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**LA RIVER**

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**MASTER**

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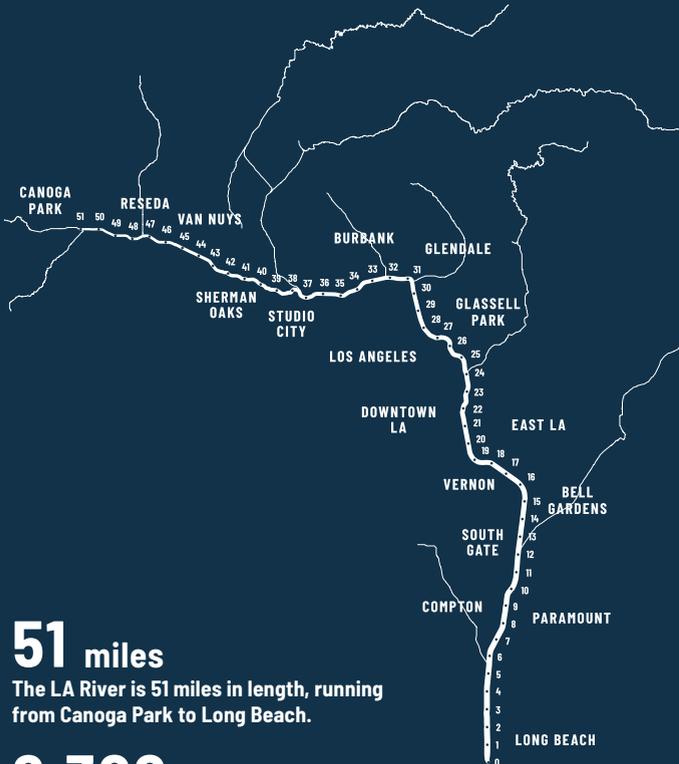
**PLAN**

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**HOUSING AND  
DISPLACEMENT**

POCKET SUMMARY





**51 miles**

The LA River is 51 miles in length, running from Canoga Park to Long Beach.

**2,300 acres**

There are 2,300 acres of primarily publicly-owned land within the right-of-way, including the river channel.

**1,000,000 people**

There are nearly one million people who live within one mile of the LA River.

## VISION

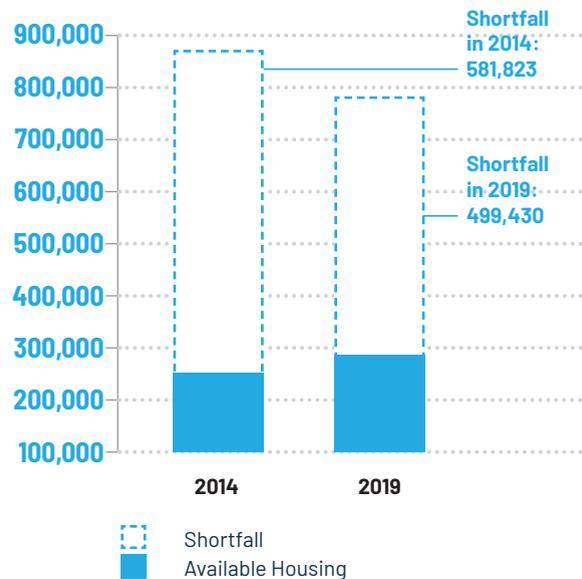
### The Reimagined River

The iconic LA River flows through a 51-mile connected public open space that is seamlessly woven together with neighboring communities. It is an integral part of daily life in LA County—a place to enjoy the outdoors and to get across town, a place to appreciate the serene and to bring all people together, a place to celebrate a thriving urban habitat and understand infrastructure, a place to learn from the past and to shape the future.

Since 2000, the median owner-occupied home value in LA County has risen by over 90%.

