code 90037 (n=312)



Cause of Death, 2006
ZIP Code 90037 (n=315)





Source: Charts Created by Healthy City Using California Department of Health Services Data for 2000 and 2006.

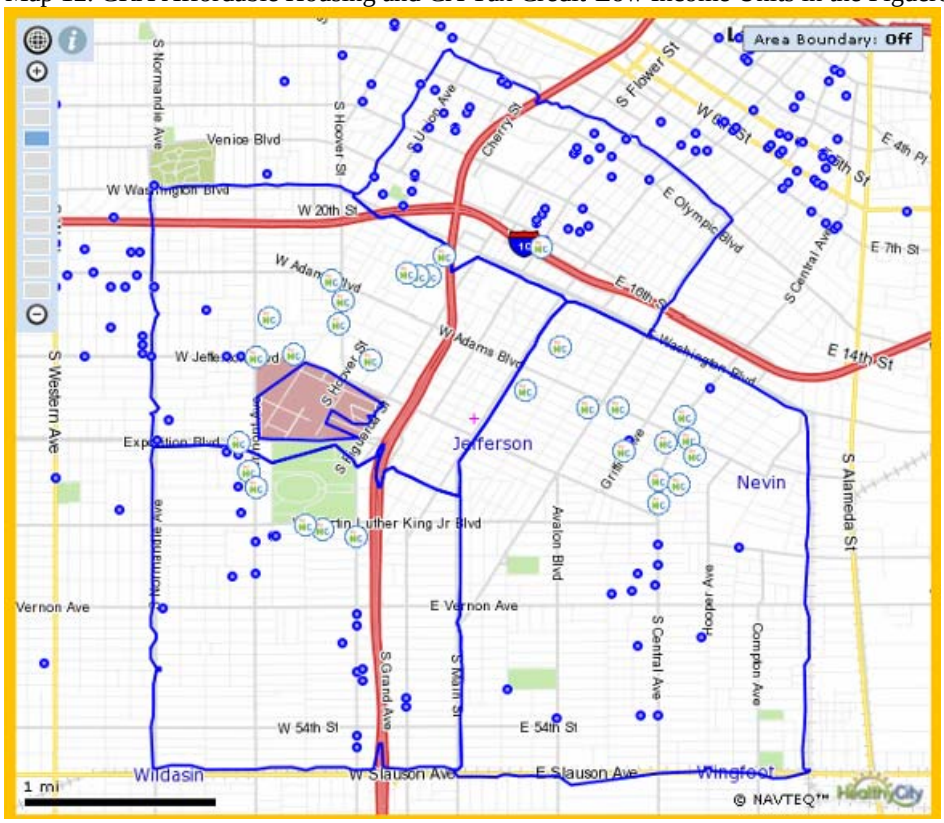
Figueroa Corridor Community Resources

Though much focus is placed on depicting negative outcomes within the Figueroa Corridor as they relate to gentrification of the community, there is also a value to representing the positive aspects and resources that the community has to offer. The following maps represent community assets in the Figueroa Corridor for the purpose of profiling the area to display potential targets for collaboration and mobilization of residents to protect and maintain existing resources. The visualization of community resources gives depth to the vibrancy of the community in terms of what it has to offer its residents.

Map 12 displays affordable housing and low income units in the area. There are a total of 248 of these structures in the area; each having multiple low income and affordable housing units for a total of approximately 20,000 such units. This is compared to 62,970 total housing units in the Figueroa Corridor.[25] There are also 10,800 rent controlled buildings that could not be presented on the map. The existence of this housing, as housing units and property values show a dramatically sharp increase in the Figueroa Corridor over the past eight years, reinforces the necessity to maintain these units as many residents rely on their affordability. However many of these units have a time limit related to their low income status that threaten to cut the existence of affordable units as redevelopment continues and affordability time frames expire.

[25] Claritas, Inc. US Census Estimates. Total Housing Units, 2008.

