



Parks for All

Join the Parks for All Campaign!

We are asking for your support for Parks for All, an important campaign to improve the health, safety, and livability of communities impacted by a critical lack of investment in public parks, playgrounds, and gardens.

Study after study has shown the deep divide in the access to and quality of parks among different neighborhoods in Los Angeles. Low-income communities of color live with significantly less access to parks than more affluent communities. The lack of accessible, safe, and vibrant parks in these communities has had detrimental effects on the health, social, economic, and environmental prospects of generations of Angelenos. *Did you know that kids who spend at least 20 minutes a day in greener areas get five times as much exercise as kids who don't? Did you know that a resident of Southeast LA, where there is less than half an acre of parks for every 1,000 people, is expected to live almost 12 years less than a resident of Brentwood-Pacific Palisades, where there are 199 acres of parks for every 1,000 people?*

The Parks for All campaign needs your help to advocate for park equity in LA! The campaign is focused on reforming the City of LA's *Quimby park fee policy*, a decades-old policy that requires developers of new market-rate housing to either set aside land or pay a fee that will go toward building new or improving existing parks. Unfortunately, the City of LA's policy is so restrictive about where these park dollars can be spent that critical funding is not reaching low-income, park-poor neighborhoods. Furthermore, the outdated policy does not generate enough funding to cover the actual costs of building and improving parks, especially given the City's identified \$6.5 billion need. **We must seize this opportunity to direct Quimby funds to meet the critical needs of underserved neighborhoods.**

Specifically, the Parks for All campaign recommends the following changes to the Quimby park fee policy:

1. Update the fees to accurately reflect the actual cost of building and repairing park facilities.
2. Expand the area where the fees can be spent so that more local parks can be built or repaired in the neighborhoods that need it the most.
3. Ensure that funds for developing larger regional parks are prioritized for low-income, park-poor communities.
4. Guarantee that new affordable housing units are exempt from fee requirements.
5. Provide incentives to developers that offer publicly accessible, privately maintained park facilities in new housing developments.
6. Encourage setting aside land for new parks, especially publicly accessible sites in park-poor communities, so that park development can happen faster.

Endorse the Parks for All campaign today and help us to:

- ✓ Educate your staff and constituents
- ✓ Participate in upcoming public hearings and community meetings
- ✓ Mobilize community residents to sign pledge cards and attend public hearings

Organization*:

Contact Person:

Email:

Phone:

Address:

**By signing this form, you agree to have your organization's name listed on Parks for All campaign materials.*

Email completed endorsement forms to **Elsa Tung**, etung@lanlt.org. For more information, call (213) 797-6559.

The Parks for All campaign is led by a coalition of environmental, public health, social justice, land use, and community-based organizations: the Los Angeles Neighborhood Land Trust, the Natural Resources Defense Council, Community Health Councils, Prevention Institute, Pacoima Beautiful, and T.R.U.S.T. South LA.



Parks for All Leading Organizations:

- | | |
|---|-------------------------|
| 1. Los Angeles Neighborhood Land Trust | 4. Prevention Institute |
| 2. Natural Resources Defense Council (NRDC) | 5. Pacoima Beautiful |
| 3. Community Health Councils | 6. T.R.U.S.T. South LA |

Parks for All Endorsing Organizations, as of March 8, 2016:

- | | |
|--|---|
| 1. Advancement Project | 37. Urban Semillas |
| 2. Anahuak Youth Soccer Association | 38. Valley Care Community Consortium |
| 3. Asian Pacific Planning and Policy Council | 39. Watts/Century Latino Organization |
| 4. Brotherhood Crusade | 40. Women Organizing Resources Knowledge and Services (WORKS) |
| 5. CDTech | 41. Youth Policy Institute |
| 6. Chatten-Brown & Carstens LLP | 42. Youth Speak Collective |
| 7. Coalition for Clean Air | |
| 8. Community Coalition | |
| 9. Council of Mexican Federations (COFEM) | |
| 10. Crenshaw Walks | |
| 11. DakeLuna Consultants | |
| 12. East LA Community Corporation (ELACC) | |
| 13. El Nido Family Centers | |
| 14. Environment California | |
| 15. Esperanza Community Housing Corporation | |
| 16. Food & Water Watch | |
| 17. From Lot to Spot | |
| 18. Investing in Place | |
| 19. LA Collaborative for Environmental Health and Justice | |
| 20. LA Conservation Corps | |
| 21. LA County Bicycle Coalition | |
| 22. LA-Más | |
| 23. Leadership for Urban Renewal Network (LURN) | |
| 24. Magnolia Community Initiative | |
| 25. Manuel Pastor, Professor of Sociology and American Studies & Ethnicity, USC* | |
| 26. Mujeres de la Tierra | |
| 27. Sierra Club | |
| 28. Social Justice Learning Institute | |
| 29. St. John's Well Child and Family Center | |
| 30. Strategic Actions for a Just Economy (SAJE) | |
| 31. Strategic Concepts in Organizing and Policy Education (SCOPE) | |
| 32. The GR818ERS | |
| 33. The Nature Conservancy | |
| 34. The Wilderness Society | |
| 35. Tia Chucha's | |
| 36. Trust for Public Land | |

*Institutional affiliation listed for identification purposes only.



