

JORDAN DOWNS



Human Capital Plan:
Existing Conditions and Summary of Findings
May 5, 2009

Jordan Downs

EXISTING CONDITIONS AND SUMMARY OF FINDINGS

OVERVIEW

The Housing Authority of the City of Los Angeles (HACLA) and its partners are interested in developing a Human Capital Plan (HCP) for current and future residents of Jordan Downs. This plan needs to be data-driven, outcomes-oriented, responsive to resident needs, financially feasible and sustainable, and seamlessly integrated into the overall physical plan.

This report is the first of the several phased deliverables by EJP, in collaboration with Marva Smith. It is a supplement to the Existing Conditions Report (March 2009) produced by WRT Solomon ETC. It creates a profile of current Jordan Downs residents and their human services needs. It frames resident needs in the context of an existing services analysis – understanding services availability, access and use. It triangulates findings from four resident focus groups, a resident survey, key stakeholder interviews and available HACLA data. Given HACLA’s goal of a plan that is informed by resident input, this summary provides a framework for discussion of recommendations for a Human Capital Plan for Jordan Downs.

DATA ANALYSIS

During the data analysis phase, the Human Capital Plan team¹ collected data from a variety of sources as outlined below:

1. HACLA data, including a Statistical and Demographic Overview, June 2008 and current occupancy data.
2. Resident Survey. EJP designed and trained local residents to administer a household-level survey to Jordan Downs households. The purpose of the survey was to gather demographic information from families living at Jordan Downs, gather input from residents on the planning process, gauge resident needs and desires regarding certain issues including relocation, services and design, and use information from the survey to inform programmatic decisions regarding physical improvements and services. Over 83 percent (83.2%) of all Jordan Downs households responded to the survey (563 out of 677 possible households). The household level survey was administered to all heads of households. The survey was administered in April 2009. Attachment 1 includes the summary results.
3. Resident Focus Groups. The HCP team facilitated focus groups with residents of Jordan Downs. Fifty residents participated in four focus group sessions held on

¹ The Human Capital Plan team includes EJP Consulting Group and Marva Smith, with support from Maya Dunne.

- March 20 and 21, 2009. Focus groups were organized as follows: youth ages 14-17; older adults ages 65 and older, other adults and Spanish speakers only. A cash incentive was provided to each focus group participant.
4. Stakeholder interviews. The HCP team is conducting interviews with a range of stakeholders including residents, area non-profit and faith-based organizations that serve the community, foundations, elected officials, city departments and HACLA staff. *Note: This task is ongoing.*
 5. Mayors Working Group/HCP Advisory Group. The HCP team is working collaboratively with the Mayor's Working Group to discuss programming for Jordan Downs, and importantly, opportunities for collaboration and services integration, where appropriate.
 6. Resident and Public Meetings. The HCP team is collecting data via meetings with the Jordan Downs Community Action Committee (JDCAC) and public and community meetings.
 7. Other secondary data sources such as published reports and organizational data.

The remainder of this report is organized as follows:

- Resident Demographics and Household Characteristics
- Services Availability and Use
- Resident Needs and Aspirations
- Redevelopment Issues and Policy and Program Implications
- Preliminary Recommendations

DEMOGRAPHICS AND HOUSEHOLD CHARACTERISTICS

There are 677 households living at Jordan Downs. These household include 2,304 individuals. According to the summary demographics prepared by HACLA and responses from the survey:

- Approximately 65 percent of all Jordan Downs households identify as Hispanic, 34 percent are Black and about one percent are Asian and Caucasian. This is not dissimilar from the profile of families living in the Greater Watts neighborhood – in 2008, 69 percent of families in Watts identified as Hispanic and 30 percent as Black.
- Of 2,320 individuals living at Jordan Downs, 60 percent are females and 40 percent are males.
- The majority of households are headed by a single parent (51 percent of survey respondents described their household as single parent with child or children; approximately 17 percent are couples with children). See Figure 1.
- Fourteen percent of households are single person households
- Twenty percent of households report having no children living in the household.

- More than 51 percent (51.4%) of the population are minors, 17 years and younger. This mirrors the trend in the Greater Watts neighborhood where 43 percent of the Greater Watts neighborhood is less than 18 years (see Figures and 2).
- Twenty eight percent of the population is between the ages of 18 and 40.
- Less than 5 percent (4.8%) of the population are older adults, 61 and older.
- The average age for Jordan Downs residents is 23.8, compared to 23.7 for the Greater Watts and 32.4 for the City of Los Angeles.
- The average household size for Jordan Downs household is 3.4 individuals compared to 4.3 in Greater Watts.
- Generally, most households have a long tenure in Jordan Downs. Based on the survey response, 50 percent of households have lived at Jordan Downs for 5 or more years; 30 percent for more than 10 years.
- Based on an analysis of income source, 12 percent of all households receive SSI disability income. Typically, most of these are related to a mental disability. Based on the survey responses, 9 percent of household report having at least one person in the household with a **physical** disability or handicap.
- 7 residents currently own a small business and **86 more** are interested in starting one. Business interest includes 'store' (15), laundromat (6) childcare facility and beauty shop (5 each).
- 55 percent of survey respondents rely on public transportation for work and activities; 32 percent rely on personal vehicles.

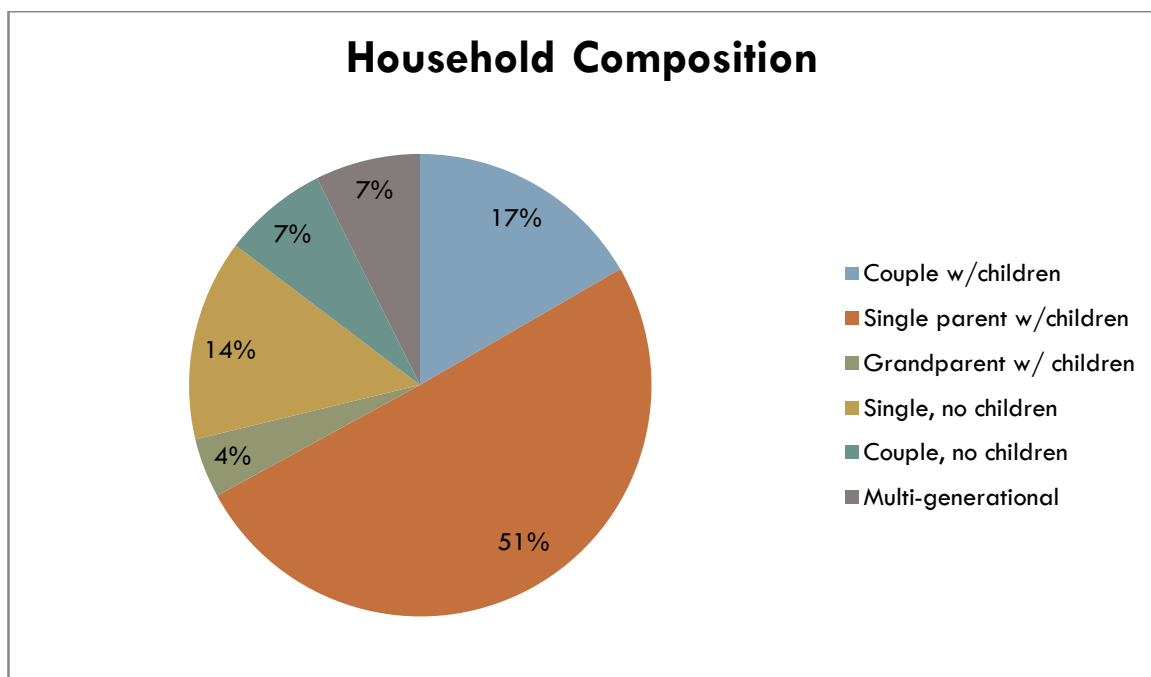


FIGURE 1: HOUSEHOLD COMPOSITION, RESIDENT SURVEY, APRIL 2009

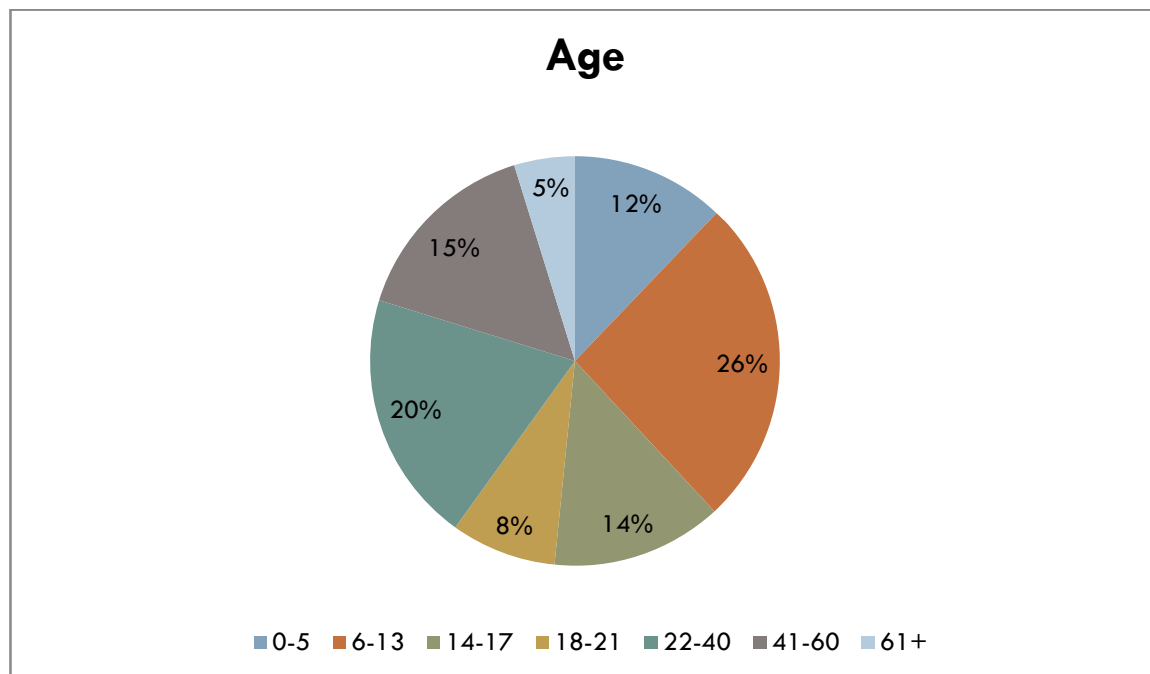


FIGURE 2: AGE DISTRIBUTION, HACLA, JULY 2008

Income and Employment

Jordan Downs households have relatively low average household incomes, compared to household in the City of Los Angeles. However, total household income is over \$10.6 million for all families living at Jordan Downs.

- Average annual household income is \$15,670, compared to average household income of \$39,400 in Greater Watts and \$48,690 in the City of Los Angeles.
- Of the average family income, over 54 percent (54.5%) of this income is derived from employment income (see Figure 3).
- Over 16 percent of households receive income from Aid to Families with Dependent Children (AFDC) and nearly 12 percent derive income from Social Security Insurance (SSI); slightly more than 4 percent receive income from Social Security.
- Average monthly household income is \$1,284; households pay an average \$348 per month in average rent, approximately 30 percent of their average income.
- Approximately 44 percent of the non elderly **adults** were employed as of July 2008.
- Based on the April 2009 survey, 38 percent of the **heads of households** are employed for pay. Of these, 46 percent are working full time and 44 percent are working part time.