Map 12. CRA Affordable Housing and CA Tax Credit-Low Income Units in the Figueroa Corridor.



Source: Map Created by Healthy City Using Data provided by SAJE (from CA Tax Credit Database and CRA Affordable Housing Units), 2008.

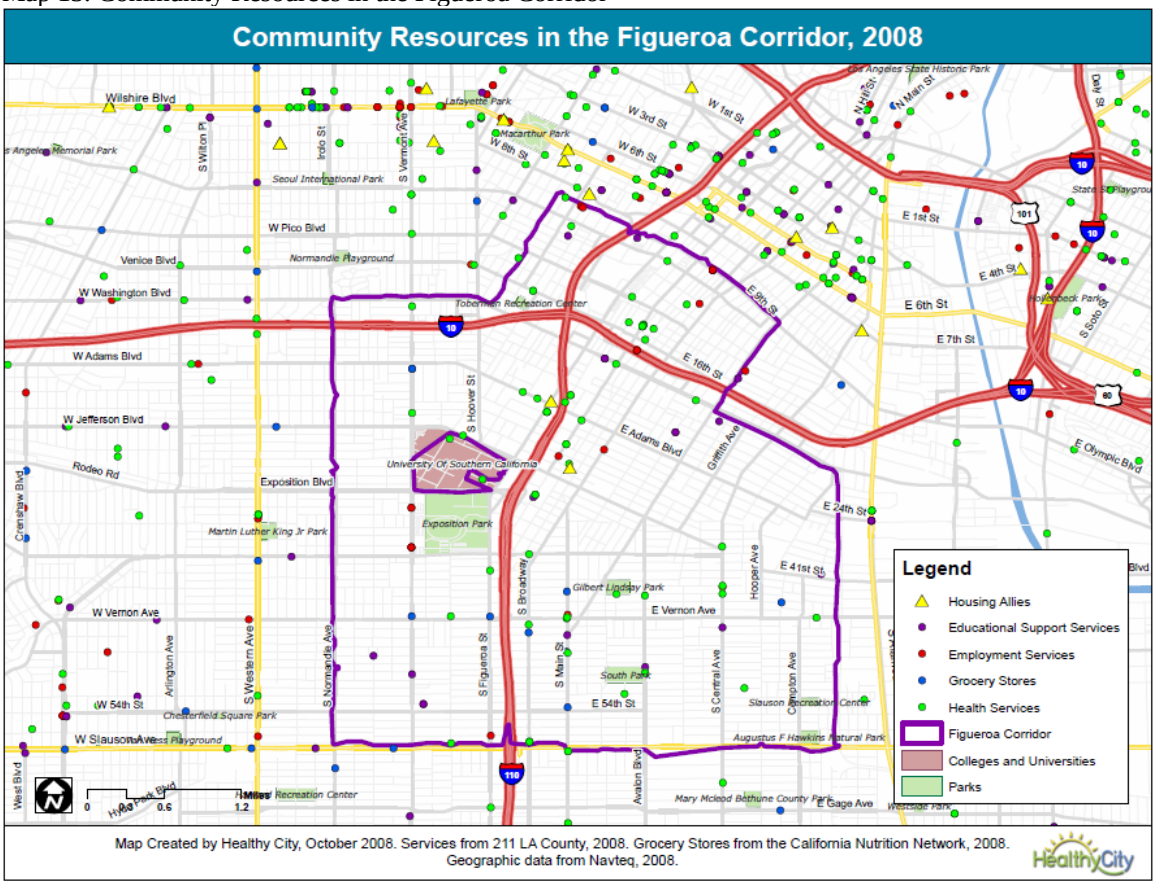
The presence of a diversity of service-related community resources gives strength to the area's social capital. However, the sparse distribution of those resources further supports the need to preserve what few underlying community networks already exist. Map 13 shows all community resources relating to housing allies, educational support services, employment services, grocery stores, and health services. There are only a couple housing ally resources located within the Figueroa Corridor. These organizations are essential to advocating for understanding of the issues of gentrification facing vulnerable populations and pushing for preventative and mitigating measures to protect those populations.

