

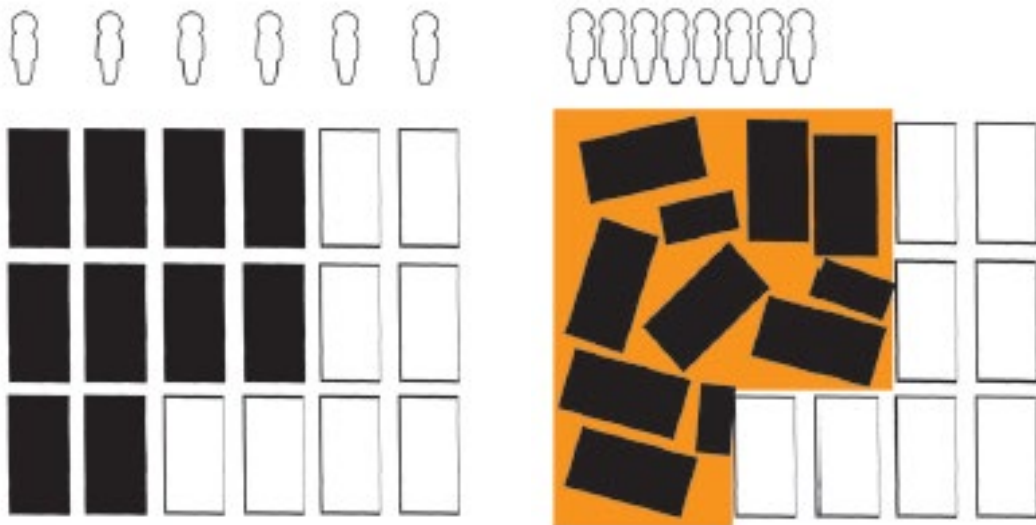
PATHWAYS

PROCESSES

POLITICS

*The Homelessness Dilemma*

INSTRUCTORS Jerry Neuman Masha Hupalo



We aimed to improve the quality and complexity of the discussion about issues facing cost-burdened households in Los Angeles and offer students the tools and framings for thinking about affordable housing, access and longevity, scale and location. We started with an evening of conversations with Weingart's Transitional Housing Program clients who were willing to talk to us about their dwelling practices and daily challenges. A week later, we all took part in The Greater Los Angeles Homeless Count – annual “point in time” count of people experiencing homelessness around the region - in the neighbouring Boyle Heights.

Suspending the process of solutionism, we took up the question of how housing can relate individuals to larger collectives in the world with spatial and policy means. After weeks of reading, discussing, and presenting ideas to our guests, we drafted a proposal for a community-led development with each group focusing on different policy reform.

Featured work by:

Caio Peres De Oliveira

Erwin Vergara

Ilaria Lu

Irvin Shaifa

Jiayi (Damien) Li

Luke Falcone

Mofei (Murphy) Li

Shih-ya Huang

Willaim Fraser

The course was led by:

**Jerry Neuman**, a partner at DLA Piper where he specializes in land use law that is an intersection of public policy and real estate development. Jerry co-chaired *The Business Leaders Task Force on Homelessness* that crafted *Home for Good* action plan to end chronic and veteran homelessness in LA County.

**Masha Hupalo**, a research associate at SCI-Arc where she coordinates projects centered around policy, housing, and emergent technologies. Masha was among the organizers of the SCI-Arc's first all-school charrette that explored urgent questions of spatial inequality in Los Angeles and worldwide.

# SESSIONS

The housing affordability emergency in Los Angeles is an opportune moment to reimagine the city and propose radical housing alternatives. After understanding the problems of cost-burdened households and strategies to combat homelessness, building types local to Los Angeles (Accessory Dwelling Units, Bungalow Courts, and Dingbats) and a regulatory landscape of the city students will design a housing policy mechanism that imagines a network of relationships with direct implications for urban forms. Not a building, not a typology, not a masterplan, but an immaterial infrastructure that maximizes the architectural potential of limits. Acknowledging the need for expanded disciplinary boundaries, this seminar will examine embedded ideologies and unintended consequences of codes and standards worldwide and in Los Angeles.

The course consists of four main sections. The first section is introductory to the questions of homelessness and housing provision in Los Angeles. The following three sections are dedicated to imagining alternative worlds, coming up with a regulatory housing mechanism that can sustain it and considering possible hurdles and potential misuses of the invention. Each of the sections includes a lecture, a research lab and presentations.