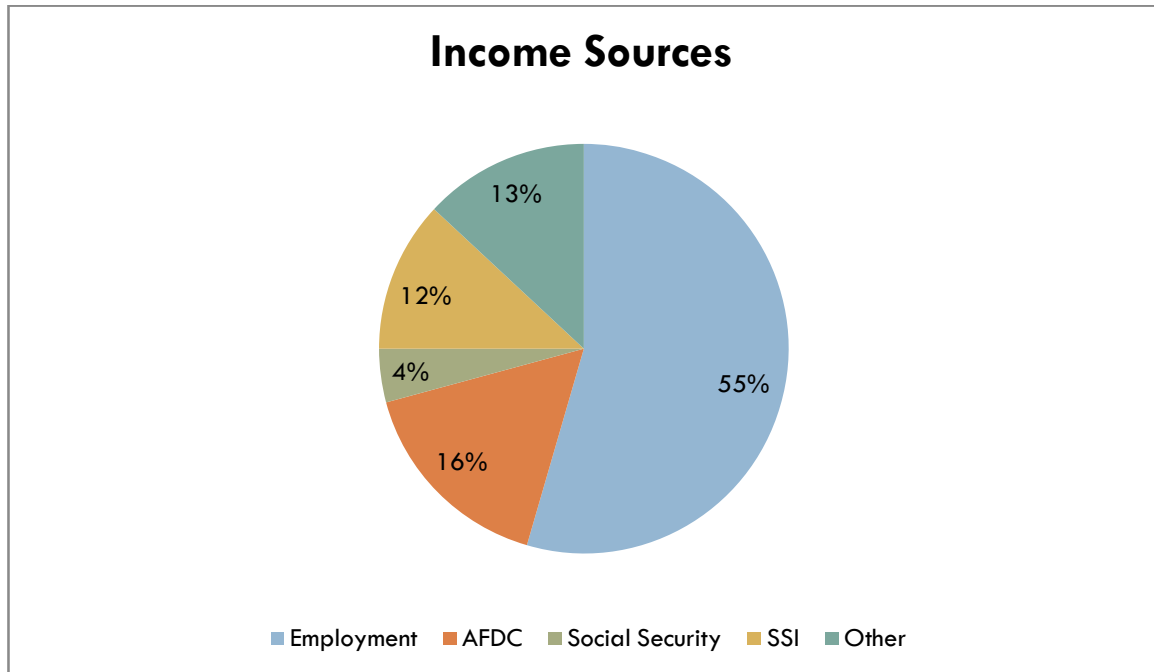


FIGURE 3: INCOME SOURCES, HACLA, JULY 2008

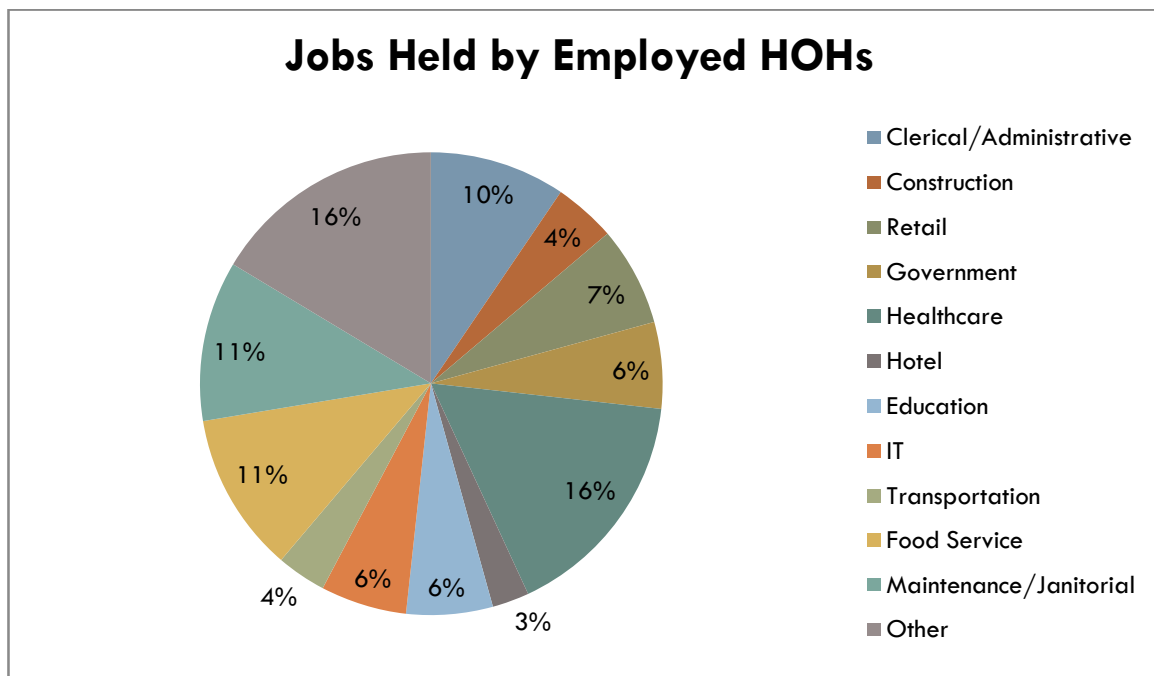


FIGURE 4: JOBS HELD BY EMPLOYED HEADS OF HOUSEHOLDS, RESIDENT SURVEY, APRIL 2009

Employed heads of households are employed in a range of occupations and sectors (See Figure 4). The top three jobs for currently employed heads of households are healthcare (16%), food service (11%), janitorial/maintenance (11%) and clerical (10%).

Unemployment

Sixty-two percent of heads of household who responded to the survey are unemployed.

- Of these, 21 percent were either disabled or caring for a disabled family member; 9 percent are retired and 8 percent are ill and unable to work.
- Thirty percent of 'work-able' heads of households are unemployed, that is heads of households who are not ill or disabled, not caring for an ill or disabled family member and are physically able to work.
- Of these unemployed 'work-able' residents, 57 percent could not find work, 13 percent were waiting for a new job to start, 11 percent had childcare problems 10 percent were in school or training and 9 percent were employed but temporarily on leave (see Figure 5).
- Survey respondents cite the following as barriers to employments or skills training:
 - 17 percent lack adequate transportation
 - 15 percent have small children at home who are NOT in school or childcare
 - 14 percent have health problems
 - 11 percent lack skills that are in demand
 - 10 percent do not speak English well
 - 5 percent have a family member who is disabled
 - 6 percent lack appropriate clothing for job interviews and work

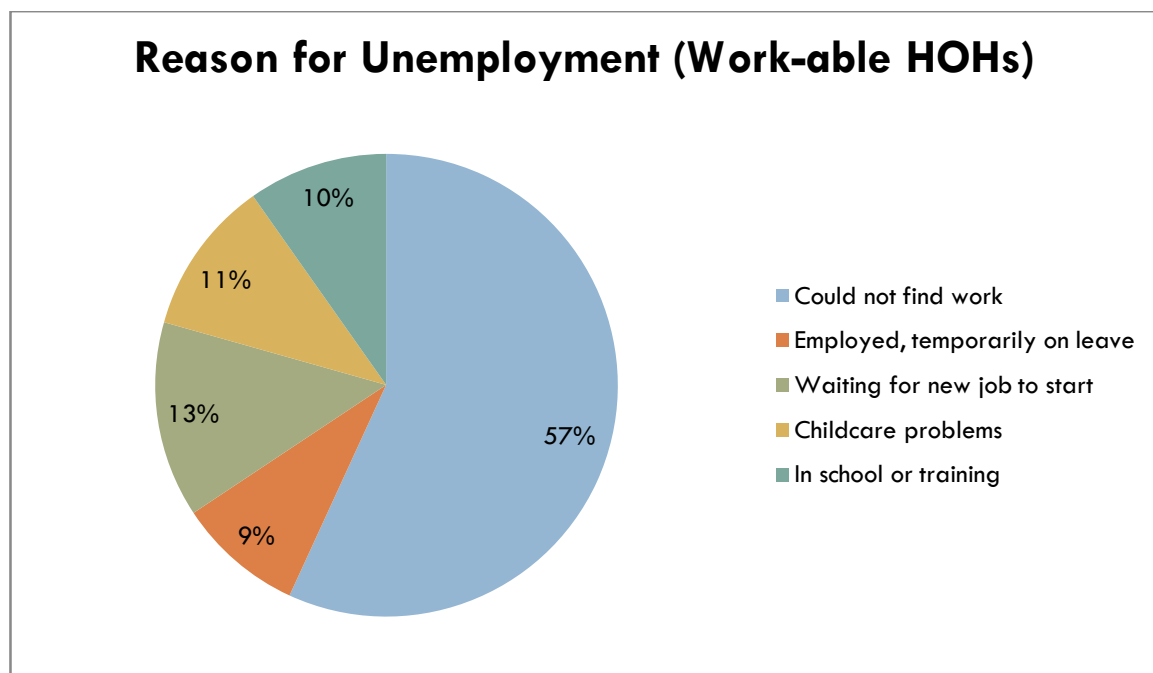


FIGURE 5: EMPLOYMENT, RESIDENT SURVEY, APRIL 2009

Literacy and Education

Approximately 45 percent of survey responders have less than a 12th grade education; 43 percent have some college (no degree) and less than one percent have a college degree (BA or higher).

Ten percent of survey respondents are currently enrolled in school or a job training program.

SERVICES AVAILABILITY AND USE

The Watts Community has more than 100 public and private human services providers offering a variety of programs and services to area residents within a 3 mile radius of the Jordan Downs Public Housing Development. These providers include, but are not limited to major organizations such as, Watts Labor Council Action Council, the Maxine Waters Employment Preparation Center (LAUSD), Watts Healthcare Corporation, City of Los Angeles services such as the City of Los Angeles Youth Opportunities Movement, City of Los Angeles Parks and Recreations Centers and the City of Los Angeles Housing Authority as well as offices of Los Angeles County Departments such as Ted Watkins Park and The Kenyon Juvenile Justice Center. The HCP team has interviewed many of these providers who have all expressed a willingness to expand their targeted services, as funding allows, to the residents of the Jordan Downs as well as work with the City of Los Angeles Housing Authority to work together to bring additional resources to the Watts Community.

Unfortunately, the Watts Community has high poverty, major public safety concerns, inadequate education, and limited access to quality health care and so with such tremendous need, the dollars simply do not allow programs to serve everyone that seeks services.

For example, The City of Los Angeles Youth Opportunity Movement on East Century Blvd reports that slots fill up quickly and the organization has a waiting list of clients at all times. There is a need to better coordinate and improve the leveraging of these services throughout the area. Existing systems are inadequate and could be improved by technology and staffing a dedicated system.

For established organizations, outreach efforts are primarily by word of mouth along with targeted outreach of new programs and services. Attachment 2 includes a table of programs and services within a 3 mile radius of the Jordan Downs Public Housing Development. This table is not exhaustive but provides a snapshot of stakeholders and opportunities for human services collaboration. The table is complemented by a Map of Community Assets in Attachment 3.

Focus Groups

Focus Group participants were asked about a range of topics including their perspectives on the efforts of the Jordan Downs Master Planning Project, their wishes and desires should public housing be developed, their specific needs and preferences regarding services, housing and physical improvements, as well as recommendations for the planning team.

Focus Group participants represented a sample of residents and were recruited primarily from outreach conducted by HACLA and the Jordan Downs Community Advisory Council (JDCAC). Additional outreach was conducted by the HCP team with the Jordan Downs Block Captains group and Youth who regularly frequent the Community Center.

Fifty (50) residents participated in four focus group sessions. Each Focus Group participant was provided a \$50 cash incentive at the end of each session.

Profile of Focus Group Participants

- Seniors (7) 100% were African American females aged 55 and older. Most had lived in the Jordan Downs community for more than 30 years with one respondent for five years.
- Youth (19) 70% African American and 30% Hispanic/Latino; 60% female and 40% male; between the ages of 13 and 18. All but three respondents regularly access services at the Jordan Downs Community Center.
- Spanish Speaking (15) 100% Hispanic/Latino; 97% female and 3% male; between the ages of 18 and 58; residents of the Jordan Downs community between 3 and 20 years.
- Adults (9) 100% African American females; between the ages of 21 and 45; 95% single mothers and heads of households.

Service Access

Most residents are aware of the programs of local area service providers, but few have accessed them. Focus group participants cite a lack of targeted outreach as the primary reason for their not accessing existing programs. Some residents fear being stigmatized by accessing certain services; others may be bored and some perceive a lack of respect from some provider staff. Residents suggested that monthly informational sessions be held at the Community Center to allow service providers the opportunity to speak to residents directly and to explain available programs.

When asked about health and related services, residents cited the Watts Clinic as their primary source for health care services. However, Spanish Speaking focus group participants travel to nearby cities like Huntington Park and Lynwood for clinic and hospital services. When asked about the Watts Clinic, participants were either unaware of them or felt they did not serve Spanish Speakers.