Educational services are sparsely distributed but represent necessary resources to the community and can also be helpful community partners in documenting effects of gentrification as they see changes in or impacts on student populations. Employment services are also lacking in the area but provide useful information on the economic challenges faced by vulnerable populations. Health services are the most abundant of mapped resources in the community. These are key resources that can provide accounts for changes in the health of the community population, the migration of patients in and out of the community, as well as any first-hand experiences of physical or mental health effects that have been shared by community residents as a result of the forces of neighborhood changes.

The distribution of community resources in the area should promote the need to preserve them as they exist to provide much needed neighborhood services, as well as they represent the

foundations of social and civic networks. These resources are vital to communities of vulnerable populations with their potential to document the challenges facing those populations and support advocacy to counteract the negative effects of gentrification.

Map 13. Community Resources in the Figueroa Corridor



Findings

Research on gentrification and related effects of displacement reveals that not all redevelopment is good for all people. As numerous major cities attempt to revitalize their urban centers and communities to attract growth of middle class families, higher incomes, and economic vitality, the consequent outcomes prove threatening to vulnerable populations. Gentrification and displacement need to be understood as at least correlated processes that impact vulnerable populations' physical, social, and environmental health in addition to the positive outcomes that new residents will benefit from in the process.

Gentrification in Los Angeles is occurring in predictable parts of the city such as the downtown center and around universities. Yet, the gentrification and displacement indices reveal that these processes are also occurring in less obvious areas of the San Fernando Valley, Koreatown, and South Los Angeles. This depicts the widespread context in which the City's diverse communities will be confronted with issues associated with gentrification. The neighborhoods identified are largely places where vulnerable populations reside. These populations include ethnic minorities, immigrants, elderly, low income households, persons with low educational attainment, high unemployment rates, and a high proportion of blue collar workers. Given the extent of

gentrification and the potential it has to displace significant populations, the City needs to assist local communities in adapting regulations and methods for redesigning controlling the process.

The analysis of housing and demographic data in this report reveals a significant increase in property values in the Figueroa Corridor and citywide from 2000 to 2008. This is combined with a decrease in vacancy rates and an increase in total population, the working population, and specifically the Caucasian population.

Noted in the literature reviews and supported by the mapping an analysis in this report, the relationship between gentrification and the housing market is no mystery as new development and redevelopment drive up land prices, attract new residents and make housing less and less affordable for specific populations. This forces many renters into the category of vulnerable populations as apartments are so readily converted to condos and luxury housing. However, the renter population has the largest potential of vulnerable populations to engage residents and create a unified force to advocate for rights and combat the negative effects of gentrification.

Unsurprisingly, with expensive prices of homes and scarcity of affordable housing, the renter population in the City of LA holds a majority over homeowners. Yet, renters are routinely prevented, discouraged, ignored or excluded from participating in setting policies and making decisions that directly affect their communities and their futures. There is an assumption that homeowners have an inherent right to control and direct development in their communities due to their vested interest paid through property taxes and home owners' association fees. However, the investments of renters into the well-being and cohesion of their communities is significant and should not be overlooked or counted with less importance than those of a property owner. The renter population proves to be significant and relevant to displaying the negative impacts of gentrification as proof of the necessity to garner support and advocate for the rights of vulnerable populations.