## Section 1. The Big Picture

Week 1: January 14

Introductions + Orientation

Discussion dedicated to the questions surrounding the provision of adequate housing in Los Angeles today. Meeting with five clients from Weingart Residential Program in Downtown LA.

Week 2: January 20

The Homeless Count

Optional participation in The Greater Los Angeles Homeless Count that takes place every year.

**R** Our National Disgrace: Homelessness in the city of Angels, edited by The Los Angeles Times, East Peoria: Versa press, 2018.

Week 3: January 27

Housing Challenges in Los Angeles

**R** Cuff, Dana. “The Architect’s Lot: Backyard Homes Policy and Design.” In *Housing as Intervention: Architecture towards Social Equity*, edited by Karen Kubey, 62-68, 1 edition. Oxford: Wiley, 2018.

**R** McWilliams, Carey. “The Sociology of The Boom.” In *Southern California: An Island on the Land*, 113-137, Gibbs Smith: 1973.

Week 4: February 3

What is Affordability?

**R** Bloom, Nicholas. “Myth #1. Public Housing Stands Alone.” In *Public Housing Myths: Perception*,

Reality, and Social Policy, 31-46, Ithaca ; London: Cornell University Press, 2015.

**R** Schindler, Susanne. "Housing and the Cooperative Commonwealth," *Places Journal*, October 2014, <https://placesjournal.org/article/housing-and-the-cooperative-commonwealth/>.

## Section 2. Better Futures

Week 5: February 10  
Projective Thinking about Worlds

**R** More, Thomas. "The Geography of Utopia" In *Utopia*, edited by R. Adams. 34-48, New York: Norton Critical Editions, 1975.

**R** Murphy, Douglas. "Reactions and Defeats" In *Last Futures: Nature, Technology and the End of Architecture*, 137-164, Verso: 2016.

Week 6: February 17  
Research lab

Week 7: February 24  
Presentations and Discussions

## Section 3. Shortcomings of Policy-making

Week 8: March 2  
Existing Mechanisms

**R** Fox, Jusitn. "Why America's New Apartment Building All Look the Same," *Bloomberg Businessweek*, February 13, 2019, <https://www.bloomberg.com/news/features/2019-02-13/why-america-s-new-apartment-buildings-all-look-the-same>.

**R** "Affordable Housing in Los Angeles", 1-9, McKinsey Global Institute, November 2019.

Week 9: March 9  
Research lab

Week 10: March 16  
Presentations and Discussions

## Section 4. Unintentional Results

Week 11: March 23  
Hurdles in Housing Provision

**R** Bauer, Catherine. *The Dreary Deadlock of Public Housing*. *Architecture Forum*, 1957.

**R** Madden, David and Marcuse, Peter. "Against The Commodification of Housing," In *In Defense of Housing: The Politics of Crisis*, 15-52, Verso: 2016.

Week 12: March 30  
Research lab

Week 13: April 6  
Presentations and Discussions

Week 14: April 13  
Final Presentations and a Roundtable Discussion

# GUESTS

## Helmi Hisserich

*Director of Housing Strategies and Services at City of Los Angeles*

expressed her wish for a platform for open access to information that will allow city departments to address housing shortage in a more strategic way.

## Sean Kelly

*Global Lab Leader at Deloitte*

answered questions about methods of testing potential strategies with the group of stakeholders.

## Tommy Newman

*Senior Director of Impact Initiatives at the United Way of Greater Los Angeles*

presented the work that United Way has been doing together with McKinsey Global Institute in an effort to assess what it will take to accelerate affordable housing production in the City of Los Angeles.

## Afshin Beyzaee

*Partner at DLA Piper*

helped to navigate tax issues and discussed rights and obligations acquired in the cooperative.

## Carter Hewgley

*Director of Homeless Initiatives at United Ways of Greater Los Angeles*

talked about improving the city's services for individuals experiencing homelessness and current challenges during COVID-19 pandemic.

## Ghazal Khezri

*Associate at Lorcan O'Herlihy Architects*

raised questions concerning the scale of affordable housing and importance of maintenance.

## Kerry Morrison

*Consultant in Community-Based Mental Health Strategies*

shared her experience of managing Hollywood Entertainment District BID, efforts to identify the most vulnerable chronically homeless individuals and help them obtain medical attention.



