



Jordan Downs Community Advisory Committee



November 2008

Special points of interest

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Welcome to Jordan Downs!

With all the positive changes that are happening in Jordan Downs the Housing Authority of the City of Los Angeles (HACLA) wants to make sure that everyone at JD is well informed of our redevelopment activities. We will regularly provide updates through this newsletter.

...will include one for one replacement of existing public housing units.

On April 1, 2008, the HACLA purchased a 21 acre parcel of land adjacent to Jordan Downs (JD) public housing complex (the factory). The goal of the Jordan Downs Redevelopment Plan is to **expand and improve** the supply of affordable housing through the redevelopment of the Jordan Downs public housing community, thus creating a vibrant urban village and model for public housing redevelopments throughout

the country. The overall development is anticipated to triple the total number of housing units from 700 to 2,100 and will include a one-for-one replacement of existing public housing units. It will also feature approximately 700 workforce housing units and another 700 market rate rental units and market rate homeownership units. In addition to the 2100 units, there will be mixed use opportunities with retail services, high-tech light industrial, educational and recreational facilities, as well as enhanced community programs.

Under the leadership of Congresswoman Maxine Waters, Councilwoman Janice Hahn, and in support of Mayor Villaraigosa's initiative to develop a city wide public housing redevelopment plan, the Jordan Downs public housing project is the first to be redeveloped in Watts and is a cornerstone of the Mayor's South Los Angeles Initiative ♦

Vision for Jordan Downs



The redevelopment is also going to develop a quality of life plan, by linking the physical development and program planning so that **social programs** and services are incorporated in the master plan and its maps. The team will look at the whole community and its surrounding assets including schools, child **care**, **health care**, parks, **community safety**,

environmental safety, social services, **job creation, youth development**, adult enrichment, opportunities for economic activity and collaborations with local community development corporations, faith-based institutions and others to maximize access for residents to sustainable resources.

The HACLA will invest in the human capital needs of the residents in the community in order to ensure the successful **on-site transition** to the

newly built site. Jordan Downs Community Advisory Committee (CAC) will be active in all the steps of the redevelopment process providing advice and communicating the needs and desires of the residents. HACLA and JDCAC will host series of public meetings to plan for every stage of the redevelopment process. We look forward to seeing you there and hearing your suggestions ♦





Establishing the Jordan Downs Community Advisory Committee



In coordination with Congresswoman Maxine Waters' and Councilwoman Janice Hahn's office, the HACLA organized Jordan Downs Community Advisory Committee (JDCAC) to serve as the leading advisory committee to the HACLA throughout the redevelopment process. Resident involvement and input are vital to the success of the redevelopment as we need to ensure that the final result is going to serve the needs of all Jordan Downs residents.

CAC members are **citizen volunteers** who will provide HACLA and the city with the highest level of citizen guidance. The Jordan Downs Resident Advisory Council is the core of the JDCAC, which will work closely with the Project Directors to identify and schedule key issues and topics for CAC discussion and recommendations. HACLA will provide formal training for JDCAC members to prepare them for their **leadership roles** and responsibilities.

Flyers were mailed out to all Jordan Downs residents asking them to apply for CAC membership. HACLA received applications from interested residents to serve on the committee. JDCAC membership consists

of Jordan Downs Resident Management Council members, Jordan Downs residents and stakeholders, including representatives from the Mayor's office, Rep. Water's and Councilwoman Hahn's offices.

It is particularly noteworthy that **CAC has 4 youth members** - Darian Armstrong (age 16), Marcell Coleman (age 15), Daniel Fausto (age 15) and Martha Fausto (age 16), who will represent the needs and wishes of our young residents at Jordan Downs.



Jordan Downs CAC meeting

We welcome all JDCAC members and wish them success in their new roles! ♦



Jordan Downs CAC group photo

Looking Forward: Where are we in the development stage?