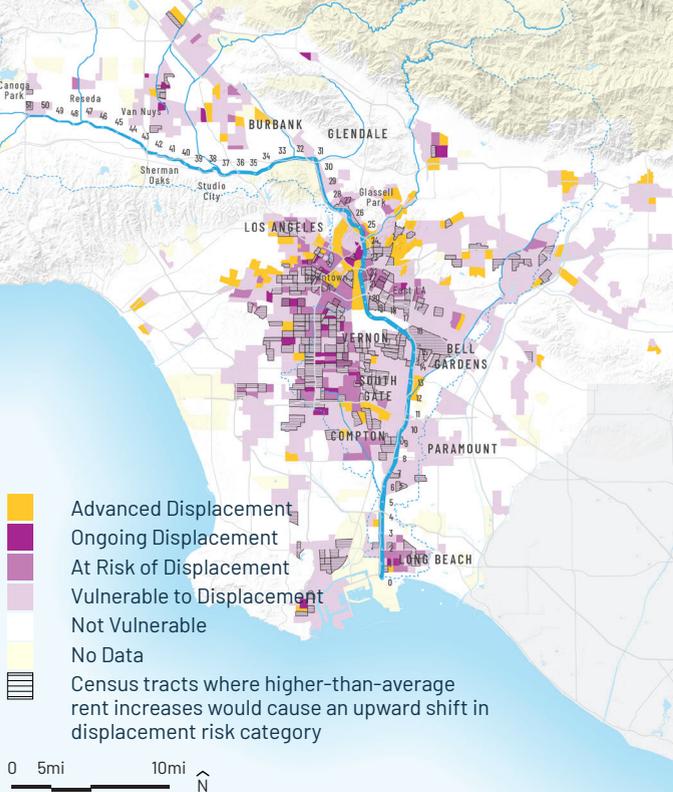
Renters in the county spend an average of 34% of their household income on rent. About a third (29%) of renters are severely rent burdened, meaning they spend 50% or more of their income on rent.

## AFFORDABLE HOUSING SHORTFALL IN LA COUNTY, 2014-2019



**Affordable Housing Shortfall in LA County, 2014-2019.** Although the affordable housing gap for renters has decreased since 2014, a significant shortfall remains. Source: California Housing Partnership, "2021 Los Angeles County Annual Affordable Housing Outcomes Report" (2021).

## DISPLACEMENT RISK IN LA COUNTY



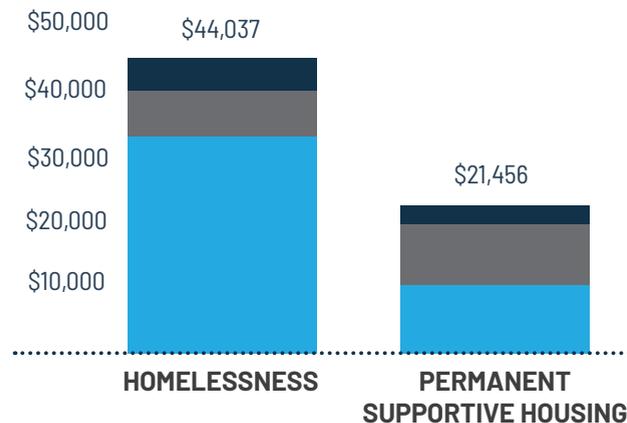
Communities along the river between Downtown LA and Compton are particularly vulnerable to displacement, while others are already in a state of advanced displacement. To improve neighborhoods without causing negative effects of displacement, a proactive approach is imperative.

**Displacement Risk in LA County.** In some areas, if rents were to start to increase faster than they are across the county as a whole, the risk of displacement would increase. These areas are marked as “rent tipping points.” Source: Map developed based on research by the Urban Displacement Project: Chapple, K., Loukaitou-Sideris, A., Waddell, P., Chatman, D., & Ong, P. (2017). Developing a New Methodology for Analyzing Potential Displacement.

**There are nearly 70,000 people experiencing homelessness throughout LA County. About three-quarters of this population is unsheltered.**

**Approximately 8,500 persons experiencing homelessness are living in neighborhoods adjacent to the river.**

## PERMANENT SUPPORTIVE HOUSING IS LESS EXPENSIVE THAN HOMELESSNESS



Source: LA Family Housing: <https://lafh.org/causes-solutions/>, Economic Roundtable "Where We Sleep", 2009.

## Public Engagement Feedback

ADDRESSING HOMELESSNESS ALONG THE LA RIVER WAS **ONE OF THE LEADING CONCERNS EXPRESSED THROUGH THE ENGAGEMENT PROCESS.**

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AT COMMUNITY MEETINGS, **PARTICIPANTS SHARED CONCERNS ABOUT POSSIBLE DISPLACEMENT IN THEIR COMMUNITIES DUE TO GENTRIFICATION. THERE IS A NEED TO ANALYZE RISKS TO MINIMIZE DISPLACEMENT.**

## Goals About Housing and Displacement

**Address potential adverse impacts to housing affordability and people experiencing homelessness.**

### Additional Goals

**SEE THE FULL PLAN TO LEARN MORE**

Reduce flood risk and improve resiliency.