# OURHOME COOPERATIVE HOUSING



OurHome is an entirely new approach to addressing some of the Los Angeles communities greatest challenges in regards to our growing homeless and low income populations. This model is a multifaceted pathway to financial security and greater sense of community for residents and neighbors, providing assistance and service in the most basic areas of life. OurHome combines a series of different programs that include a shared, cooperative land ownership model, collective on site amenities, vocational training and social support, introductory job activity, and an integrated requisite insurance policy aimed at growing wealth and financial stability for the community at large. An OurHome property can quickly become a central hub of activity for Los Angeles' neighborhoods while acting as an essential ecosystem for personal growth and independence for its most disadvantaged members. The foundation of an OurHome community is based on a shared land ownership model.



The owning entity operates like a cooperative organization where the entire group has equal ownership of all property associated with the enterprise, including the land, buildings and amenities. Under this jointly-owned enterprise, individuals and families will be guaranteed living quarters, however, the community is expected to shift and adapt their living accommodations according to the needs of the entire group.

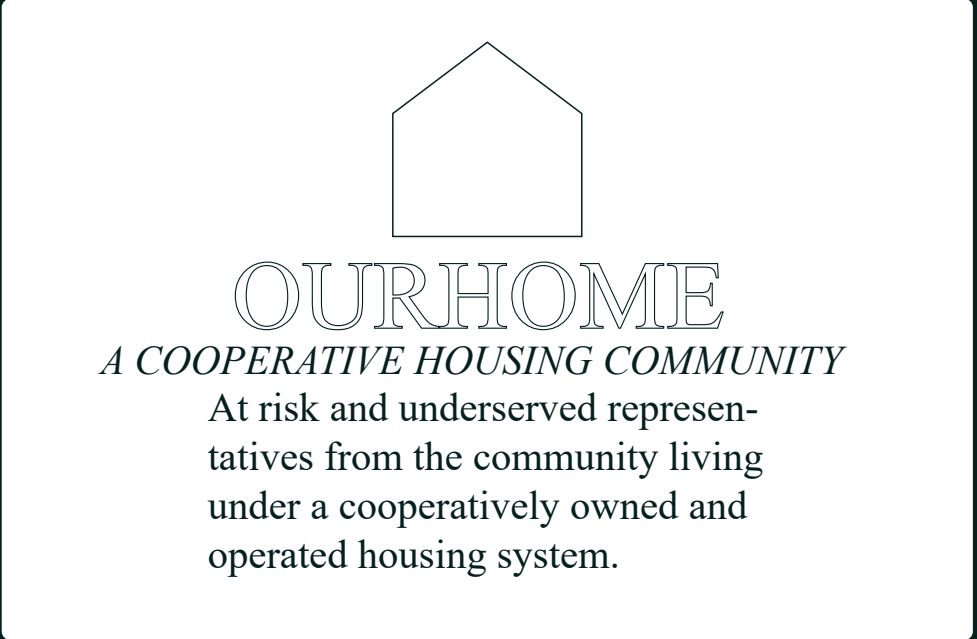
Occupants are expected to meet their common economic, social, and cultural needs as a whole, and in order to ensure their commit-

ment to the community, OurHome citizens participate in a comprehensive training program. Our guidance program is focused on gaining confidence and fluency in a workplace environment with the aim of preparing our community members for their next steps in the professional world. We offer support in areas where low income individuals are most at risk, including mental health services, personal finance training, as well as an in depth workforce readiness program.

Integration into the greater communities of Los Angeles is an essential element of the OurHome system. As a means of both addressing food scarcity within many of these low income urban neighborhoods and creating a more inviting presence on our properties, OurHome will also foster an urban farming practice. This also provides our community members a means of a first paid position after finishing their training, bolstering their resumes and honing their skills for the job market. Foods will be cultivated both on the OurHome property, but also take advantage of available spaces within the community. Vacant lots can be converted to small urban farms, where property owners can take advantage of different tax credits from local government for their lands use. OurHome also trains their workers in new, indoor hydroponic growing practices which can be placed in many locations, such as unused warehouse space or even spacious offices.

The final component of the OurHome community is a compulsory insurance plan for members within our community. This is vital for both the growth and longevity of our community, but also for the financial security of our members. A small portion of our member's wages are applied to their personal insurance account, funds are pooled and the profits off the funds go to the greater stability of the OurHome community and making improvements to our infrastructures. Each individual's fund acts as a personal safety net to ensure that members are guaranteed housing should they ever find themselves in a moment of crisis.





*WORKFORCE TRAINING*  
Individuals joining the community will be assisted through training for jobs both in and through Ourhome community programs

*NUTRITION AND CULTIVATION*  
Members work with community partners to build agricultural programs that provide work, income, and produce for Ourhome and the greater neighborhood.