H ACLA issued a Request for Qualifications (RFQ) for a Community Master Planning Consultant team and a Request for Proposals (RFP) for an Annexation Consultant team with the intent to recruit qualified Consultants who can engage the community to determine a plan for the redevelopment of Jordan Downs. We are pleased to announce that we have received a number of good proposals and are currently reviewing

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them. The JDCAC participated in the evaluation and selection process. The Consultants for the RFQ and RFP have NOT been selected yet. The public will be notified as soon as a decision is made.

The Request for Qualifications (RFQ) for the "Community Based Master Plan for a Mixed Use, Mixed Income Redevelopment of Jordan Downs and Adjacent Areas" and the Request for Proposals (RFP) for the Annexation Consulting for the Jordan Downs Redevelopment Project closed on September 12, 2008.

On September 25, 2008, the **JDCAC reviewed the RFQs and ranked them** at an all day afternoon session held at the Jordan Downs Community Center.

On October 2nd and 3rd, 2008 the Evaluation Panel met to review the qualification proposals for the RFQ. The JDCAC voted on a representative to serve on this evaluation panel.

The top ranked firms for the RFQ presented to the JDCAC on October 17, 2008. HACLA expects to select consultants for the above mentioned RFQ and RFP shortly after ♦





JDCAC Members Travel to Seattle, Washington and Portland, Oregon

HACL A organized a site visit for JDCAC members to visit the redeveloped Public Housing sites in Seattle and Portland from Sept. 28 – Oct. 1. The purpose of the visit was to allow CAC members to see first hand the redeveloped sites there and expand CAC's awareness of the possibilities for Jordan Downs redevelopment. Through this and other upcoming visits and trainings, HACL A hopes to learn about best practices, **lessons learned** from other large redevelopment projects and talk to residents and staff who will share their experiences and answer questions and concerns.



The group had the opportunity to witness and explore designs that incorporate **mixed-uses, mixed-incomes**, new streetscapes and landscape designs



in relation to the new buildings and redesigned open spaces, as well as how cultural, recreational and social activities play a part in these redeveloped environments. As John Hernandez of Watts Century Latino Organization

noted "for so many years things have been going wrong in Watts, but with this redevelopment the area is going to change for the better. **Watts is going to be re-awakened** and move out of the dark cycle." And that is exactly what HACL A and JDCAC want to accomplish at the end of this process.

While in Portland, the group visited Humboldt Gardens and New Columbia developments. Humboldt Gardens now includes a variety of housing options, including **accessible units**, loft-style studios and town homes. The community now has a meeting space, computer and internet access, a **Head Start Center**, a community policing contact office and retail space. The New Columbia site also went extensive transformation, with the new site layout **featuring a park, bike and pedestrian friendly layout**.

In Seattle the group visited High Point Seattle and Greenbridge. High Point is the largest site in Seattle and the redevelopment process is still on-going. However, with parts of it completed, the group had the advantage of witnessing the completed product and see the redevelopment activities in process. Greenbridge plan includes **parks, trails, sidewalks and open spaces**.

Mr. Gregory Brown noted that "You see how beautiful the developments are here [referring to Seattle and Portland] and in a few years we are going to look at Watts and say

the same. Jordan Downs is going to be the most beautiful development in all of California and will serve as a model for the rest of the state." His voice echoed sense of pride and love for his community.



As the trip was nearing the end and the group was waiting for their departure from Seattle Tacoma International Airport they had time to reflect on their experiences. It was during this time too,



when John King, the Director of Planning and Intergovernmental

"It's going to be a long process to transform Watts, but everyone will be pleased with the end result. It will be a community that people are again proud to be part of." - Betty Day.

Affairs Department at HACL A had the chance to interview the residents. Mrs. Cassandra Savage was impressed at the outstanding amenities available to residents, such as **2 closets** in the master bedroom, **a washer and a dryer** in the unit, etc. She added that those features will improve the quality of life for the residents. In the words of Mrs. Evelyn Warren "if we had something like what we saw in High Point senior site we will be on the one."