Provide equitable, inclusive, and safe parks, open space, and trails.

Support healthy, connected ecosystems.

Enhance opportunities for equitable access to the river corridor.

Embrace and enhance opportunities for local arts and culture.

Foster opportunities for continued community engagement, development, and education.

Improve local water supply reliability.

Promote healthy, safe, clean water.



As housing costs have increased in LA County, so too has the number of persons experiencing homelessness. The LA River has become a home for some unsheltered residents. Source: Mary Newcombe, JDPW LA River, 2013.

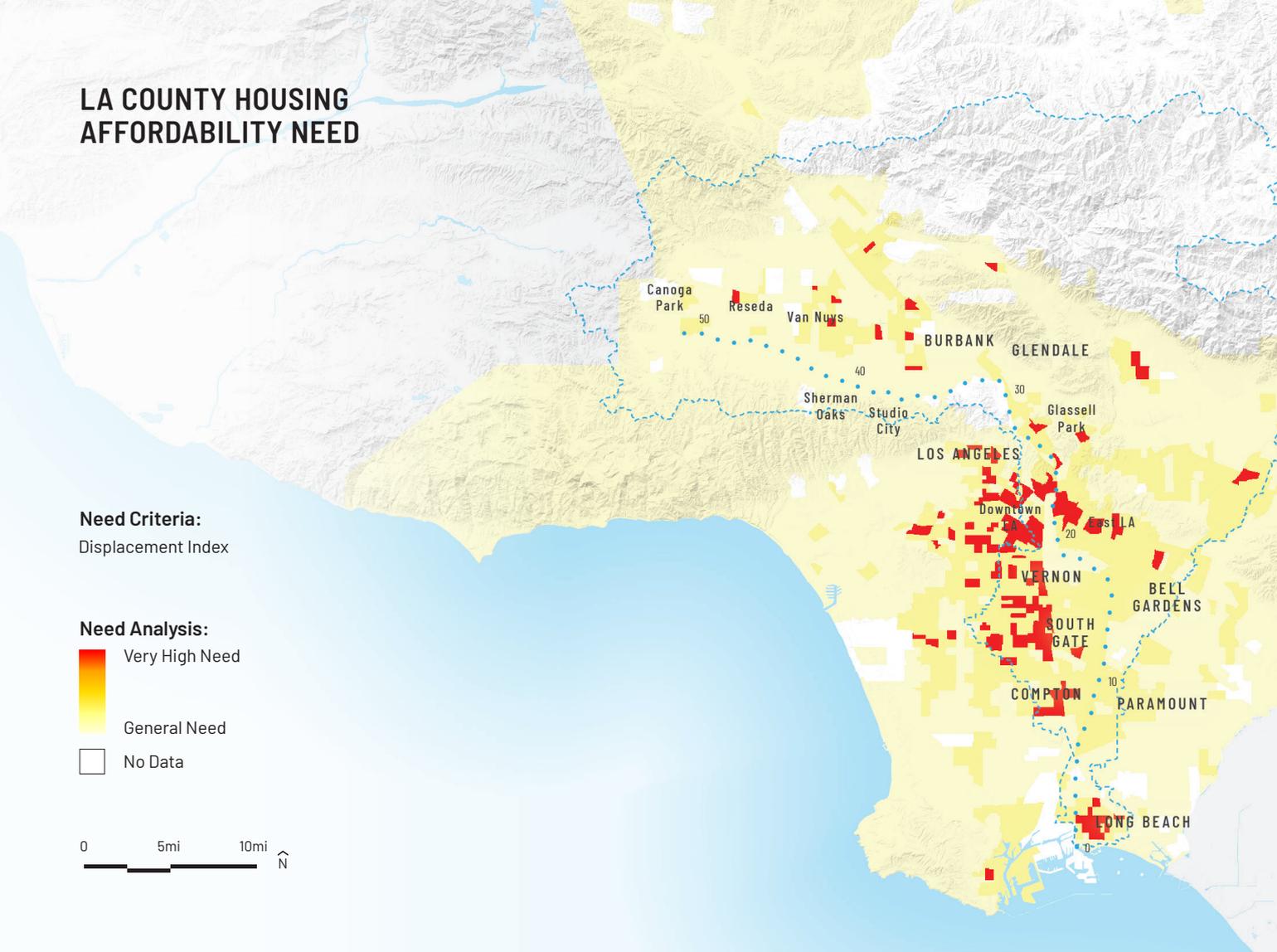
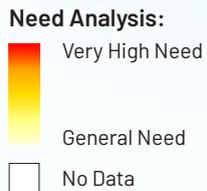
## GOAL