*RESIDENT INSURANCE*  
Compulsory insurance policies for residents of Ourhome provides security for eventual relocation, workforce training, and a collective fund for the preservation of the property.

*TAX CREDITS AND COMMUNITY ENGAGEMENT*  
Neighborhood businesses and landowners can receive tax credits for hiring and providing land use to the Ourhome Community.

# Workforce TRAINING

Through understanding the LA mission and comparing our program, we raise potential issues of the current program regarding the inefficiency of solving the homelessness problem.

## Potential Problems

1. Government enforcement. Lack of strong and unified management.
2. The popularity and awareness of homeless program.
3. Distrust and rejection of the current program.
4. The shortage of the resources.

## Project Objectives

Through understanding the LA mission and comparing our program, we raise potential issues of the current program regarding the inefficiency of solving the homeless problem.

1. To enact laws about prohibiting people living on the street.
2. To set up a new compulsory institution that is different from the traditional charity organizations to help people who are facing and may face the problem of homelessness.
3. To establish a cultural awareness of such an institution to the public: When people lose their home, they subconsciously choose to look for help from the institution rather than living on the street.
4. To create an effective interagency federal

Rating Categories	Rating criteria	Length of Residence (Month)
1. Disabilities (physical/mental)	No	0
	Levels 9-10	3
	Levels 7-8	6
	Levels 1-6	Transfer to a rehabilitation center
2. Addiction (drug/alcohol)	No	0
	Mild	3
	Moderate	6
	Severe	Transfer to a detox institution
3. Education level	Below college degree	6
	College and above	0
4. Work skills	Yes	0
	No	3
5. Work experience	No	3
	3 years and below	2
	4 years and above	1
6. Crime background	Yes	1
	No	0
7. Unaccompanied children/teens under 18		Transfer to an orphanage
8. Elderly unabove 67		Transfer to a nursing home

institution to integrate resources, organizations, and data.

5. To build partnerships with private companies and other non-profit groups.

## Placement Mechanism

According to the homeless physical condition and social background, we also establish a scientific filtering mechanisms to classify people into 5 groups: General population, Disabilities (mental illness, physical disability, etc.), Addiction (drugs, alcohols etc.), Unaccompanied child and Elderly. The institution has responsible to coordinate other organizations and align healthcare, supportive services, housing insurance, land allocation, and shared food system.

## Addiction Rating Agency Evaluation Criteria

1. The substance is often taken in larger amounts or over a longer period than was intended.
2. There is a persistent desire or unsuccessful effort to cut down or control use of the substance.
3. A great deal of time is spent in activities necessary to obtain the substance, use the substance, or recover from its effects.
4. Craving, or a strong desire or urge to use the substance, occurs.
5. Recurrent use of the substance results in a failure to fulfill major role obligations at work, school, or home.

6. Use of the substance continues despite having persistent or recurrent social or interpersonal problems caused or exacerbated by the effects of its use.

7. Important social, occupational, or recreational activities are given up or reduced because of use of the substance.

8. Use of the substance is recurrent in situations in which it is physically hazardous.

9. Use of the substance is continued despite knowledge of having a persistent or recurrent physical or psychological problem that is likely to have been caused or exacerbated by the substance.

10. Tolerance, as defined by either of the following:

- A. Need for markedly increased amounts of the substance to achieve intoxication or desired effect,
- B. A markedly diminished effect with continued use of the same amount of the substance.

11. Withdrawal, as manifested by either of the following:

- A. The characteristic withdrawal syndrome for that substance (as specified in the DSM-5 for each substance).
- B. The use of a substance (or a closely related substance) to relieve or avoid withdrawal symptoms.





## Groups Categories - Disability Levels

### Level 1:

Completely unable to take care of themselves in daily life, relying on the help of others or the use of special facilities, otherwise life cannot be maintained; Loss of consciousness; Confined to bed with all activities; Total incapacity.

### Level 2:

People need help in daily life; All kinds of activities are limited, limited to activities on the bed or chair; Can't work; Social intercourse is extremely difficult.

### Level 3:

Cannot live completely independently and needs constant supervision; All kinds of activities are limited, limited to indoor activities; Obviously limited career; Social difficulties.

### Level 4:

Severely limited ability of daily living and occasional need for help; All activities are limited and limited to activities within the residential area; Limited occupation; Severely restricted social interaction.

### Level 5:

Limited daily living ability, occasionally requiring monitoring; All kinds of activities are limited, limited to the nearby activities; Need for significant mitigation; Poor social interaction.

### Level 6:

The ability of daily living is limited in part, but can be partially compensated, and conditional needs help; Reduced various activities; Not competent in the original job; Social strictures.