Despite the challenges faced by Jordan Downs residents most feel a sense of community and desire ways to improve neighbor relations. One resident strongly felt that

“before any building is started we need to start by building the people or it won’t matter what the place looks like”.

Survey data also help to confirm the findings from the focus groups. Interestingly, when asked to rank the services they use most often now, over 62 percent of all heads of households did not state any service or declined to answer the question. For those households who responded, small numbers identified services at the community center, childcare and healthcare as the services they use most often now.

Crime, Safety and Quality of Life

Public Safety issues including gang activity, violence and crime in Jordan Downs and Watts plague the community and residents do not feel that present efforts adequately addressed such issues.

Unsafe schools impede access to education, lack of after school programs for youth, limited recreational programs at nearby facilities, homelessness and squatting in vacant units, parking of cars without permits, stray dogs and the lack of enforcement of “no pets” rule was cited by focus group participants as major impediments to a healthy community.

Crime and safety are major concerns of survey respondents:

- 86 percent believe crime is a problem in the neighborhood
- 25 percent feel unsafe everywhere and an equal percent feel safe everywhere
- 18 percent feel unsafe in their units
- 15 percent feel unsafe walking through Jordan Downs and 14 percent in the surrounding neighborhood

Gang Crime and Violent Crime

In 2007, 549 violent crimes were committed within the GRYD's 2.15 square miles, including homicide, robbery, and aggravated assault. Gangs are a significant contributor to violence in the Watts/Southeast GRYD. According to the LAPD, 66 percent of the 184 gang crimes in the GRYD were violent crimes that same year. In 2007, over 46 percent of the violent crimes in the GRYD happened between the hours of 4:00 p.m. and 11:59 p.m. This time period has consistently had the highest concentration of violent crimes over the last three years. Almost 43 percent of the victims of violent crimes, in which the age of the victim was available, were age 24 or younger. In 2007, six of the nine homicide victims were under 25 years of age. Of the nine homicides that occurred in the GRYD in 2007, eight were gang related.

Violent crime has been decreasing since 2005 in the Watts/Southeast GRYD, especially homicides. Gang-related crime has remained constant and property crime has increased minimally in the past three years. In 2007, 914 property crimes were reported in the Watts/Southeast GRYD.

Residents and gang intervention workers agreed that a considerable amount of gang-related crime, especially property crimes, are not reported to law enforcement due to victims' fear of retaliation.

Source: *Gang Reduction and Youth Development Watts/Southeast GRYD Needs Assessment, Final Report, April 2008.*

The high concentration of gang and violence in and around Jordan Downs is a major barrier to service access and utilization, and it impedes overall quality of life for community residents. According to the Advancement Project, there are 14 known and active gangs in the Watts neighborhood. These gangs are active in narcotics sales, robberies, assaults, batteries, carjacking, murder, witness intimidation and vandalism. Below is a summary of Part 1 crime in the Southeast area, which comprises Jordan Downs. As Table 1 indicates, the rate of Part 1 crimes for 2009 is on par to surpass 2008 and 2007. Already in 2009, 1,749 Part 1 crimes have been committed, compared to 1,923 in all of 2008.

**SOUTHEAST AREA CRIME STATISTICS
(WEEK ENDING 4/25/09)**

	2009 YTD	2008	2007
Violent Crimes			
Homicide	13	16	10
Rape	12	15	19
Robbery	300	291	324
Aggravated Assault	297	338	302
Total Violent Crimes	622	660	655
Property Crimes			
Burglary	300	296	383
Grand Theft Auto	341	474	397
Burglary, Theft fr. Vehicle	266	243	255
Personal/other theft	220	250	254
Total Property	1,127	1,263	1,289
Total Part 1 Crimes	1,749	1,923	1,944

TABLE 1: SOUTHEAST AREA CRIME STATISTICS, LOS ANGELES POLICE DEPARTMENT, APRIL 27, 2009

Management Relations

In general, residents were pleased with property management staff and felt they were responsive; however, some complained of poor response time in making repairs, non-working heating systems, poor gardening/landscaping services, inadequate trash collection, and the lack of an adequate trash disposal system as areas for improvement.

Focus group participants acknowledge, however, that many public housing residents are apathetic and do not participate in planning activities as they do not feel empowered or their concerns will not be taken seriously.

RESIDENT NEEDS

Analysis of resident needs is based on data collected from resident meetings, resident focus groups and a household level survey conducted. Fifty residents participated in four focus group sessions held on March 20 and 21, 2009.

The household level survey was administered to all heads of households living at Jordan Downs, with an overall 83 percent response rate. The survey was administered in April 2009. Findings from both focus groups and the resident survey are summarized in the proceeding sections. Attachment 1 includes data tables (summary results) based on the results of the survey.

Programs and Services Needed

When asked to rank the top five most important services that are needed at Jordan Downs or in the neighborhood, survey respondents cited jobs and job training (65%), youth programs (54%), adult literacy (38%), childcare (36%) and computer training (35%) as the top five most important services to have (see Figure 6).

Focus group residents believe the Jordan Downs Community Center to be a vital asset and would like to see increased programming onsite. Generally, focus group participants would like to see a more comprehensive on-site service delivery system. Feelings were mixed as to whether HACLA should operate the programs but residents felt strongly that a variety of services should be offered on site.

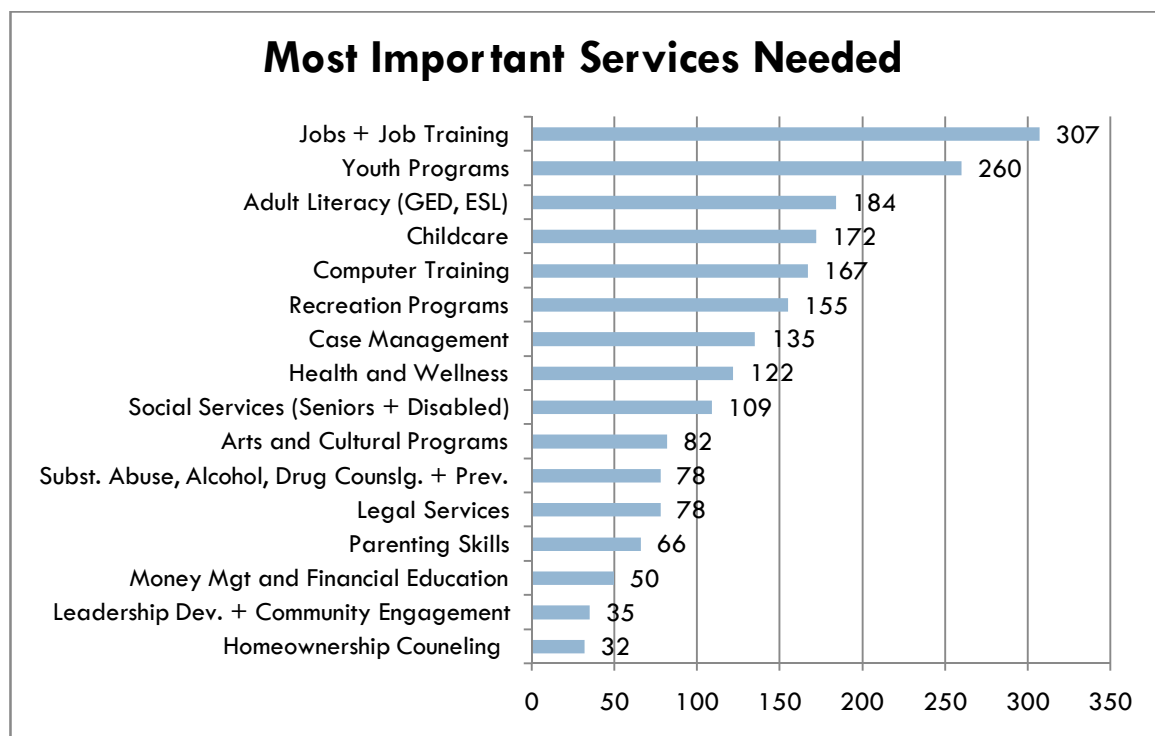


FIGURE 6: SERVICES NEEDED, RESIDENT SURVEY, APRIL 2009

When asked specifically about **training and career advancement skills** needed, 57 percent of survey respondents cited jobs and vocational training (nursing, teaching, medical assistant, construction); 36 percent cited GED and ESL, 33 percent would like help starting a small business, and 31 percent cited computer training as the top skills that residents need most.

Children and Youth

As noted earlier, over 50 percent of the entire Jordan Downs population is below 18 years. Youth suggestions for the master plan are not dissimilar from findings from adults. Young adults aspire for a safe neighborhood, with an array of amenities and opportunities for them to have a brighter future. For many young adults, safety is their primary concern, particularly safety in schools.

The school-age children of survey respondents attend a wide variety of schools including Florence Griffith Joyner Elementary School (29%), Edwin Markham Middle School (18%) and Jordan High School (17%). The remainder attend 33 different schools.

For households with infants and non school-age children (below 5), 80 percent of these survey respondents indicated that their children were not enrolled in any childcare or after care program.

Survey respondents cited gang prevention program (63%), job training programs (62%) and after school programs (44%), arts and cultural programs (37%) and youth mentoring (36%) as the top programs needed for youth.

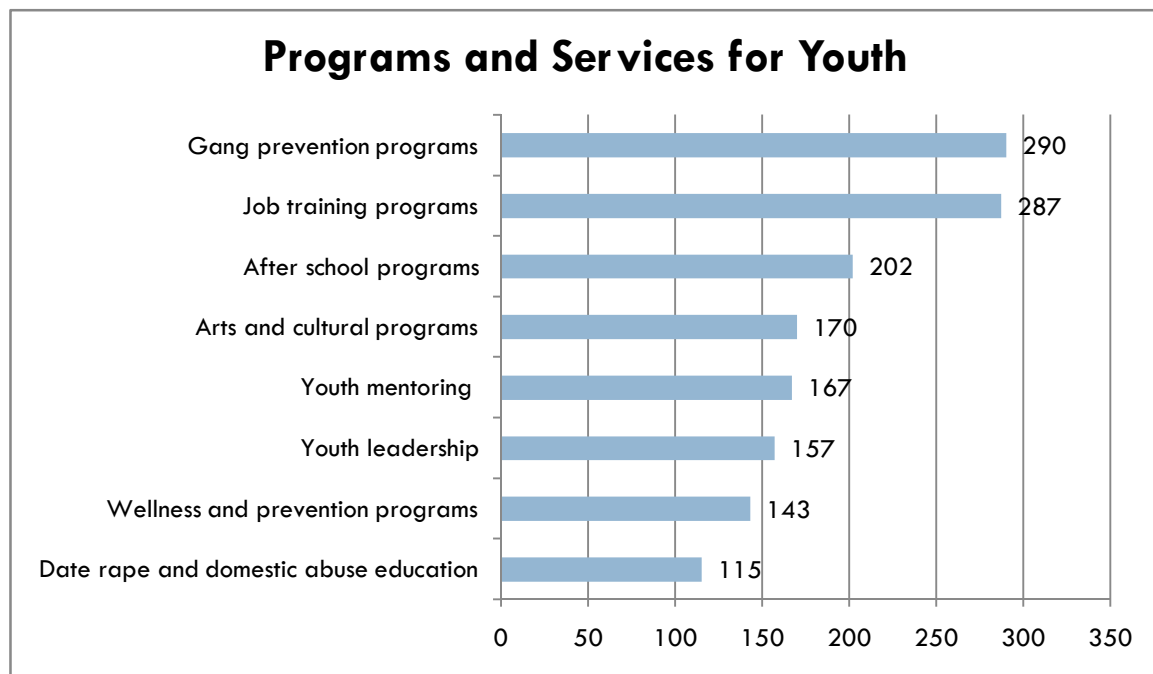


FIGURE 7: PROGRAMS AND SERVICES FOR YOUTH, RESIDENT SURVEY, APRIL 2009

HEALTH

Data provided in this section is available for the county service planning areas (SPAs). The region in which Jordan Downs lies is SPA 6. This data is available in most cases compared to other planning areas, the county as a whole, or statewide. The major sources of data utilized are the UCLA California Health Interview Survey (CHIS) or the County of Los Angeles. In addition, the Healthy City web site is another resource utilized (www.healthycity.org). This section highlights existing conditions re obesity, food access, physical activity, chronic disease, safety, health insurance/insurance access and cultural competency. These health issues directly impact both human capital planning as well as physical design. Attachment 4 includes summary tables with additional health data on Existing Conditions for Health and Wellness.