Recommendations

Based on the literature reviews, mapping and data analysis, and findings of this report, the following recommendations are given to shed light on the gentrification and displacement issues and attempt to prevent or mitigate negative effects of these processes**.**

Facilitate Agreement and Understanding of the Issue

While gentrification has become a common term among urban centers across the nation, the actual process as it follows revitalization and redevelopment of communities at the expense of previously existing populations is not universally recognized. Particularly, the idea that gentrification results in specific negative outcomes including displacement, remains to be proven in many areas. Despite efforts such as this report to avoid having to prove theories but instead focus on measurable negative outcomes and potential solutions to the issue, a basic acceptance of a problem is necessary. Before community planners, developers, and policy makers can begin to deal with the effects of gentrification, there must be at least an agreement that there is a process of change taking place in vulnerable communities. There then needs to be a common understanding of the process and all its affects, positive and negative, as they relates to and will most likely impact pre-existing and vulnerable populations.

Support Quantitative and Qualitative Research
The limitations of this report reinforce the importance of qualitative research to support theories and conclusions being made about neighborhood changes that directly affect specific populations. Conducting surveys and interviews to gather first-hand data and testimonials to support research and statistical findings allows for the verification of theories around gentrification and displacement. Being able to document a community resident's forced migration, severance of relationships, negative health outcomes or increased psychological stress as these effects relate to neighborhood conversion is invaluable to the research process. As SAJE continues to conduct neighborhood walks and interviews, the results should be analyzed to produce support to the findings of the administrative data such as population and ethnicity changes, increased household incomes, rising property values, and the aforementioned potential negative effects on vulnerable populations. The more voice personal and qualitative accounts can give to the persons most affected by the processes of gentrification and displacement, the stronger a case for change in these processes can be demanded to recognize and prevent negative effects.

Advocate for Community Benefits Agreements
SAJE and other community organizing groups have proven invaluable as a unifying force to demand equal and appropriate benefits from new community developments be put back into the existing community and residents. This can play out in multiple ways; allocating a certain percentage of new jobs and housing to existing residents, as well as maintaining the affordability of any new housing so that land values do not eventually push current residents out. The process of developing a Community Benefits Agreement can be worked out with universities, such as USC, in same way they have been in the past with other developers imposing projects on the community such as was done with the development of the Staples Center and LA LIVE. Along these lines, revitalization efforts need to include community input to ensure the community's voice is heard and that existing residents will actually reap benefits. In combination with a Community Benefits Agreement, current residents should have first priority for new housing at controlled affordable prices.

Insist on Public Health Impacts & Social Impacts Assessments
As public health effects become more of a concern among public health and urban planning professionals, the review of health impacts are being implemented into more planning regulations. The idea is that similar to environmental impact reviews and assessments there should be an evaluation of the potential health effects of any proposed development. This would include the impacts on any health aspect from the physical changes in a neighborhood to any new elements that would affect not only the physical, but social and emotional health of residents. This should also mean conducting housing assessments to understand the potential for increased property values, a change in the social fabric of a community, rising household incomes, or an increase in white collar jobs, all of which may result in the displacement or at the least have subsequent impacts on the existing community residents and current housing conditions.

Develop and Broaden Housing Rights Advocacy
As seen in the findings of this report, the Figueroa Corridor is no outlier when it comes to the significance of the renter population in the City of Los Angeles. Renters make up a majority of

the population in the City and particularly in the Figueroa Corridor as compared to the population of homeowners. This fact supports the need for a unified voice for renters to advocate for rights to affordable and adequate housing. Renters should have appropriate representation in developing policy and planning for new housing units, as well as maintaining certain rights as a renter. The organization of renters into a cohesive group that can advocate for their needs will position the renter population to then demand public health impacts of new developments as they specifically relate to housing and health concerns.

Encourage Community Partnerships and Involvement
Utilizing existing community groups provides a trustworthy source for residents to confide in and get involved with community matters. Along with the idea of a consolidated effort to advocate for housing rights among the renter population, residents should also be encouraged to take leadership in community issues and actively participate in community processes and decision making. This will not only result in more vibrant social capital and awareness, but a sense of community ownership, investment and empowerment among residents. Participation leads to the ability of residents to directly affect policies in their neighborhoods and control potential impacts of new developments in order to maintain existing social and community cohesion.

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