### Level 7:

Severely limited ability to perform activities related to daily life; Short-term activities are not limited, while long-term activities are limited; Working hours need to

be significantly shortened; Reduced social interaction.

### Level 8:

Limited activities related to daily life; Limited long-distance flow; Intermittent work; Social interaction is restricted

### Level 9:

Limited ability of daily activities; Decline in working and learning ability; Social skills are largely limited.

### Level 10:

Limited ability of daily activities; Decreased ability in work and study; Limited social skills

### Disabilities Types:

1. Physical disabilities,
2. Intellectual or Learning Disabilities,
3. Psychiatric disabilities,
4. A psychiatric disability (or mental illness) can develop at any age and is often not,
5. Mental illnesses can include stress-related conditions, major depression, bipolar,
6. Visual impairments,
7. Hearing impairments,
8. Neurological disabilities.

### Training Program

After filtering mechanisms, the institution would function as a boarding school and the program will be divided into two phases. First, the institution will provide participants cell phones with different class schedules according to personal circumstances. Those classes include spiritual growth, financial training, legal assistance, mentorship, treatment classes and career-related skills. People have responsibilities to participate in temporary jobs or community services for their personal savings. All the work and lessons will be recorded into a credit system which evaluates

whether people for the second stage and get more supportive services. At the first stage, people are mainly focused on developing life skills, building relationships and receive therapy. If the Participants do not get enough credits to pass the first stage, they need to be reevaluated and have one additional chance to retake the courses in the limited period of time. If participant still cannot achieve the requirements, all the income they make from the temporary jobs or community services will become their living payments but they can still keep their housing.

## Scoring System

Rewards and punishments refers to the evaluation of the participants in training class, job performance and compliance with regulation. Participants are given different rewards and penalties based on the results of the evaluation. Rewards are divided into two types: material rewards and scoring, and there are three types of punishment: warnings, penalties, and confinement. The reward or punishment of the participants shall be recorded in their personal file.

FACTORS AND CALCULATION OF ALLOWABLE RESIDENCY CHART

Rating Categories	Rating criteria	Length of Residence (Month)
Disabilities (physical/mental)	No	
	Levels 9-10	
	Levels 7-8	
Addiction (drug/alcohol)	Levels 1-6	Transfer to a rehabilitation center
	No	
	Mild	
Education level	Moderate	
	Severe	Transfer to a detox institution
	Below college degree	
Work skills	College and above	
	Yes	
Work experience	No	
	No	
	3 years and below	
Crime background	4 years and above	
	Yes	
	No	
Unaccompanied children/teens under 18		Transfer to a orphanage
	Elderly unbove 67	Transfer to a nursing home

# INSURANCE

According to accurate research, with more intensive and effective training and supportive services, 35 to 38 percent of homeless adults might become self-sufficient through work.

The proposal has its concentration on decreasing the homeless population growth by preventing it in the first place. Through a job-orientated approach, the first stage of the plan is targeting especially fresh employees, who are experiencing job insecurity due to a reduced and competitive job market. The plan covers all kinds of unemployment conditions, both active or passive. It assists also the difficulty during the transitional period because of job changing. The amount of compensation depends on the amount of investment chosen by the client.

By stabilizing the financial situation, an adult in his working age is able to establish independence within society. It constructs the first goal that the insurance wants to achieve. Somehow, the housing crisis is one of the major reasons that cause homelessness. Based on such perspective, the insurance includes in its plan the housing program as well, such as the Selected Housing program, Free Market Housing. At this stage, a client who is in need of both job and housing security, he is allowed operate the percent distribution.

The property can be included in the reversed mortgage stage, in exchange with the elderly-life insurance, which property will be ultimately hand to the insurance company.



## ELIGIBLE

Whoever is experiencing job insecurity, that can provide a valid tax report.

## SELECTED HOUSING PROGRAM

The program is promoted by the insurance company. Although it appears with restricted range of choice, by purchasing a house within the program, one is subject of a series of benefits, such as tax deduction, reduced rates...etc.

## FREE MARKET PROGRAM

The program is not promoted by the insurance company. The client has all the freedom to purchase the house on the market. Thus, the insurance company does not perform as responsible in providing benefits. The client is called to follow the regular procedure.

## PERCENT DISTRIBUTION

When the client is participating both job and housing insurance, he is allow to distribute the amount of investment according to his emergency.

