



Jordan Downs Community Advisory Committee



Seattle, WA redeveloped public housing



Marcell Coleman, JD Youth Resident,
Chicago, IL



Portland, OR redeveloped public housing



Mayor Antonio Villaraigosa visits Jordan Downs to meet with Community Advisory Committee

Los Angeles, March 25, 2009 - Los Angeles Mayor Antonio Villaraigosa spent his afternoon discussing plans to redevelop the Jordan Downs public housing complex in Watts. The \$1-billion redevelopment project is part of the Mayor's \$5-billion five-year housing plan to build 20,000 affordable units. The Mayor emphasized that the redevelopment plan has a comprehensive community component.

The Mayor answered questions from the Jordan Downs Community Advisory Committee (JD CAC). The committee is made up of Jordan Downs residents and Community Stakeholders. Mayor Villaraigosa said he is committed not just to redeveloping Jordan Downs but also improving the adjacent Jordan Downs High School. The Mayor has directed his Education Team to work with the school to create a new vision for the campus. The Mayor is also already working to further strengthen the referral and recruitment relationship between Jordan High School and area universities and colleges. The working group meetings are currently being held and scholarship resources are one of the topics being discussed.

Bringing jobs to the community is yet another component of the Master Project Plan. Site location assistance, incentive packages and workforce development resources are being offered to attract companies to relocate to South LA.

Safety is a big concern and the Mayor pointed out that the additional 1000 police officers being added to LAPD will help safeguard the neighborhood. Expanding and supporting Watts Gang Task Force and its affiliates, along with adding Watts to the Gang Reduction and Youth Development (GRYD) program are key initiatives that will further HACLA's goals of making Jordan Downs a safe community.

Mayor Villaraigosa assured the residents that he is paying close attention to what is happening at Jordan Downs at all times and expects to be back in Jordan Downs soon - this time to meet with the broader resident community.

*Photos above: Mayor Antonio Villaraigosa answer questions from the Jordan Downs Community Advisory Committee.
from left to right: HACLA Commissioner Beatriz O. Stotzer, Mayor Antonio Villaraigosa, HACLA President & CEO Rudolf C. Montiel.*



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Master Planning & Annexation Firms Selected



Larry Goins and Jennifer Thomas from HACL Development Services at Master Plan Kickoff Meeting

In partnership with the Jordan Downs Community Advisory Committee (JDCAC), HACL is pleased to announce that the firms of WRT Solomon and Hogle-Ireland have been selected as Master Planning and Annexation consultants respectively.

A **Master Plan** is a tool used to guide land use for an entire project area. It is a full plan to drive the process in an orderly and sound manner, both physically and economically. It helps define the process by which Jordan Downs will become a vibrant urban village.

Annexation means permanently bringing property into a designated area, such as a city adding additional land to increase its size. That's exactly what will happen with the 21 acres adjacent to the Jordan Downs housing complex (known as "the factory"). Currently, the land is part of the County of Los Angeles. An application will be filed to annex the land into the city of Los Angeles as a part of the Jordan Downs redevelopment project.

JD CAC / Resident Role

The Jordan Downs Community Advisory Committee (JDCAC) plays a crucial role in the redevelopment process as was the case in selecting the Master Planning and Annexation consultants. Their role

is to inform the Master Planning Firm of their needs and those of their fellow residents and stakeholders. The JDCAC will play an active role along every step of the process in not only informing needs, but also in making decisions in terms of how to proceed.

What to Expect

HACL expects to be presented with a finalized Master Plan by the Fall of 2009. The Annexation process will take longer, about 18 months. During these processes, community stakeholders and residents can expect to see several new faces in the community, to be notified about many meetings and to be asked a lot of questions about what they think of the redevelopment and what they want to see take place. This Planning process is the community's opportunity to speak out about their needs. The end result will be a new Jordan Downs that offers a better quality of life.

Next Steps

WRT Solomon held the first in a series of community workshops for broad community participation on Saturday, February 28, 2009.