Increased Obesity

The South Planning Area of Los Angeles County has higher rates of obesity than the County as a whole. Although this is a complex issue, there are community issues that influence these rates. Among South Los Angeles teenagers, 26.5 percent are obese, or twice that of the state average. For adults, the figure jumps to over one out of every three residents (34.4%).

Food and Access

With growing amounts of evidence, what we choose to eat is influenced by what's available for purchase in our local community. As an example, when looking at the immediate neighborhood, there are no sit-down restaurants within the local area, and many fast food restaurants. The evidence also shows limited fresh food options.

"The California Center for Public Health Advocacy (CCPHA) looked at retail food outlets in cities and counties with populations greater than 250,000 and in the state as a whole and found far more opportunity to purchase the generally less healthy food available in fast-food restaurants and convenience stores than the generally healthier food available from supermarkets and produce vendors. They found that in Los Angeles, there are 4.24 times as many fast-food restaurants and convenience stores as supermarkets and produce vendors.

- Where there are high numbers of fast-food restaurants compared to grocery stores, there are also higher rates of diabetes, cardiovascular disease, and cancer.
- People who live near supermarkets are more likely to eat more fruits and vegetables and less likely to be obese.
- Eating at fast-food restaurants is associated with consuming more calories and fewer vegetables; and associated with higher rates of obesity.
- People consistently underestimate how many calories are in fast-food meals."²

² www.ccpa.org

For instance, roughly one out of every five South Los Angeles teenagers (20.7%) eats fast food more than four times a week, well above Los Angeles County (12.2%) and state (12.8%) figures.

Physical Activity

Regular exercise reduces the risk of heart disease, diabetes, obesity, and osteoporosis, reduces blood pressure, relieves symptoms of depression and anxiety, and prevents falls in the elderly.

The Jordan Downs community area has limited safe and usable zones for physical activity. The safety of the area is a major impediment to exercise in evenings or across certain gang boundaries, and outdoor play is limited on-site. Although there is proximity to the high school, there are limited shared facilities for families to use after school or work. The recreation center is a major asset for the community, and provides space for some activities, but is not oriented to a variety of options to multiple age groups, or multiple programming.

Less than half of South Los Angeles residents (45.6%) exercise at recommended weekly levels, and nearly one out of four (24.1%) are out of walking distance from a park or open space. This is further exacerbated by a homicide rate that is three times as high as county levels (CHIS).

Access to areas for physical exercise from walking to other more organized activities, encourages use. Some studies have recently been making connections between the view of trees or view of green space as a way to calm recovery of patient's healing, or to encourage reflection and positive mental health.

Chronic Diseases

Seventeen percent of survey responders indicated they have been diagnosed with a chronic illness. Of these, illnesses include diabetes (32%), asthma (25%), heart disease (23%), cancer (20%) and AIDS (2%).

The South Los Angeles community in which Jordan Downs resides has higher rates of certain chronic diseases compared to county and state levels. Diabetes diagnosis rates are reported at 9.9 percent among adults and 5.4 percent among teenagers, compared to 8.8 and 1.7 for the county.

Tobacco use is reported at much higher rates for adults in South Los Angeles. Over 22percent of adults report smoking compared to almost 14 percent at the countywide level.

Heart disease is reported at a level of 6.8 percent with high blood pressure at 29 percent in South Los Angeles. Mortality rates for diabetes, coronary heart disease, lung cancer,

pneumonia, and emphysema are all higher at the South Los Angeles planning area as compared to the county as a whole.

Mental Health

Mental health illnesses are a major cause of suffering and expense, and impede services participation. These illnesses “account for 15.4 percent of lost Disability-Adjusted Life Years (DALYs) in countries like the United States, second only to cardiovascular disease.”³ Social connections are good for mental health and well-being. People with greater levels of social networks, beginning with immediate family members and extending to friends, are less likely to be depressed.⁴

Safety

The indirect effects of crime include fear, stress, and poor mental health. Directly, death by homicide is provided by the Los Angeles County Department of Public Health morbidity rates. When age-adjusted per 100,000 population, homicide rates for adolescents and young adults in South Los Angeles are 75.6, compared to 25 in Los Angeles County.

Health Insurance and Access

The ability of residents to access a primary care provider can have a negative or positive impact on health outcomes. Jordan Downs as a part of the South SPA has higher rates of uninsurance. Not having an ongoing relationship with a care provider can influence the ability of residents to do preventive check-ups and make it more difficult for the family to keep a watchful eye on ways to reduce chronic diseases.

Increased hospitalizations may result from not having good access to physicians and preventative services. The data reveals that although the health insurance rates have been increasing for children, there are still higher rates of uninsurance for persons in age ranges 18-29, 30-49 and 50-64 than the county as a whole. Those who are eligible for Medi-Cal but are still uninsured is nearly twice the level of the statewide figures.

The proximity of comprehensive health services is limited, and the recent issues raised by the closure of MLK-Drew Hospital in August of 2007 have made it difficult for residents to access urgent hospital care. In addition, the closing of MLK-Drew was the result of quality care failures. The only remaining major hospital for emergency care in the area is St. Francis, which has reported a rapid increase in demand since MLK-Drew’s closure. MLK does retain specialty services at the hospital site, highly needed in the region, and continues to provide a comprehensive set of areas of service.

Affordable and efficient transit systems, the link to all these services, are another aspect that can limit the ability to reach health services.

³ Urban Sprawl and Public Health, p. 159

⁴ Urban Sprawl and Public Health, p. 170

Although the area has some significant resources in terms of health clinics and counseling services, these programs are in many cases overbooked and have waiting lists (see listing of health and wellness services in Attachment 2 and 3). In the south Los Angeles planning area, 39 percent of people use a clinic or government location for medical care compared to 24 percent at the county level.

Cultural Competency

The quality and proximity of health services is important as is the ability of the health care providers to be able to communicate in the primary language of the visitor, and for the patient to completely understand the instructions for care after an episodic event.

In designing any programs to build up the quality of life of the community, cultural competency of staff and program service delivery is necessary to be effective in addressing the multi-cultural community.

PHYSICAL IMPROVEMENTS AND DESIGN

In general, all the focus group participants are in favor of redevelopment of Jordan Downs and offered the following recommendations and comments:

- Residents are generally happy with their current unit. They were universal in describing their unit as good, even when they described frustrations with property management-related deficiencies. They like the size of the unit in particular, and would like each redeveloped unit to have at least two bathrooms.
- Residents cited many problems with the availability of adequate parking and requested each unit have room for a minimum of two cars and better enforcement of current parking permit rules.
- Respondents across the board would like to see neutral colors, individual yards (front and back), one and two story houses with amenities (washer and dryer, dishwasher, video cameras that work and improved landscaping).
- Individual units should be of equal size or bigger than the units they have now.

Findings from the survey were consistent with findings from the focus groups (See Figures 8-11).

- Focus Group participants cite **affordability** as the primary reason for continued residency and as “the best thing about living in the projects”.
- Affordability was the best feature about Jordan Downs for approximately 60 percent of survey respondents, followed by proximity to family (26%) and convenient location (25%).
- Most focus group participants expressed some fears of rent increases and evictions as a result of the redevelopment.⁶

⁶ Facilitators explained that public housing residents would continue to pay 30 percent of their income for rent, as they do now.

- Survey respondents cited small units (32%), indistinguishable (30%) and unattractive buildings (25%) as characteristics they least like about Jordan Downs.

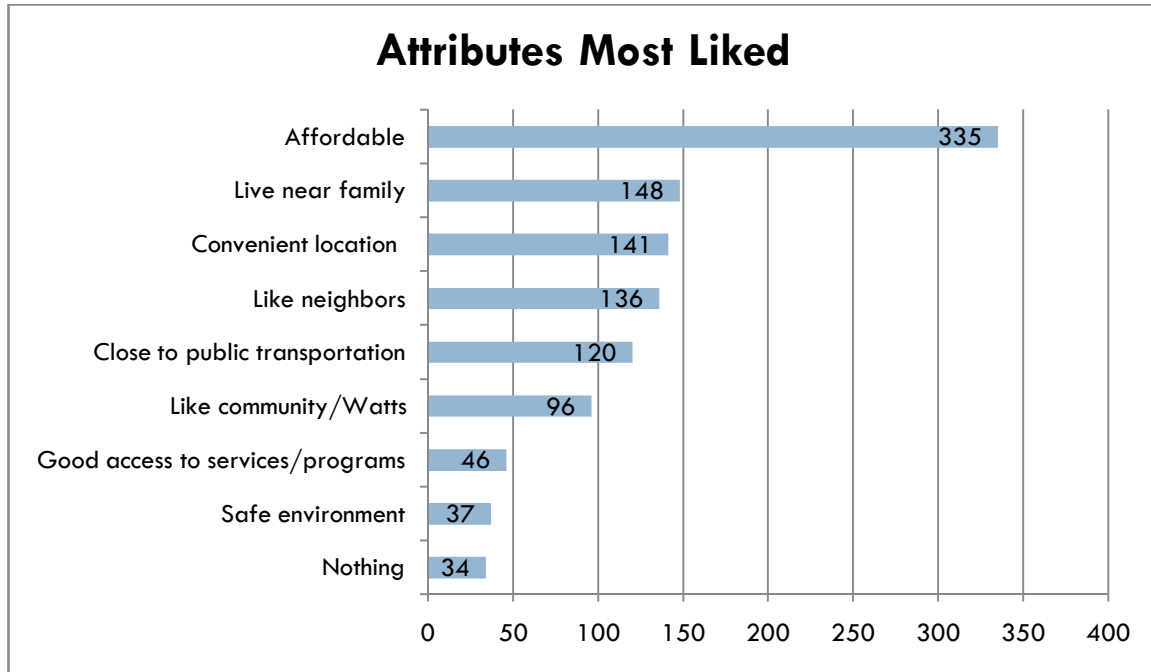


FIGURE 8: ATTRIBUTES MOST LIKED, RESIDENT SURVEY, APRIL 2009

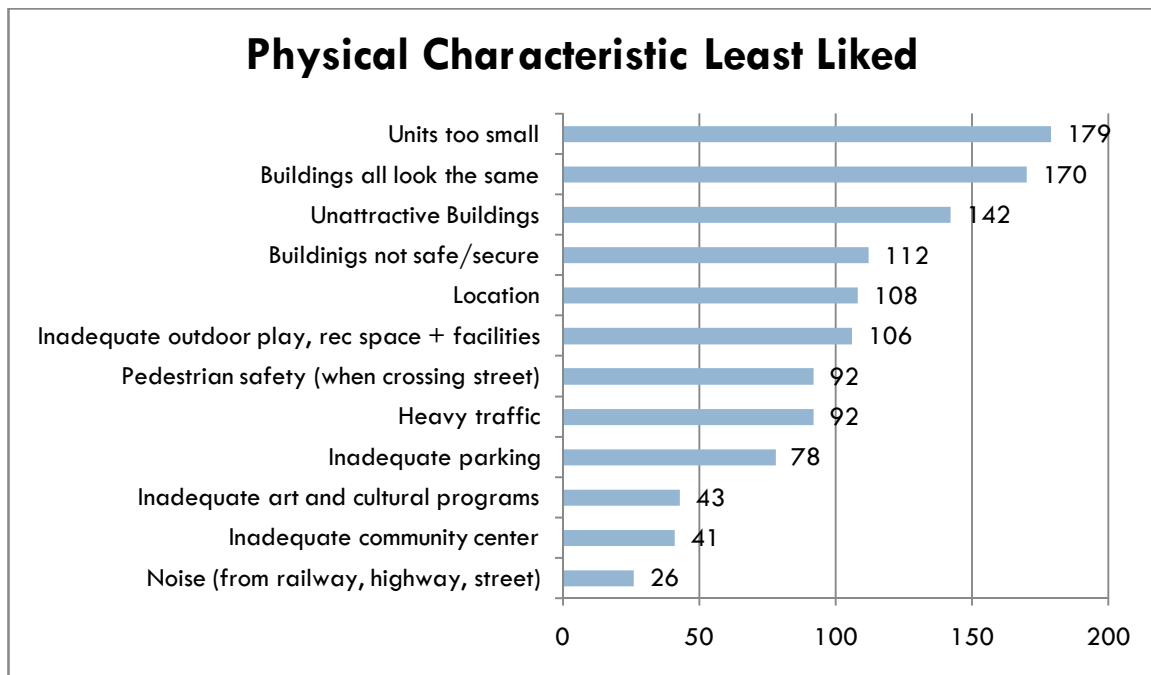


FIGURE 9: PHYSICAL CHARACTERISTIC LEAST LIKED, RESIDENT SURVEY, APRIL 2009

Survey respondents would like to see a range of building types, but most would like to see low rise buildings. This is consistent with findings from the focus groups. When asked about specific building type preference (high rise, row house, single family houses, etc.) focus group participants expressed a preference for single family dwellings, one to two stories. For survey respondents:

- 35 percent would like town or row house
- 29 percent would like single family detached homes
- 18 percent would like duplexes
- 11 Percent would like apartment building for seniors
- 7 percent would like mid or high rise buildings
- 83 percent would like to own their own home

Dedicated housing for seniors was popular among all focus group participants **except** the seniors themselves; seniors expressed a preference to integrate with others populations. Only one senior resident expressed interest in dedicated senior housing if it also allowed her disabled daughter to reside there as well. Senior housing with flexible occupancy rules (such as allowing grandchildren or others to reside) was more desirable.