When asked to share her impressions from the trip, Mrs. Betty Day said that "It's going to be a long process to transform Watts, but everyone will be pleased with the end result. It will be a community that people are again proud to be part of." She also noted the commendable work and progress that HACL A has made under Mr. Montiel's leadership. "He has compassion for people and genuinely cares about our well being." Mrs. Day thanked both Mr. Montiel and Mr. King for their dedication to serve the community and work tirelessly on their behalf – a sentiment shared by many ♦



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HACLA
Housing Authority of Los Angeles



About HACLA

The Housing Authority of the City of Los Angeles (HACLA) is a state-chartered public agency. It provides the largest stock of affordable housing in Los Angeles and is one of the nation's leading public housing authorities. It is also one of the oldest, providing quality housing options and supportive services to the citizens of Los Angeles since 1938.

HACLA's annual budget is \$850 million. Its funds come from five main sources: HUD's annual operating subsidy, HUD's annual Capital Fund, Section 8 administrative fees, rent from public housing residents plus other program and capital grants from various sources. HACLA continues to explore alternative funding sources and has built numerous key partnerships with City and State agencies, nonprofit foundations, community-based organizations and private developers.

Newsletter of Jordan Downs
Redevelopment Project

**Jordan Downs
Community Advisory
Committee**

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We are on the web
www.hacla.org/nws



Humboldt Gardens, Portland



Truth be Told

Rumor: HACLA lied about not owning the land prior to April 1, 2008.

Truth: On April 1, 2008, HACLA acquired 21 acres adjacent to JD public housing complex. The property sits on LA County land. Therefore, HACLA plans to apply to have the land annexed to the City of LA.

Rumor: HACLA has a pre-conceived plan for the redevelopment of JD.

Truth: HACLA has a vision for the redevelopment of JD and that is to improve the housing conditions for all residents while working with Congresswoman Waters, the Mayor, Councilwoman Hahn, residents, community groups and other city partners to enhance the overall quality of life for all residents in JD and the surrounding community of Watts. Once the Consultant is selected, a series of public community design workshops will occur to gather input from the community on potential design options. Construction will not begin until the **community gives input on the design** of the new site.

Rumor: HACLA plans to com-

bine Imperial Courts, Nicker-son Gardens and Jordan Downs.

Truth: No! All sites will continue to operate independently.

Rumor: HACLA plans to relocate existing JD residents onto the **contaminated land known as the "factory."**

Truth: HACLA will not relocate existing JD residents to the contaminated land known as the "factory." There will be a series of **environmental clean up** efforts that are required before construction can occur. This has to be approved by the U.S. Environmental Protection Agency (EPA). Once completed, clean-construction will begin on the site.

Rumor: The proposed redevelopment will result in the **displacement of current JD residents.**

Truth: Residents of JD will not be displaced from JD public housing complex. Once construction is completed, existing residents in good standing will be provided with the opportunity to move into the new units. Construction will occur

in phases, therefore, residents will be relocated to the new site in phases. There are **no plans or intentions to relocate residents to another site** outside of JD. If some residents request to live elsewhere, it will be at their personal discretion.

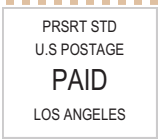
Rumor: The proposed redevelopment will reduce the number of JD public housing units.

Truth: The proposed redevelopment plan mandates a one-for-one replacement of public housing units per Congresswoman Waters' HOPE VI legislation. This means that the residents of JD in good standing will be able to relocate to the newly redeveloped site.

Rumor: HACLA has already selected the developers and has a plan.

Truth: No developer or agreements for any work have been established. The RFQ for a Community Master Planning Consultant team and RFP for Annexation Consultant team closed in Sept. and HACLA is reviewing the proposals ♦

From: Housing Authority of the city of Los Angeles
2600 Wilshire Boulevard,
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To: Residents of Jordan Downs