Master Plan Kickoff Meeting

The next workshop will be held on Saturday April 18, 2009 at the Jordan Downs Recreation Center. Every resident will receive an invitation to the workshop, so residents are encouraged to look for it in the coming weeks. The Housing Authority strongly encourages everyone to come out and share your opinions about the future of the Jordan Downs Community. In the future, the community will be informed and encouraged to attend the many upcoming meetings and opportunities to participate in this exciting process.



CORO AT JORDAN DOWNS

What is Coro?

Coro is a non-profit organization which focuses on leadership training. Coro trains ethical, diverse civic leaders nationwide. Coro leaders develop skills; master tools needed to engage and empower communities; gain experience in government, business, labor and not-for-profit community organizations; and participate in special community and political problem solving processes. For more information on Coro visit <http://www.coro.org>.

Why are they here?

The Housing Authority has retained Coro to provide leadership training to the JDCAC so that members are better prepared for their roles as ambassadors of the



JDCAC members participate in a CORO training

Jordan Downs redevelopment project. Coro has completed a total of three all day training sessions with the JDCAC. They will be working with the CAC for several months as needed.

What will be the outcome of their work?

During the Leadership Training, participants learn how to listen and process information, as well as how to articulate their thoughts and feelings; conduct interviews; create a vision and mission in order to accomplish established goals; and develop a strategy for achieving set goals. As a result of Coro training, JDCAC members are better prepared to process information that is presented to them and to disseminate that information to the broader community and the development team in a clear and meaningful manner.

PANEL OF EXPERTS HOPEFUL ABOUT JORDAN DOWNS REDEVELOPMENT



The Urban Land Institute (ULI) is a non-profit research and education organization supported by more than 40,000 members worldwide. ULI represents the entire spectrum of land use and real estate development disciplines, working in private enterprise and public service. ULI facilitates the open exchange of ideas, information and experience among local, national and international industry leaders and policy makers dedicated to creating better places. The mission of the Urban Land Institute is to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide. Members say that ULI is a trusted idea place where leaders come to grow professionally and personally through sharing, mentoring, and problem solving. With pride, ULI members commit to the best in land use policy and practice. For more information on ULI visit <http://www.uli.org/>.



ULI presents recommendations on Jordan Downs Redevelopment plan

Why are they here?

The Housing Authority has retained a panel of 13 members from ULI who are experts in the various fields represented in the redevelopment process to analyze HACLA's approach to the redevelopment of Jordan Downs. This panel will review what HACLA has done so far and make recommendations for what we can improve upon or do differently in order to make the redevelopment of Jordan Downs a success. In order to conduct such analysis, the panel started its work by taking a bus tour of South LA, Watts and Jordan Downs, conducted a closed-door interview with the JDCAC (HACLA representatives were removed from the discussion) and held interviews with stakeholders from the broader community.

What will be the outcome of their work?

ULI will provide a written report with their recommendations upon completion of its assessment. The initial findings were presented to HACLA Executive staff, the HACLA Board of Commissioners and other stakeholders on Friday, February 13, 2009. The final report will be released in May 2009.



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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, non-profit foundations, community-



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Newsletter of Jordan
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Project

**Jordan Downs
Community Advi-
sory Committee**

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

Overview of Community Outreach Meetings

Community Advisory Committee meeting

The Jordan Downs Community Advisory Committee (CAC) held a broad community meeting on November 22, 2008. Members of the JDCAC presented a power point presentation to the community detailing the Jordan Downs redevelopment concept and the outcome of field trips to Portland, Oregon, Seattle, Washington, and Chicago, Illinois. Many community members asked questions, clarified concerns and expressed their thoughts on what they would like to see for the future of Jordan Downs. The meeting was not all business, youth played games and residents won prizes in raffles and giveaways. It was an exciting time!

Master Planning Kick-off

On Wednesday, January 28, 2009, the Housing Authority hosted a meeting to kick-off the Master Planning Process for the Jordan Downs redevelopment project. The entire Master Planning and Annexation teams comprised of more than 12 entities attended and presented their initial thoughts on what the process would entail to the JDCAC. JDCAC members were given an opportunity to provide input. JDCAC members weighed in on better dates and times to hold public meetings, building topography, traffic impact, human capital and more.