Seniors did not like the idea of elevator buildings, due in part to fear (perception of crime) and disabilities that may impede their ability to egress in emergencies.

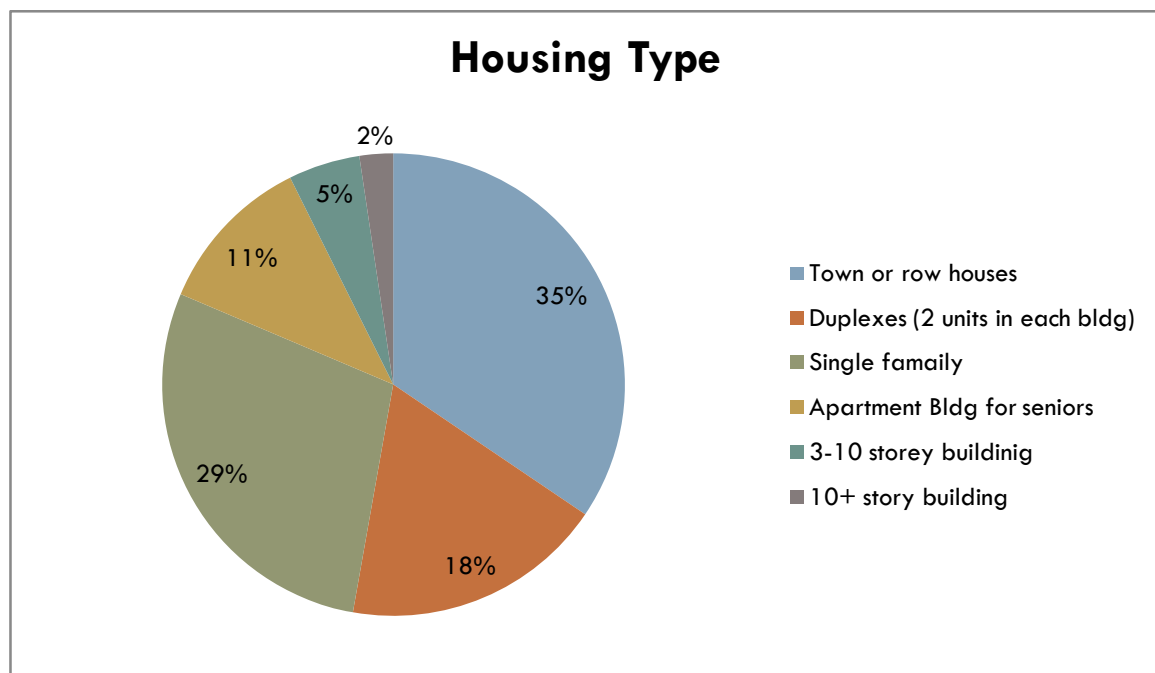


FIGURE 10: HOUSING TYPES, RESIDENT SURVEY, APRIL 2009

Outdoor and Recreation Facilities

Interest in outdoor space (public and private) and recreation facilities is very high at Jordan Downs (see Figure 11). Focus group participants would like to see open space or recreational space like a skate park, exercise track for walking and running included in the master plan. However, residents expressed strong sentiment that open spaces or recreational areas should be well lit, defensible, supervised, and activities are limited to daylight hours. Residents also felt that open space should not be at the expense of hard units.

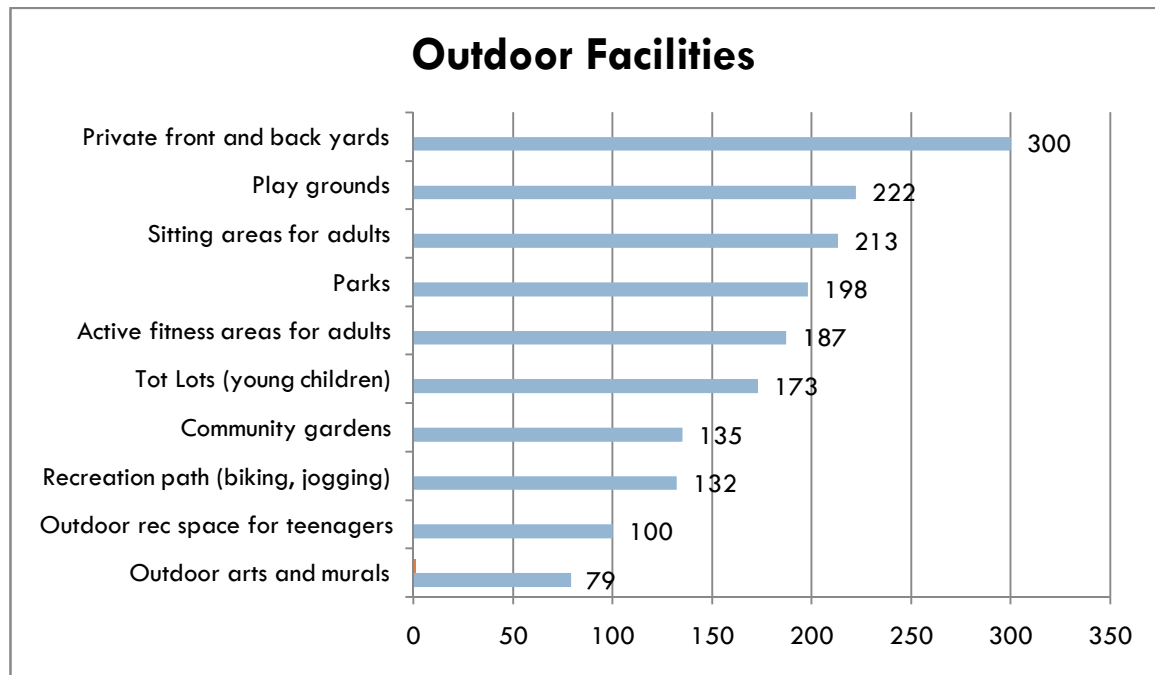


FIGURE 11: OUTDOOR FACILITIES NEEDED, RESIDENT SURVEY, APRIL 2009

ECONOMIC DEVELOPMENT, RETAIL AND NON RESIDENTIAL FACILITIES

Most households surveyed would like to see a large retailer in the neighborhood. When asked about shopping and retail, focus group participants expressed dissatisfaction with existing local retail and grocery stores as they did not adequately meet their needs. Focus group participants indicated that residents often traveled as far as Lakewood, Long Beach, Huntington Park and Baldwin Hills/Crenshaw to shop and would appreciate retail stores like Ross, Dress For Less, Walmart, 99 Cent Store and Grocery stores like Ralph's and Superior Markets in the neighborhood.

Focus group participants expressed mixed sentiment regarding onsite retail; they were generally in favor of additional/improved retail in the neighborhood, but not necessarily on site. However, they were favorable towards providing educational facilities such as a

college preparation charter school, K-12 for residents only to prevent gangs from accessing the school.

As outlined in Figure 12 residents would like to see a variety of businesses:

- 52 percent would like a large retailer (Kmart, Walmart, Target, etc)
- 41 percent would like a grocery store or supermarket
- 38 percent would like a hospital
- 37 percent would like offices or health clinic
- 31 percent would like restaurants/coffee shops

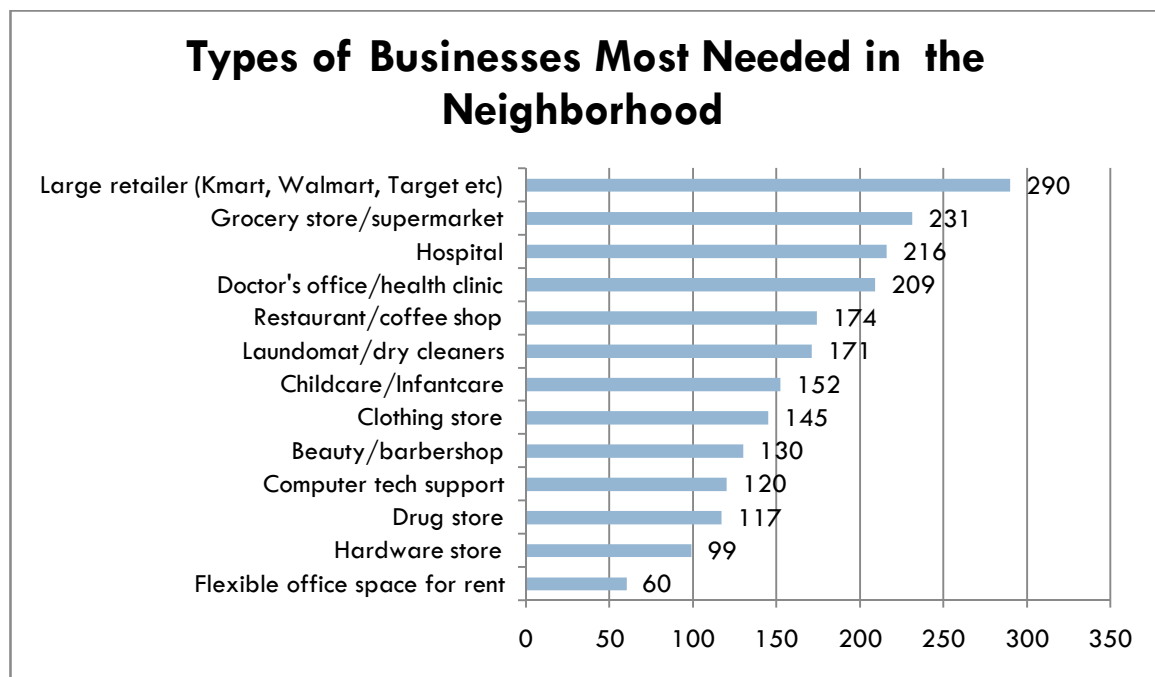


FIGURE 12: TYPES OF BUSINESSES NEEDED, RESIDENT SURVEY, APRIL 2009

RELOCATION

Residents were asked about their relocation preferences in both the focus groups and survey.

- Nearly all focus group participants would like to remain in public housing largely due to the affordability of rent. However, among the adult households headed by single mothers, many prefer a Housing Choice Voucher.
- Twenty eight percent of survey respondents would like to take a Voucher and rent in the private market; about 4 percent would like to move to another public housing unit in the City of Los Angeles, 33 percent would like to move once and into a new unit at Jordan Down, and 35 percent needed more information before stating a preference.

- Most focus group participants were aware of the plans underway to explore a potential redevelopment of Jordan Downs. However, they expressed concern about the displacement of residents. Additionally, some residents were confused about implementation of the redevelopment plan (not imminent). When asked to discuss what they have heard so far, residents report awareness that Jordan Downs is being redeveloped and that as a result, many residents will be displaced. Most believe there will not be enough housing units for current residents in the new development.