## REVERSED MORTGAGE

The client can give up the housing ownership, hand it to the insurance company after his death. While receiving a retiring pension during his elderly life period. The pension amount depends on the value of the house.

## PHASE 1 - INCOME ASSURANCE

When the insured goes through unemployment, he/she can apply for income indemnity, which help cover the living through their temporary transitional period. The amount of indemnity depends on how long the insured holds the insurance and the percentage of the salary the insured pay on premium.

### LIMITATION

3 years of coverage.

### COST (Premium)

A certain percentage(10%, 20%, 30%) of salary per month.

### PAY BACK (Indemnity)

Amount: At least half of the salary of the last job.

Payment: Monthly.

Duration: At least 6 months.

## PHASE 2 - HOUSING SUBSIDIES

If the insured does not experience unemployment and maintains a stable income, and intends to purchase a house after several years, they can apply for housing subsidies to cover part of the housing down payment or apply for a mortgage interest discount

### LIMITATION

- 5 years of coverage.

- Never apply for the Income Assure (Phase1.)

### COST (Premium)

- A certain percentage (10%, 20%, 30%) of salary per month.

### PAY BACK (Indemnity)

- Amount: a. or b.

a. A certain percentage of the housing down payment.

b. A discount of mortgage interest rate.

- Payment: One time.

## PHASE 3 - REVERSE MORTGAGE

### LIMITATION

Have a house.

Over 60 years old.

### COST(Premium)

A living house.

### PAY BACK(Indemnity)

Amount: Current market valuation of houses.

Payment: Monthly.

Duration: Till the end of the client's life.

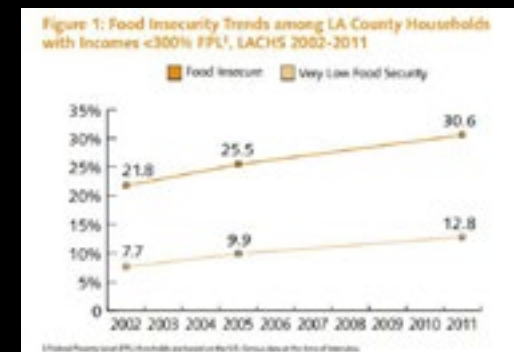


# NUTRITION

To address the issues surrounding food insecurity as it relates to homelessness, our “OurHome” Community will incorporate a program that provides both job training and food production to eligible community inhabitants.

The goal of this program is two-fold. First, we aim to train participants in areas such as agricultural cultivation, food sales, and distribution avenues so that they can gain essential professional skills that can be applied in future job opportunities. Second, we hope to partner with community developments, homeowners and businesses to cultivate under-used urban land plots and indoor spaces as a means to raise awareness about food insecurity.

It is important to note that this proposal is distinct from the diversified “community garden” plan. We do not intend or expect OurHome’s production to feed our entire community. While our produce will certainly be consumed at OurHome, it will also be partially sold to local grocers to create a secondary revenue stream for the community and donated to local food banks to alleviate food insecurity faced by millions in Los Angeles.



## Structure

“OurHome” Community will feature both outdoor and indoor gardens. Community members of the program will be taught farming techniques pertaining to traditional, outdoor gardens as well as indoor hydroponic growing, which is an advancing agricultural technique.

In order to increase our cultivated output, “OurHome” will establish relationships in the community with homeowners, landlords, and developers to cultivate under-utilized land in Los Angeles. Trainees will be tasked with maintaining relationships with these communities and tending to gardens developed on their land.

## Background and Data

Los Angeles County is home to one of the largest populations of any county in the nation. We are also home to one of the largest accounts of hunger. An estimated 2 million people in Los Angeles County live with food insecurity, which means 1 in 5 people who live here may not know where their next meal is coming from. While fixed-income seniors, people with disabilities and low-income families are the most visible examples of people who struggle, hunger doesn’t stop there. Hunger affects all groups of people regardless of education level, employment status or ethnicity. Due to the soaring costs of both housing and transportation in Los Angeles County, many people who work— even families with two incomes – often can’t make ends meet or put enough good food on the table.

## Food Security/Insecurity Terminology

Since 1990, the American Institute of Nutrition has

defined food security as, “Access by all people at all times to enough food for an active, healthy life.” Food security not only includes the availability of safe and nutritious food, but also the ability to “acquire acceptable foods in socially acceptable ways.”

The United States Department of Agriculture considers a household to be food insecure if it experiences low food security or very low food security. These are defined as:

- + **Low Food Security**, formerly “food insecurity without hunger”: reports of reduced quality, variety, or desirability of diet. Little or no indication of reduced food intake.
- + **Very Low Food Security**, formerly “food insecurity with hunger”: Reports of multiple indications of disrupted eating patterns and reduced food intake.