Community Workshop

WRT Solomon held the first in a series of community workshops for broad community participation on Saturday, February 28, 2009. The community had an opportunity to receive information from the consultants and to provide their input in a workshop format.

Manager's Meeting

Jordan Downs Manager, Martin Peery hosted a Manager's Meeting on Thursday, March 5, 2009. The meeting was dedicated to discussing the topic of eviction and what it means to be a resident in good standing. Roughly 40 residents participated.

COMING UP:
Master Planning Community Meeting
- April 18, 2009 at the CYM

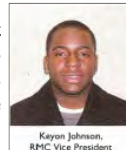
NEWS

Changing roles



Cassandra Savage,
RMC President

Please join the JDCAC in expressing appreciation for **Ms. Cassandra Savage**, former RAC President. HACLA and the JD CAC thank Ms. Savage for her leadership and commitment to improving the Jordan Downs community. Future elections will be held to determine Ms. Savage's successor. In the Interim, the current Vice President



Keyon Johnson,
RMC Vice President

Keyon Johnson, will resume Presidential responsibilities. Keyon is a resident of Jordan Downs and has participated in community activism for many years. We welcome Keyon and wish him the best in his new role.

New Staff



Krista L. Phipps has joined the Jordan Downs redevelopment team as a Community Development Manager concentrating on the Human Capital aspect of the Jordan Downs Redevelopment project. Human Capital refers to the stock of productive skills, technical knowledge and needs embodied in people, which can be improved through investments, education, and training.

Phipps' role is to focus on improving the lives of people during and resulting from the redevelopment of Jordan Downs. Before joining HACLA, Krista served as the South Los Angeles Business Team Representative with the office of Mayor Antonio R. Villaraigosa.

Please join HACLA in welcoming **Cindy Tran**, the newest addition to the Planning Department. Cindy will serve as Administrative Assistant to John King, Planning Director. Prior to joining HACLA as Administrative Assistant for Housing Services, Cindy worked in real estate within the private sector.



Farewell Announcement



With sadness and much appreciation, **Tiffany Prescott** who has served the housing authority for 5 years has moved on from her current post as Executive Assistant to Planning Director, John King. Tiffany has relocated to Columbus, Georgia to be with her husband, a combat medic in a US Army. Tiffany has served the Housing Authority with optimum professionalism and grace. She will be missed. To show just how much she will be missed, HACLA will send her off in style with a full scale going away soirée.

What's on your mind?

A suggestion box has been placed in the Manager's Office. If you have questions, concerns or suggestions regarding Jordan Downs, please submit them to the suggestion box and your thoughts will be addressed by the Manager. You will be given an opportunity to share your suggestions (only if you chose to) in a future publication of this newsletter.

From: Housing Authority of the City of Los Angeles
2600 Wilshire Boulevard
Los Angeles, CA 90057

PRSR STD
U.S. POSTAGE
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To: Residents of Jordan Downs



TRUTH BE TOLD



THE TRUTH ABOUT THE JORDAN DOWNS REDEVELOPMENT

Throughout the community engagement process, you may receive information from different sources. Please be cautious of outside information. If you hear rumors or have questions about the proposed redevelopment, please contact John King, Planning Director for the Housing Authority of the City of Los Angeles, at (213) 252-5464.

Rumor: HACLA is targeting African Americans for eviction.

Truth: It is unlawful for HACLA to target anyone for eviction based on their race (see HACLA Admission and Continued Occupancy Policy Chapter 20 1:1 Title I Section A Page 3). Jordan Downs has experienced an increase in evictions within the past several months as a result of Management enforcing the rules and regulations stated in the resident's rental agreement and HACLA policy. **Tenants who have been evicted have failed to meet the requirements of a resident in good standing according to their lease.**

Rumor: HACLA plans to start construction right away, demolition will begin in 2009.

Truth: Construction will NOT begin right away and demolition will not begin in 2009. Before any of that can take place, the community has to advise HACLA on how best the site can be utilized to meet their needs. This is done through the Master Planning Process.

The Jordan Downs CAC members have assisted in selecting WRT Solomon to draft the Master Plan for the redevelopment and Hogle-Ireland to conduct analysis of the 22 acre "factory" site for

the purpose of annexation from the County of Los Angeles into the City of Los Angeles.