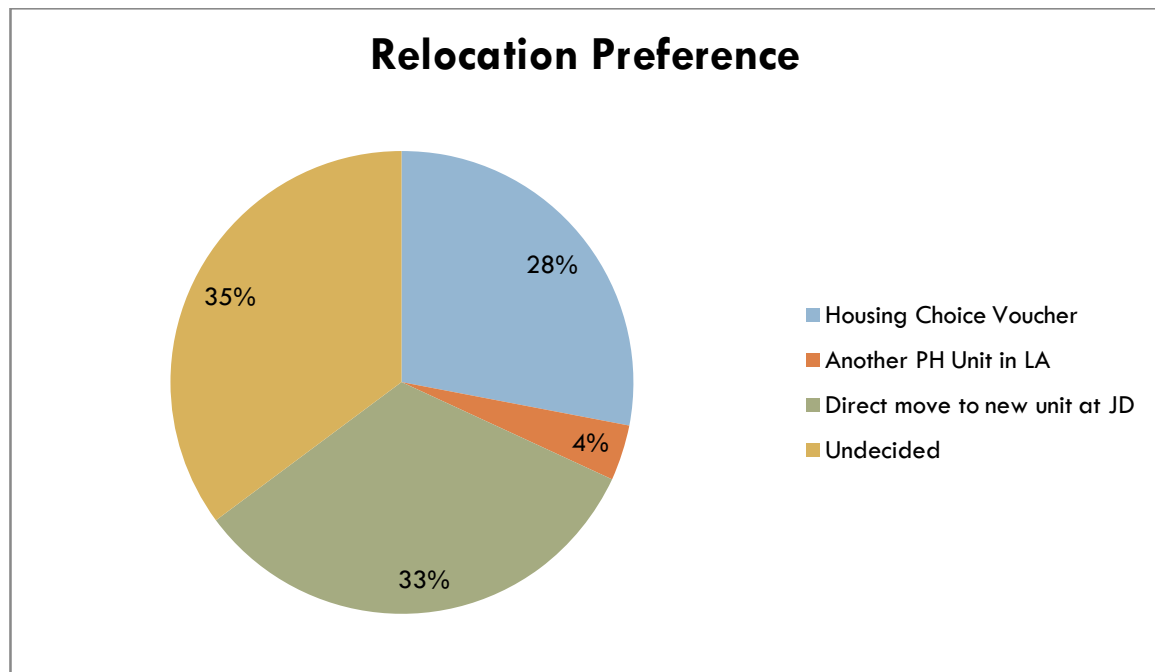


FIGURE 13: RESIDENT RELOCATION PREFERENCE, RESIDENT SURVEY, APRIL 2009

About 54 percent of residents indicated a preference to return to a revitalized Jordan Downs; about 41 percent were undecided and only six percent do not want to return. Focus group participants raised questions about whether they would be ‘allowed’ to return or not. They cited recently distributed information on the “Residents in Good Standing” policy as a “reason for distrusting the process”. Some participants indicated they believed there is a “covert plan” to evict residents prior to redevelopment.

INDIVIDUAL PARTICIPATION, COMMUNITY OUTREACH AND LEADERSHIP ROLES

Residents were asked about the best ways to communicate information about the master plan, their level of participation in community meetings and in the Jordan Downs

Community and any recommendations for increased participation. They offered the following observations and recommendations:

- Overwhelming, Spanish speaking residents would participate more if translation services were provided at each meeting including at the JDCAC.
- There is a perception that a limited number of residents or “the same few residents” play leadership roles and this is viewed negatively. Some stated that a sense of “favoritism” existed among key residents and staff and cited toys and giveaways as an example. This perception means that residents are reluctant to participate in planning and community activities if they believe it is not a truly open process.
- The best way to keep them informed is via written notices and information to their residences through either month rental statements or hand delivery.
- Saturdays or early evening meetings that included food and beverages as an incentive to participation are considered more ideal.
- 54 percent of respondents prefer meetings on Saturdays between 11 am and 2pm.

Survey respondents offered the following written responses (note that responses were categorized by like kind).

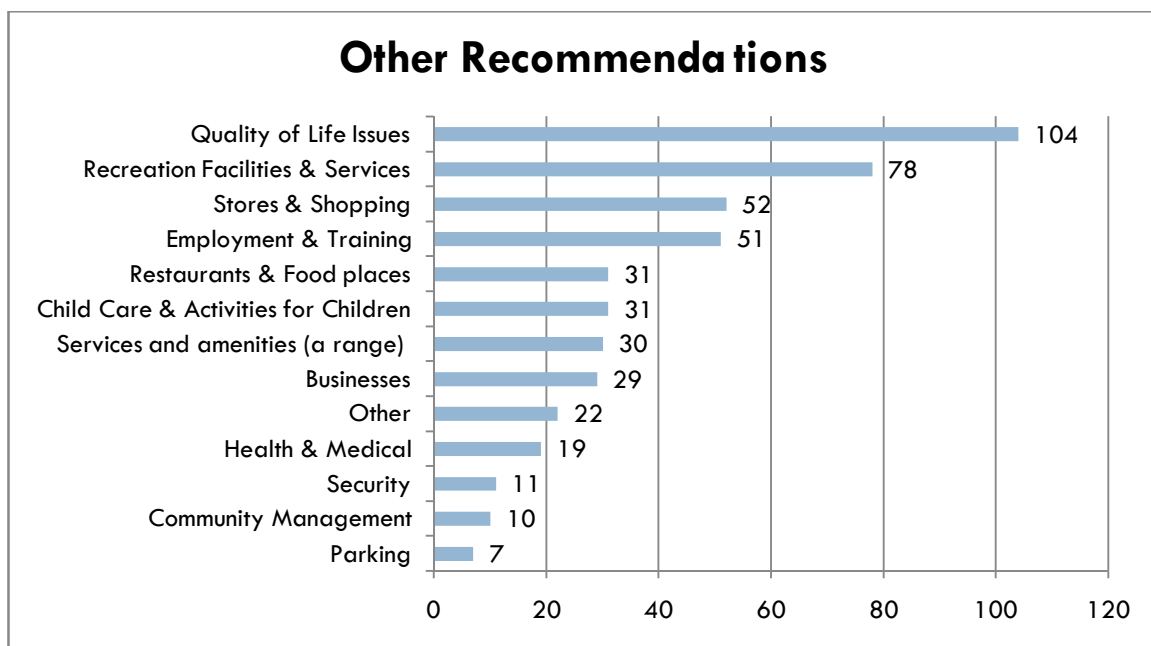


FIGURE 14: OTHER RESIDENT RECOMMENDATIONS, RESIDENT SUREVY, APRIL 2009

REDEVELOPMENT ISSUES AND POLICY AND PROGRAM IMPLICATIONS

The redevelopment of Jordan Downs is particularly challenging because of the federal regulations that guide various aspects of any public housing redevelopment effort. Specific regulations and policies that will need to be addressed in the planning process and incorporated in the final Master Plan include the following:

- **Resident relocation.** Section 18 of the United States Housing Act of 1937 as amended by the Quality Housing and Work Responsibility Act of 1998 (QHWRA) will apply to all relocated public housing residents. In addition to addressing the regulatory requirements of Section 18, HACL A must be particularly sensitive to developing a responsible relocation plan that is carefully integrated with the overall demolition and redevelopment phasing. Additional relocation benefits or requirements may be triggered (Uniform Relocation Act and/or Section 104(d) depending on the funding sources used in the project.
- **Demolition and disposition.** HACL A will need to prepare and submit a Demolition/Disposition Application (DDA) to HUD's Special Applications Center (SAC) for review and approval prior to initiating any resident relocation. Given the large size of this redevelopment, the demolition will need to be phased over a multiple-year period and carefully scheduled to minimize loss of Capital Funds and expedite the access to Replacement Housing Factor funds. Multiple DDAs may be necessary.
- **Reoccupancy criteria and right of return.** While this is not a regulatory issue, it is an important HACL A policy issue that will have an overall impact on the success of the redevelopment effort. We recommend that HACL A create a working committee comprised of HACL A staff, residents, and key agencies – and possibly Legal Aid – to develop reoccupancy criteria *now* so that residents can use this information to guide their selection of a relocation/rehousing preference. This is an important step in establishing trust with the residents and typically leads to increased resident support of the physical master plan.
- **Asset repositioning fee.** HACL A will be eligible for an asset repositioning fee (similar to the former operating subsidy phase-down) as the units are vacated and come off-line. This reduced operating subsidy over a three year period will help defray operating costs associated with relocation and keeping the buildings boarded up and secure until they are demolished.
- **Financing of replacement units.** The cost of building new replacement housing on site and implementing a robust human capital plan will require substantial financial resources at the local, state and federal level. Identifying these resources early and understanding when they will be available – and at what level of funding – is necessary to guide the final program and the phasing strategy. For example, the affordable units (whether public housing, project-based, or tax credit only) will

require numerous allocations of 9% credits. Does Jordan Downs have priority over other HACLA repositioning projects for accessing tax credits? Does the state allow for the underwriting of services in tax credit projects? What other resources can HACLA commit to the redevelopment of Jordan Downs and to the Human Capital Plan – e.g., Capital Funds, RHF funds, project-based vouchers, etc.?

- **Role of HACLA.** The Jordan Downs redevelopment effort is a large scale, potentially mixed-use and mixed-income project that requires substantial skill and experience to implement. HACLA will need to assess its capabilities to determine what role it wants to play overall, including Human Capital Plan implementation. Given the scale of physical development activities, there will likely be a master developer who oversees and coordinates the entire plan including infrastructure improvements, private and public sector non-residential uses, and individual housing projects, most (if not all) of which will include both an affordable and market-rate component. If HACLA wants to self-develop some phases, it will need to utilize one of its existing affiliates (or establish a new one) and follow relevant HUD guidelines.
- **Developer procurement.** HUD's mixed-finance regulations include procurement requirements when utilizing public housing resources (funds, land, vouchers, etc.). Understanding what these requirements are and when they are applicable is important for creating action steps for the implementation plan. This may create opportunities for HACLA to include Section 3 hiring and contracting requirements in procurement documents to explicitly connect the Human Capital Plan (jobs and contracting opportunities for residents) with the physical development plan.
- **Ownership structure.** Per 24 CFR part 941 – Mixed-Finance Rule, PHA's do not have to own the public housing unit for the unit to receive capital and/or operating assistance. To attract private funding and the ownership structure necessary to support that investment, some PHAs choose to act in an asset management capacity, simply monitoring the development, passing through operating subsidy and reporting to HUD. Other PHAs choose to be part of the ownership structure, playing a minor role as special limited partner or having increased responsibilities as managing member/general partner in the limited partnership. Determining HACLA's role will depend on capacity, investor requirements, and the Authority's long term goals.
- **Property management.** Depending on investor interests and HACLA experience in property management with a variety of unit, income and subsidy types, HACLA may or may not be able to provide property management services. Typically investors want experienced third parties to manage the property, particularly when tax credits are involved. In any event, the private investors will most likely retain the right to remove the property manager, no matter who it is, if they feel it is necessary to protect their investment.

PRELIMINARY FINDINGS AND RECOMMENDATIONS

Based on the data analysis provided above, key findings and recommendations for developing a Jordan Downs Human Capital Plan are highlighted below. These are preliminary and will be informed by national best (or promising) practices and further dialogue with HACLA and key stakeholders. More detailed recommendations and strategies will be outlined in the Human Capital Plan draft, which will be developed in the next phase.