## Food Insecurity in Los Angeles

- + 29,000 low or fixed-income senior citizens who receive food from the Los Angeles regional food bank each month
- + 300,000 people helped by the Los Angeles Regional Food Bank each month
- + 573,000 children in LA may not know where their next meal is coming from. The regional food bank currently does not have the resources to reach all of these children
- + 2,000,000 people in LA County currently face food insecurity. That comes out to 1 in 5 people that don’t have reliable access to a sufficient quantity of affordable, nutritious food.

## Gangstas to Growers | Atlanta, GA

- + program that would train previously incarcerated youth how to harvest crops. Best of all, it promised to pay \$15 an hour
- + brings together two important facets of the modern urban revival—the locavore food movement that has become a fixture of gentrifying cities across the country, and an awakening recognition that gentrification was leaving behind, or even displacing, a significant portion of the population
- + With a recipe inspired by YouTube videos, along with \$100 worth of ingredients, they could bring in \$1,000. In the coming days, the trainees got to sell Sweet Sol to soccer moms, college professors, and anyone else willing to pay \$10 (\$12 online)

## Planting Justice | Oakland, CA

- + We work to address the structural inequalities that have become embedded in the industrialized food system:
  - the systemic exploitation of food system workers (especially undocumented farm and kitchen workers)
  - the lack of access to fresh, nutritious food in low-income communities of color
  - our culture's over-reliance on packaged, pro-

cessed food that is killing our bodies and our environment

- + “By investing in food workers, we can reinvigorate our local economy, increasing access to nutritious food AND meaningful employment.”

## Urban Agriculture Incentive Zone | LA, CA

- + “This program aims to incentivize urban agriculture in urbanized areas in California by offering reduced property tax assessments in exchange for converting vacant or unimproved property to an agricultural use through a contract agreement for an initial period of five years.”

+ “The County recognizes that there is a need to make nutritious food more accessible and increase food security and this program will provide an additional resource that will help the County achieve this goal. The UAIZ program may also encourage community development, create jobs related to urban farming and reduce blight and illegal dumping on vacant properties.

- + Any agricultural use, except for timber production, is permitted under this program. Community gardens, nurseries, agricultural education centers, small-scale crops, and animal husbandry are just a few examples that are permitted.

# TAX CREDITS

## PROPERTY TAX

- Property tax waiver for lot under development in which the community will share parcels of land.

Financial impact to the community:

- Reduces expenses and cash outflow for the community.
- Reduction of up to 1% of appraised property value per year

Tax benefit type: Tax Waiver

Organizational impact to the community:

- Community members have greater disposable income to spend on critical personal needs and within local community with the help of local and state government.

## LOCAL BUSINESS EMPLOYMENT PLAN

- California payroll tax credit for local businesses who employ member of the shared community as part as their staff. Unemployment Insurance, Employment-Training Tax, and State Disability Insurance to be credited.

Financial impact to the community:

- Trained community members receives salary and job stability while local businesses reduce staffing cost with credit from the government to reduce payroll burden.
- Unemployment Insurance and Employment Training Tax (Max \$ yr credit)
- State Disability Insurance (Max \$ yr credit)

Tax benefit type: Tax Waiver

Organizational impact to the community:

- Increase in disposable household income to spend in the community while reducing impact in work transportation expenses, helping community members to improve their overall financial situation.
- Community members will be professionally trained and become better desired assets to local businesses.

## EARNED INCOME TAX CREDIT

- Tax credit incentive for Employers that are open to hiring workers who were previously incarcerated, transient or homeless with Tax credit incentive.

Financial impact to the community:

- Provide livelihood and employment to community members who may not be desirably hireable by general market and social standards.

Tax benefit type: Tax Waiver

Organizational impact to the community:

- Backed by the job training center, this action rehabilitates vulnerable community members back into the society, reducing the chances of recidivism while keeping the community safer.

## STATE TAX RELIEF

- Tax credit to be applied to state taxes for those who live in the shared community and are currently identified as low income groups. Government provides tax credit of up to \$500 to each member of the community.