Address potential adverse impacts to housing affordability and people experiencing homelessness.

As the LA River moves toward the vision of becoming 51 miles of connected open space, it is critical to consider how this vision will impact housing and homelessness. **To improve neighborhoods without causing negative effects of displacement, a proactive approach is imperative.** The Master Plan is committed to considering issues of housing in parallel with planned and proposed multi-benefit projects, including parks and infrastructure improvements. Projects can be strengthened on this front through collaborations with agencies and non-profits with displacement prevention policies in place. Partnerships with research institutions working to better understand displacement trends are equally critical; constantly re-evaluating how and why connections between displacement and improvements such as new parks exist can inform strategies for serving communities of high need that do not, in fact, put those communities at further risk.

# LA COUNTY HOUSING AFFORDABILITY NEED

**Need Criteria:**  
Displacement Index



Public hygiene facilities currently operate in 4 cities in California, including Los Angeles.  
Source: LavaMaeX, 2018.



## Housing Affordability Need

Areas with a high displacement risk have a high need for tools to address housing affordability.

# Example Site Based Project: Common Elements



Common elements are located at set intervals along the LA River Trail to provide safety, comfort, and wayfinding. The construction and maintenance of pavilions (one of the common elements) where one can use the restroom, wash their hands, take a shower, and dispose of trash will have a resoundingly positive impact on the health, dignity, and general wellbeing of all people along the river, as well as the health and safety of the river itself.

- |                                   |   |
|-----------------------------------|---|
| ① Pavilion (0.5-3 miles)          | ⑩ Environmental Graphics (Continuous)       |
| ② Cafe (2-3 miles)                | ⑪ Lighting (Continuous)                     |
| ③ Hygiene Facilities (2-3 miles)  | ⑫ Planting (Continuous)                     |
| ④ Restroom (1 mile)               | ⑬ Stairs/Ramps (As Needed)                  |
| ⑤ Benches (0.5 miles)             | ⑭ Guardrails (As Needed)                    |
| ⑥ Emergency Call Box (0.5 miles)  | ⑮ Fences and Gates (As Needed)              |
| ⑦ Water Fountain (0.5 miles)      | ⑯ Stormwater BMPs (As Needed)               |
| ⑧ Trash and Recycling (0.5 miles) | ⑰ Art/Performance Space (Wherever Possible) |
| ⑨ Bike Rack (0.5 miles)           | ⑱ Recreation (Wherever Possible)            |