The current process entails the consultants holding a series of public community design workshops in order to garner input from the Jordan Downs and Watts communities regarding potential design options.

Construction will not begin until this process is complete. The community's input will drive the design.

Rumor: HACLA plans to relocate existing Jordan Downs residents onto the contaminated land known as the "factory." The site has bombs underground which contaminate the drinking water and pose health risks to residents.

Truth: Residents will **not be relocated** to land known as the "factory" until proper environmental clean-up efforts as required by law are completed. The U.S. Environmental Protection Agency (EPA) must approve the site for construction.

No bombs have been discovered under ground. **Drinking water** must meet the standards of the EPA. All regulations will be met for this redevelopment.



Resident in Good Standing: Avoid Eviction



JD youth cleaning their community

The question of what it means to be a “Resident in Good Standing” has remained unclear to some. To clarify, a resident in good standing is a tenant, all household members, guests or other persons under their control who adhere to and follow the Housing Authority Resident’s Obligations according to Section Nine of the Public Housing Rental Agreement. All tenants receive and sign the Public Housing Rental Agreement upon moving into a public housing unit.

The Public Housing Rental Agreement which includes Resident’s Obligations is also available on the HACLA website at www.hacla.org/attachments/wysiwyg/10/Leasenogrievance.pdf.

In the past, **the top 3 causes for eviction have been:**

- 1. Habitually delinquent or non-payment of rent**
- 2. Criminal activity by a resident, household member, guest, or other person under their control (this includes harassment of other residents).**
- 3. Unauthorized guests living in the household and/or unreported income.**

To avoid situations when tenants are faced with evictions, the tenants must be mindful of the following:

RENT AND RENT DUE DATE—The resident shall pay Management the monthly rent set forth in the Rental Summary and as adjusted in accordance with HUD regulations. Rent shall be paid on or before the first (1st) day of each calendar month beginning with the rent commencement date that is set forth in the Rental Summary.

DELINQUENT RENT—Should the Resident fail to pay rent by the first (1st) of the month when due, a notice to pay rent or quit will be served. Rent is delinquent if received by Management after the due date.

LATE CHARGE—Residents who pay their rent after the 10th day of the calendar month will be charged a late fee of \$20. Residents will be notified of the late fee which is due on the first day of the following month.

CRIMINAL ACTIVITY— Federal regulations require zero tolerance position towards the commission of any Criminal or Drug-related Criminal activities. No Resident, Household

Member, guest or other person under their control shall commit any criminal or illegal act on or off HACLA owned or operated property which threatens the following:

1. health or safety of any HACLA resident
2. rights of any HACLA resident to the peaceful and quiet enjoyment of their residence,
3. health or safety of any of Management’s employees, or
4. health or safety of any member of the public who is on or near HACLA property.

The 15 obligations that tenants must abide by in order to be considered a resident in good standing are listed in the Housing Authority’s section Nine of the rental agreement

How to achieve status

Now is a time for new beginnings. With the new year, a new president and a new Jordan Downs, Management will be elevating enforcement of rules and regulations at the housing development. If you are a resident in the housing development and you adhere to the 15 stated obligations at minimum, you will be considered a “Resident in Good Standing” and as a result, a productive member of the Jordan Downs community.



JD youth help clean up their community as part of the Summer of Success Program.

Support available to residents

The Housing Authority appreciates that to some residents, this may seem like a lot of information. If you have questions about the policies, need for information about them, or feel that you are not able to meet one or more of these obligations, support is available, please do not hesitate to notify your property Manager Martin Peery for assistance. Mr. Peery may be reached by phone at 323-357-6785, by email at Martin.Peery@HACLA.org or you may feel free to stop by the Managers Office located on-site at 9800 Grape Street.

Consequences for neglecting to meet resident obligations

Failure to meet the obligations listed in your Public Housing Rental Agreement, any criminal or drug-related activity, or failure to pay rent on or before the first day of each month and by the 10th day of the month including a late fee as set forth in the Public Housing Rental Agreement, **are grounds for eviction, no exceptions!**