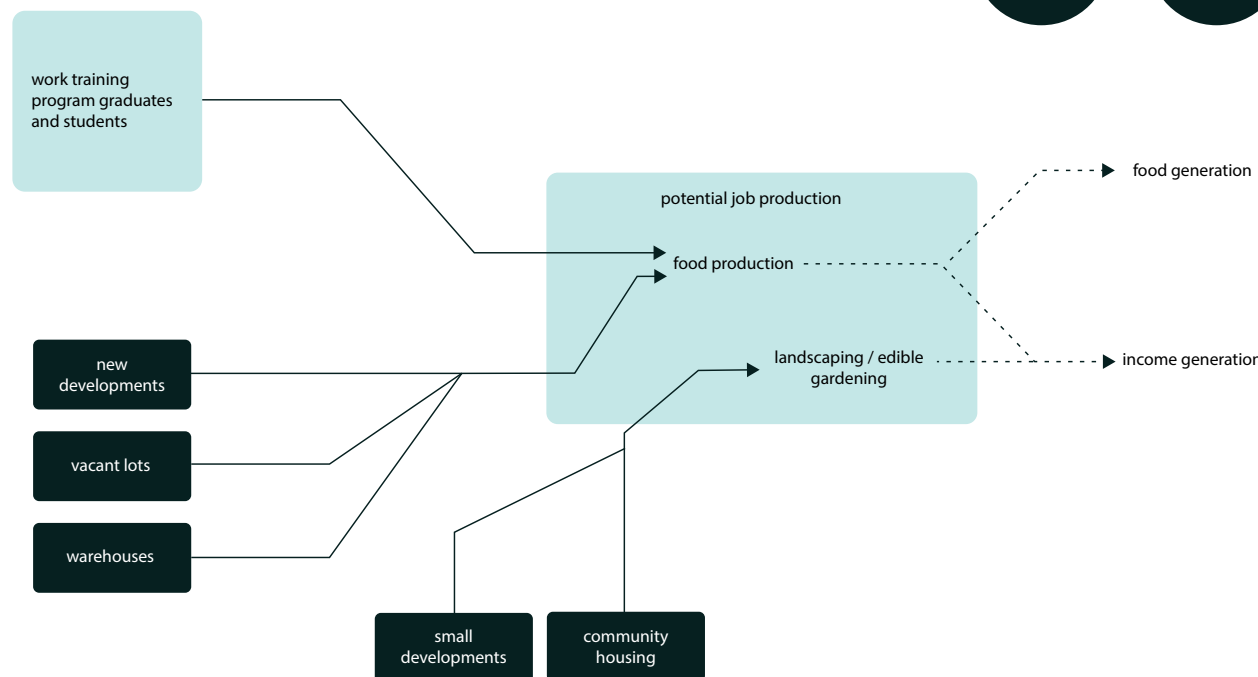
Financial impact to the community:

- Reduction in tax burden for each community member and increase in household disposable income.

Tax benefit type: Tax Waiver

Organizational impact to the community:

- Owners have greater disposable income to spend on personal needs and within local community, and slowly will grow out of chronic poverty status.





# PRECEDENTS

## AMALGAMATED HOUSING CO-OPERATIVE Bronx, New York



## PERSHING APARTMENTS - SKID ROW HOUSING TRUST Los Angeles, CA

One of the SkidRow Housing Trust's premier projects that utilizes innovative design to promote a healthy living environment for homeless and low-income individuals. The Trust has capitalized on local public amenities, such as public transportation, to connect the community at New Pershing to downtown and greater Los Angeles. The Trust is also committed to implementing sustainable strategies in its buildings to minimize their impact on the environment.



Photo by L.A. Downtown News, Gary Leonard



Image by Jim Simmons

## LEVITTOWN New York and Pennsylvania



An Early Family Poses in Front of their 1948 Cape Cod



After: An Aerial View of the First Stages of Levittown



# POSSIBLE LOCATION



- This is one of the Eastern most locations of LA city, boarded by the cities of South Pasadena and Alhambra.
- 4225 Maycrest Avenue is about 7.8 miles Northeast of DTLA and the Arts District
- The block is located directly north of Huntington Dr., which is a major traffic corridor in Northeast LA.
- There are currently around 8 small bungalow houses within the fenced in area and two medium size houses adjacent to the same block, which also belong to Caltrans.
- Close observation indicates the bungalows have nearly identical shapes and sizes although there seem to be minimal variation.
- There is buffering spaces between the houses, allowing potential tenants to have better privacy and sound isolation from one another.



There are plenty of small businesses from walking distance to the settlement.

A Dash route goes through the neighbourhood of El Sereno and down on Huntington Dr.

# ADDITIONAL SOURCES

## Landownership Group

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## Tax Credit Group

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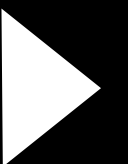
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