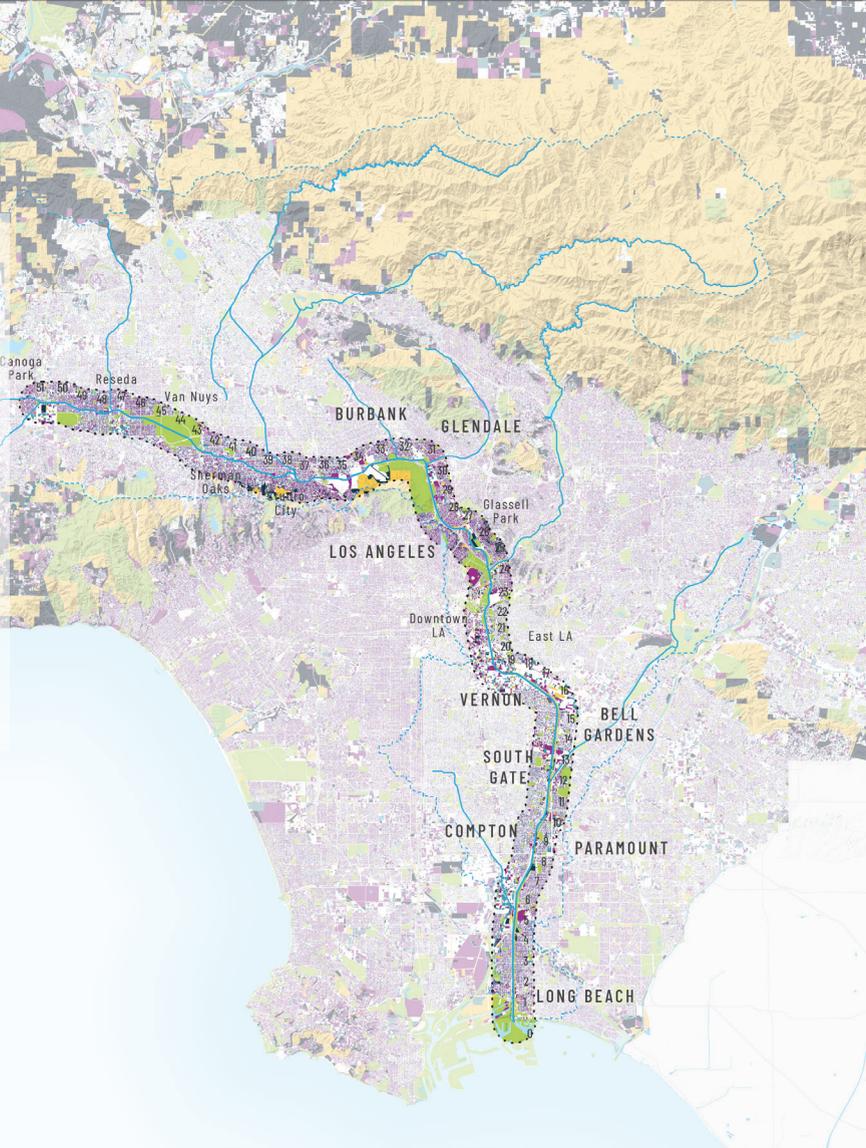
## Example System Based Project:

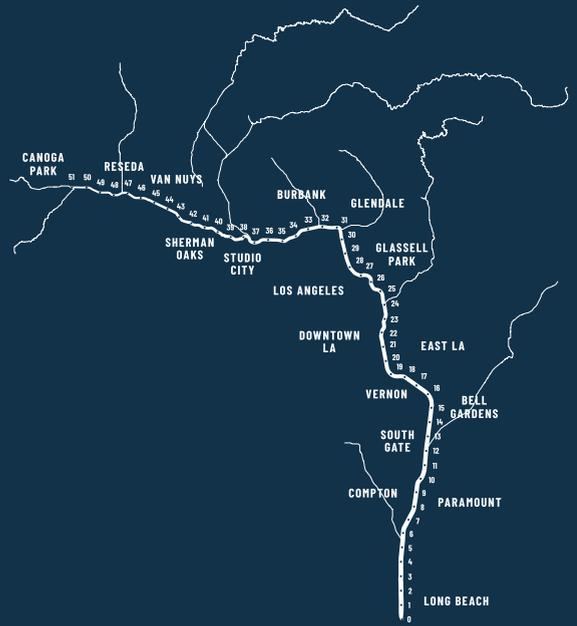
### Affordable and Permanent Supportive Housing Land Banking

One way that the county can gain the benefits of an improved river corridor while retaining the composition of existing communities is to proactively create more permanently affordable housing along the river – either by preserving existing lower cost housing or by building new affordable housing before improvements to the river are made. A land bank is an organization formed to temporarily hold land for future redevelopment. Most land banks are quasi-public agencies formed by one or more local government agencies. In communities with a surplus of land, land banks generally receive and hold tax delinquent properties and use public financing to acquire vacant properties. They then hold the properties while working toward eventual redevelopment or sale.

- Publicly Owned Parcels\*
- Publicly Owned Vacant Parcels
- Privately Owned Vacant Parcels
- Underutilized Private Parcels ( $0.5 < ILR \leq 0.8$ )
- Underutilized Private Parcels ( $ILR \leq 0.5$ )

\*Publicly owned parcels should be considered on a case by case basis as described in the Master Plan.







For more info, visit  
[www.LARiverMasterPlan.org](http://www.LARiverMasterPlan.org)

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