1. **Develop a targeted workforce development strategy that is aimed at non elderly adults as well as young adults.** The workforce development strategy will need to address both job development as well as strategies for eliminating (or reducing) barriers to labor force attachment and retention including access to reliable and affordable childcare, increase in literacy, enhanced safety and security, and improved health. The strategy will need to include bridge programs, which will be essential for those with limited to no work histories.
2. **Connect residents to services and opportunities.** For many residents, it will be essential to have access to a case manager or family advocate who will work with them to develop strength-based family action plans and, more importantly, help them navigate a range of opportunities that are available. It will be essential to invest in strong case management and wrap around supports.
3. **Develop a more aggressive marketing, communications and outreach plan.** Clearly, there are a range of services that are currently available in and around Jordan Downs. However, knowledge of what is available, the eligibility requirements and costs are not as well known to residents. Any outreach plan must be tailored to the varied audiences at Jordan Downs and the different ways that they consume information – the elderly, men, youth, Latinos, etc.
4. **Create easier opportunities for residents to access programs.** Because of the pervasiveness of crime (and the perception of high crime) many residents are reluctant to commute to available programs, even for short distances. Convenient access to one-stop shopping for programs and services on site may create an opportunity to engage more families. Co-locating or bundling services in a single location increases the likelihood that residents may participate in more programs.
5. **Connect to opportunities – local, regional, federal – and leverage resources.** A range of current and emerging opportunities exists and HACLA is encouraged to explore partnerships with area institutions. Some are in the early stages of development (planning) and others are more advanced. For example, the Mayor's Office is contemplating a Green Jobs initiative to maximize federal dollars. Other examples include: (1) the Los Angeles Community College District has developed academic vocational training programs to prepare Los Angeles'

workforce for anticipated growth in California's Green Jobs sector; (2) the City of Los Angeles Housing Authority, Office of Development, is planning a Green Industries Job Training Program that includes a targeted program for ex-offenders; and (3) the City of Los Angeles Community Development Department is leveraging its resources to include a Green Jobs Sector focus throughout its system. These are three examples that may obviate the need to duplicate an on-site initiative, but rather create opportunities for partnerships and leveraging limited resources.

6. **Identify priority areas and clear, measurable targets.** While it is tempting to address every problem, it may not be possible, given limited resources and time. It will be essential for HACLA to prioritize its HCP goals and, at the same time, develop strategic alliances with major local partners to ensure long term sustainability. Key priorities may include:
 - a. workforce development, wealth and asset building
 - b. Earned Income Tax benefits and access to public benefits
 - c. health and wellness and
 - d. youth development and integration of services in schools.

ATTACHMENTS

1. Survey Results
2. List of Available services within a three mile radius of Jordan Downs
3. Map of Existing Services
4. Existing Conditions for Health and Wellness

ATTACHMENT 1: SURVEY RESULTS

ATTACHMENT 2: EXISTING SERVICES IN AND AROUND JORDAN DOWNS

EDUCATION		
#	Organization and Location	Proximity
1.	92nd And Maie Child Development Center 9200 S. Maie St., Los Angeles, CA 90002	0.77
2.	Animo Watts #2 Charter High 1625 East 112 St., Los Angeles, CA 90059	0.99
3.	Carver Elementary 1425 East 120th St., Los Angeles, CA 90059	1.69
4.	Charles R Drew University of Medicine and Science 1731 E 120TH ST, Los Angeles, CA 90059	1.45
5.	Charles Drew Middle 8511 Compton Ave., Los Angeles, CA 90001	1.27
6.	Compton Avenue Elem 1515 East 104 th Street, Los Angeles, CA 90002	0.71
7.	David Starr Jordan Senior High 2265 East 103rd St., Los Angeles, CA 90002	0.29
8.	Florence Griffith Joyner Elementary 1963 East 103rd St., Los Angeles, CA 90002	0.16
9.	Graham Elementary 8407 South Fir Ave., Los Angeles, CA 90001	1.13
10.	Grape Street Elementary 1940 East 11 th Street, Los Angeles, CA 90059	1.13
11.	Jordan New Technology 2265 East 103 rd Street, Los Angeles, CA 90002	0.29
12.	King/Drew Medical Magnet High 1601 East 120th St., Los Angeles, CA 90059	1.52
13.	Lovelie P. Flournoy Elementary 1630 East 111 th St., Los Angeles, CA 90059	0.94

14.	Maxine Waters Employment Preparation Center 10925 S. Central Ave, Los Angeles, CA 90059	1.28
15.	Montara Avenue Elementary 10018 Montara Ave., South Gate, CA 90280	0.97
16.	Ninety-Ninth Street Elementary 9900 South Wadsworth Ave., Los Angeles, CA 90002	0.71
17.	Ninety-Second Street Elementary 9211 Grape St., Los Angeles, CA 90002	0.89
18.	Ninety-Sixth Street Elementary 1471 East 96th St., Los Angeles, CA 90002	0.39
19.	Ninety-Third Street Elementary 330 East 93rd St., Los Angeles, CA 90003	2.57
20.	One Hundred Twelfth Street Elementary 1265 East 112th St., Los Angeles, CA 90059	1.27
21.	One Hundred Twelfth Street Elementary 1265 East 112th St., Los Angeles, CA 90059	1.27
22.	Ritter Elementary 11108 Watts Ave., Los Angeles, CA 90059	0.90
23.	SEA Firestone School 1785 E. 85th St., Los Angeles, CA 90001	1.15
24.	South Gate Community Adult School 2525 Firestone Blvd., South Gate, CA 90280	0.97
25.	St. Lawrence of Brindisi Elementary And Community Programs (Food Pantry) 10044 Compton Avenue, Los Angeles, CA 90002	0.61
26.	Stanford Primary Center 3020 Kansas Ave., South Gate, CA 90280	1.00
27.	Thomas Riley High 1524 East 103rd St., Los Angeles, CA 90022	0.79
28.	Verbum Dei High 11100 South Central Avenue, Los Angeles, CA 90059	1.30

29.	Simon Rodia Continuation 2315 E. 103 rd St. Los Angeles, CA 90002	0.33
Healthcare/Mental Health/Substance Abuse Treatment		
#	Organization and Location	Proximity
30.	Canon Human Services Centers, Inc. 9705 S. Holmes Ave., Los Angeles, CA 90002	0.24
31.	Charles R. Drew University Of Medicine And Science 1731 E. 120th St., Los Angeles, CA 90059	1.46
32.	Children's Institute, Inc. - Watts Office 10221 S. Compton Ave., Stes. 104 & 203, Los Angeles, CA 90002	0.61
33.	L A County DHS King/Drew Place Of Family Alcoholism Drop-in And Counseling Center 9307 S. Central Ave., Los Angeles, CA 90002	0.70
34.	L A County DHS Martin Luther King, Jr. Multi-service Ambulatory Care Center 12021 S. Wilmington Ave., Los Angeles, CA 90059	1.52
35.	Los Angeles Wings of Faith, Inc. 9626 S. Avalon Blvd., Los Angeles, CA 90003	1.09
36.	National Association Mental Illness (NAMI) South Central Los Angeles 1773 E. Century Blvd., Los Angeles, CA 90002	0.34
37.	Oasis HIV/AIDS Clinic 1807 East 120 th Street, Los Angeles, CA 90059	1.44
38.	St. Francis Medical Center 3630 E Imperial Hwy, Lynwood, CA 90262	2.36
39.	Watts Healthcare Corporation 10300 Compton Ave., Los Angeles, CA 90002	0.62
ELECTED OFFICIALS		
#	Organization and Location	Proximity
40.	Council District 15-Janice Hahn-Watts Office Civic Center Building 10221 Compton Avenue., Ste 200, Los Angeles, CA 90002	0.61

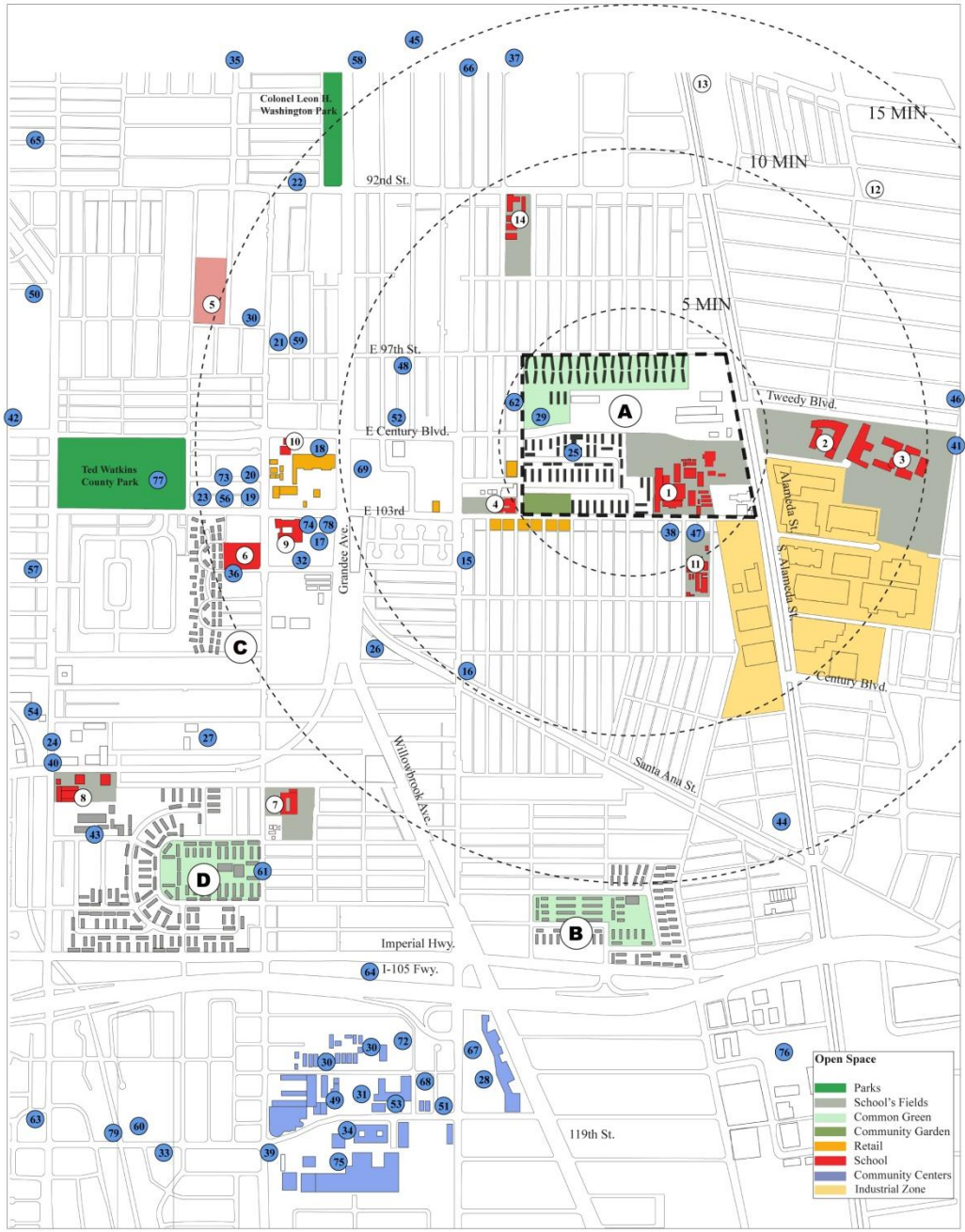
41.	Second District - Florence - Firestone Field Office Mark Ridley Thomas, Supervisor 7807 S. Compton Ave., Los Angeles, CA 90001	2.98
EMPLOYMENT SERVICES		
#	Organization and Location	Proximity
42.	WLCAC- One Source Center 958 Eat 108 th Street, Los Angeles, CA 90059	1.74
43.	WLCAC-Work Source Center 10950 S. Central Ave., Los Angeles, CA 90059	1.62
44.	City of Los Angeles Youth Opportunity Movement (YOM) 1501 E. 103 rd Street, Los Angeles, CA 90002	0.72
FAITH-BASED		
#	Organization and Location	Proximity
45.	Church of God In Christ 9608 Compton Ave., Los Angeles, CA 90002	0.67
46.	Friendly Friendship Baptist Church 10101 Avalon Blvd., Los Angeles, CA 90003	1.97
47.	Grant AME Grant Housing and Economic Development 1157 E 105 th St., Los Angeles, CA 90002	1.33
48.	Holy Way Community Development Inc. 8609 BEACH ST, LOS ANGELES, CA 90002	1.11
EX-OFFENDER SERVICES		
#	Organization and Location	Proximity
49.	Institute Maximum Human Potential Inc. 9624 COMPTON AVE, LOS ANGELES, CA 90002	0.66
PARKS AND RECREATIONAL FACILITIES		
#	Organization and Location	Proximity
50.	Franklin D. Roosevelt Park 7600 Graham Ave., Los Angeles, CA 90001	2.90

51.	George W. Carver Park 1400 E. 118th St., Los Angeles, CA 90059	1.54
52.	L A City Recreation And Parks Department Wm Nickerson Recreation Center 11251 Compton Ave., Los Angeles, CA 90059	1.07
53.	L A City Recreation And Parks Department - 109th St. Recreation Center 1464 E. 109th St., Los Angeles, CA 90059	0.94
54.	L A City Recreation And Parks Department - Green Meadows Recreation Center 431 E. 89th St., Los Angeles, CA 90003	2.71
55.	LA City Recreation And Parks – Jordan Downs 9900 Grape Street, Los Angeles, CA 90002	0.34
56.	Pearl Ella Johnson Wellness Center 11905 S. Central Ave., 3rd Floor, Los Angeles, CA 90059	1.77
57.	Ted Watkins Park 1335 E. 103rd St., Los Angeles, CA 90002	0.86
OTHER SOCIAL SERVICES		
#	Organization and Location	Proximity
58.	Charles R. Drew - Children's Community Child Care Center Head Start 1700 Imperial Hwy., Los Angeles, CA 90059	1.14
59.	Community Self-Determination Institute 9101 Hooper Ave, Los Angeles, CA 90002	0.14
60.	County Of Los Angeles Public Library - Graham Library 1900 E. Firestone Blvd., Los Angeles, CA 90001	1.07
61.	County Of Los Angeles Public Library - Willowbrook Library 11838 S. Wilmington Avenue, Los Angeles, CA 90059	1.36
62.	CRA/LA - South Los Angeles Region - Watts Office 10221 Compton Ave., Ste. 201, Los Angeles, CA 90002	0.61
63.	DREW CHILD DEVELOPMENT CORPORATION INC 1770 E 118TH ST BLDG 1, LOS ANGELES, CA 90059	1.35

64.	Friends of St. Lawrence-Watts Youth Center 10122 COMPTON AVE, LOS ANGELES, CA 90002	0.61
65.	HACLA- Avalon Gardens 769 Camelot Way # 110, Los Angeles, CA 90002	2.41
66.	HACLA-Imperial Courts 11540 Croesus Avenue,# 411, Los Angeles, CA 90059	0.90
67.	HACLA-Nickerson Gardens WorkSource Satellite Portal 1495 E 114TH St.,#1106, Los Angeles, CA 90059	1.14
68.	Johnnie Tillmon Child Development Center 1748 E. 118th St., Los Angeles, CA 90059	1.36
69.	L A County DPH – Environmental/Public Health - South District 1522 E. 102nd St., Rm. 1145, Los Angeles, CA 90002	0.70
70.	LA County DHS-South Health Center 1522 E. 102 nd Street, Los Angeles, CA 90002	0.70
71.	LA County DHS-Watts Health Center 10300 S. Compton Avenue, Los Angeles, CA 90002	0.62
72.	LA County DMH Augustus F. Hawkins Comprehensive Mental Health Center 1720 E. 120 th Street, Los Angeles, CA 90002	1.47
73.	Salvation Army - South Central Los Angeles Office 7651 S. Central Ave., Los Angeles, CA 90001	3.0
74.	Shields For Families - Ark Program 11705 Deputy Yamamoto Place, Lynwood, CA 90262	1.30
75.	South Gate Farmers' Market Tweedy Blvd. South Gate Park, South Gate, CA 90280	0.82
76.	Watts Century Latino Organization 10360 Wilmington Ave, Los Angeles, CA 90002	0.27
77.	Watts Healthy Farmers' Market 1335 E. 103rd St., Los Angeles, CA 90002	0.86
78.	Watts Towers Cultural Center 1727 East 107 th Street, Los Angeles, CA 90002	0.58

79.	WATTS WIC 10300 Compton Avenue, Los Angeles, CA 90002	0.25
80.	Watts/Willowbrook Boys And Girls Club 1339 E. 120th St., Los Angeles, CA 90059	2.27
SENIOR SERVICES		
#	Organization and Location	Proximity
81.	Watts Senior Citizens Center And Rose Garden 1657 E. Century Blvd., Los Angeles, CA 90002	0.49
82.	WLCAC Bradley Multipurpose Senior Citizen Center 10957 S. Central Ave., Los Angeles, CA 90059	1.6

ATTACHMENT 3: COMMUNITY ASSETS



See legend on following page.

Map Legend

- A** Jordan Downs
- B** Imperial Courts
- C** Gonzaque
- D** Nickerson Gardens

Community Services

1. David Starr Jordan Senior High
2. Southeast Middle School
3. Southeast High School
4. Florence Griffith Joyner Elementary
5. Ninety-Sixth Street Elementary
6. Thomas Riley High
7. Lovelia P. Flournoy Elementary
8. Verbum Dei High
9. Edwin Markham Middle School
10. St. Lawrence of Brindisi Elementary
11. Weigand Ave. Elementary School
12. Stanford Ave. Elementary School
13. East Los Angeles College
14. 92nd Street Elementary School
15. Watts Century Latino Organization
16. Young People of Watts Incorporated
17. Watts Healthcare Corporation
18. Watts Senior Center and Rose Garden
19. CRA/LA - South Los Angeles Region - Watts Office
 - Children's Institute Inc.
 - Council District 15 - Janice Hahn
 - Office of Finance - Watts civic Center Branch Office
20. LA City Library
21. Institute for Maximum Human Potential
22. 92nd And Maie Child Development Center
23. Kaiser Permanente - Watts Counseling and Learning Center
24. South Los Angeles Wlcac
 - Multipurpose Senior Citizen Center
 - Youth Employment Opportunity Program- Watts/southeast Job Service
 - Southeast LA- Watts Worksource Center
 - Watts Labor Community Action Committee Administration
25. Jordan Downs Worksource Center
 - HACLA Worksource Portal
 - Build Plus Community Action Council
26. Watts Towers Community Action Council
27. LA City Recreation and Parks Department
28. Hahn Plaza
29. Jordan Downs Gym
30. Church in God in Christ of Los Angeles
31. Charles Drew University of Medicine and Science
 - Martin Luther King Medicine Center
32. Animo Watts #2 Charter High
33. Carver Elementary
34. Charles R Drew University of Medicine and Science
35. Charles Drew Middle

36. Compton Avenue Elementary
37. Graham Elementary
38. Jordan New Technology
39. King / Drew Medical Magnet High
40. Maxine Waters Employment Preparation Center
41. Montara Avenue Elementary
42. Ninety-Ninth Street Elementary
43. One Hundred Twelfth Street Elementary
44. Ritter Elementary
45. SEA Firestone School
46. Stanford Primary Center
47. Simon Rodia Continuation
48. Canon Human Services Centers, Inc.
49. Charles R. Drew University of Medicine and Science
50. LA County DHS King / Drew Place of Family Alcoholism Drop-in and Counseling Center
51. LA County DHS Martin Luther King, Jr.
52. National Association Mental Illness (NAMI)
53. Oasis HIV / AIDS Clinic
54. WLCAC- One Source Center
55. WLCAC- Work Source Center
56. City of Los Angeles Youth Opportunity Movement (YOM)
57. Grant AME
58. Holy Way Community Development Inc.
59. Institute Maximum Human Potential Inc.
60. George W. Carver Park
61. LA City Recreation and Parks Department
62. LA City Recreation and Parks - Jordan Downs
63. Pearl Ella Johnson Wellness Center
64. Charles R. Drew - Children's Community Child Care Center
65. Community Self- Determination Institute
66. County of Los Angeles Public Library - Graham Library
67. County of Los Angeles Public Library - Willowbrook Library
68. Drew Child Development Corporation Inc
69. Friends of St. Lawrence - Watts Youth Center
72. Johnnie Tillmon Child Development Center
73. LA County DPH - Environmental / Public Health - South District
74. LA County DHS - Watts Health Center
75. LA County DMH
76. Shields for Families - Ark Program
77. Watts Healthy Farmers' Market
78. WATTS WIC
79. Watts / Willowbrook Boys and Girls Club

EXHIBIT 4: EXISTING CONDITIONS FOR HEALTH & WELLNESS FACTORS

Source (unless otherwise noted): 2007 UCLA California Health Interview Survey

TEENAGE OBESITY

Among teenagers aged 12 to 17 with Body Mass Index (BMI) \geq 30.0.

SPA 6	Los Angeles County	Statewide
26.50%	14.30%	13.30%

ADULT OBESITY

Among adults 18 years or older with Body Mass Index (BMI) \geq 30.0

SPA 6	Los Angeles County	Statewide
34.40%	22.60%	22.70%

UNINSURED (AGES 18-29)

Percent of persons without any form of health insurance.

SPA 6	Los Angeles County	Statewide
30.80%	27.40%	25.40%

UNINSURED (AGES 30-49)

Percent of persons without any form of health insurance.

SPA 6	Los Angeles County	Statewide
32.70%	23.00%	18.00%

PHYSICAL ACTIVITY

Percent of adults who obtain recommended amount of exercise each week (\geq 20 minutes of vigorous activity \geq 3 day/wk; or \geq 30 minutes of moderate activity \geq 5 days/wk), based on 2005 Los Angeles County Health Survey.

SPA 6	Los Angeles County
45.60%	51.80%

MEDI-CAL ELIGIBILITY

Persons who are uninsured and are eligible for Medi-Cal

SPA 6	Los Angeles County	Statewide
18.60%	10.50%	9.90%

TYPE OF MEDICAL CARE

Type of usual source of care for persons of all ages.

	SPA 6	Los Angeles County	Statewide
HMO/Kaiser	38.80%	59.50%	63.80%
Clinic/Government	39.20%	24.20%	22.50%

ACCESS TO CARE (CHILDREN)

Percent of children ages 0-17 years who have difficulty accessing medical care, based on 2005 Los Angeles County Health Survey.

SPA 6	Los Angeles County
20.80%	14.50%

UNINSURED (AGES 50-64)*Percent of persons without any form of health insurance.*

SPA 6	Los Angeles County	Statewide
25.20%	17.80%	12.80%

HIGH BLOOD PRESSURE*Includes all adults 18 years or older diagnosed with high blood pressure.*

SPA 6	Los Angeles County	Statewide
29.00%	23.60%	26.10%

HEART DISEASE*Includes all adults 18 years or older diagnosed with heart disease.*

SPA 6	Los Angeles County	Statewide
6.80%	6.20%	6.30%

HIGH CHOLESTEROL*Includes all adults 18 years or older diagnosed with high cholesterol.*

SPA 6	Los Angeles County	Statewide
28.30%	24.20%	22.10%

ADULT DIABETES*Includes all adults 18 years or older diagnosed with diabetes.*

SPA 6	Los Angeles County	Statewide
9.90%	8.80%	7.80%

ACCESS TO CARE (ADULTS)*Percent of adults who reported difficulty accessing medical care, based on 2005 Los Angeles County Health Survey.*

SPA 6	Los Angeles County
43.90%	30.10%

LOW INFANT BIRTH WEIGHT*Percent of low weight (<5 pounds, 8 ounces) births (per 100 live births), from California Department of Health Services 2004 Data.*

SPA 6	Los Angeles County
8.30%	7.10%

AIDS*Incidence of AIDS (annual new cases per 100,000 population), based on 2005 Los Angeles County AIDS Surveillance data.*

SPA 6	Los Angeles County
15.90%	11.50%

BINGE DRINKING*Adults 18 years or older who have been binge drinking at least once a year.*

SPA 6	Los Angeles County	Statewide
23.60%	27.80%	29.70%

TOBACCO SMOKING*Adults 18 years or older who are classified as current smokers.*

SPA 6	Los Angeles County	Statewide
22.20%	13.70%	14.30%

TEEN DIABETES

Includes teenagers aged 12 to 17 diagnosed with diabetes.

SPA 6	Los Angeles County	Statewide
5.40%	1.70%	0.90%

ASTHMA

Includes persons of all ages diagnosed with asthma.

SPA 6	Los Angeles County	Statewide
12.80%	11.80%	13.60%

WALKING DISTANCE TO PARK

Residents of all ages who are walking distance from a park or open space.

SPA 6	Los Angeles County	Statewide
75.90%	79.50%	82.30%

TELEVISION VIEWING

Percent of children ages 2-17 who watch 3 or more hours of television per day, based on 2005 Los Angeles County Health Survey.

SPA 6	Los Angeles County
34.00%	30.50%