Parks for All

Quimby Park Fee Reform Policy Issues

Issue	Existing Quimby Law	Proposed New Ordinance (CPC approved 3/24/2016)	Parks for All Recommendation
<p>Radius</p> <p><i>Allowable distance between where the fee is generated (new market-rate residential development) and where the fee is spent (new or existing park)</i></p>	<ul style="list-style-type: none"> • Neighborhood park: within ½ mile • Community park: within 2 miles 	<ul style="list-style-type: none"> • Neighborhood park: within 2 miles • Community park: within 5 miles • Regional park: within 10 miles 	<ul style="list-style-type: none"> • Neighborhood park: within 2 miles ✓ • Community park: within 5 miles ✓ • Regional park: within 10 miles, <i>with requirement to prioritize areas of greatest need</i>
<p>Fee</p> <p><i>Per market-rate dwelling unit</i></p>	<ul style="list-style-type: none"> • Fee charged on subdivisions (for-sale units) only • Fee schedule based on zoning density • 2016 fee range: <ul style="list-style-type: none"> • \$8,044/unit for highest density zone (R5) • \$2,789/unit for lowest density zones 	<ul style="list-style-type: none"> • Fee charged on subdivisions (for-sale units) AND rental units • Fee schedule based on unit type: subdivision or rental • \$10,000/unit for subdivisions • \$5,000/unit for rentals 	<ul style="list-style-type: none"> • Restore the fee levels recommended by the Planning Dept's fee study: • \$12,500/unit for subdivisions • \$7,500/unit for rentals



**Los Angeles Neighborhood Land Trust
Executive Summary**

**Creating New Urban Park Space in
Los Angeles:
An Analysis of the Current Quimby Ordinance
and Recommended Improvements**

Among the nation's largest cities Los Angeles is considered one of the most park-poor. Los Angeles has much less parkland overall in comparison to other major U.S. cities. And access to that parkland is unevenly available. Residents of lower income neighborhoods and Latino, African-American and Asian-Pacific Islander communities have significantly less access to park resources compared to other more affluent groups.

That means no place for local children to play soccer or basketball, run around and develop healthy life styles.

These park-poor neighborhoods are disproportionately affected by land-use policies, such as conversion from single-family to multi-family zoning and failure to acquire land for parks as homes are converted into or replaced with apartments increasing population density. The outcome: inner-city open space is too scarce.

Open space inequities in Los Angeles have been exacerbated over time by flight to the suburbs and the reduction of revenue that can come along with that. Historically, outmigration to the suburbs meant higher-income residents leave the city: property tax collection is reduced and sales tax revenues are diminished.

High land prices make it difficult for the City to acquire land. Funding for parks and recreation has routinely been the first target of cuts when municipal budgets are impacted by recession and strained by revenue reductions related to the 1978 tax law Proposition 13.

The Los Angeles Neighborhood Land Trust is committed to addressing this inequity and working for green space and parks in the LA region. Quimby reform offers an opportunity to create more parks, community gardens and open space in LA's dense urban communities.

An LA Neighborhood Land Trust 2014 policy brief makes a comprehensive analysis of state and local laws and offers recommendations to create more park opportunities in Los Angeles urban communities. For the full report, go to: www.lanlt.org.

Existing Law Can Create Parks, Community Gardens and Open Space in Urban LA

State law creates support for local parks and recreation development. The 1965 legislation—approved in an era when California's population and suburban expansion were exploding—is known as the Quimby Act, named for its author, Assemblymember John P. Quimby.

The original intent of the Quimby Act was the provision of new open space and recreational facilities in the face of exponential residential expansion and building throughout the state.

The Quimby Act allows local municipalities to require dedication of parkland and/or payment of fees as condition of approval for certain kinds of residential development projects.



Creating Parks and Recreational Opportunities through the Quimby Act—Background and History

Quimby funds are revenues generated through fees paid by local developers. They are intended to develop new or rehabilitate existing parkland. Quimby funds can't be used for park operations and maintenance.

In practice, the Quimby Act tends to support park facilities in the suburbs rather than the park-poor communities in LA's urban core. That is because Quimby was written to generate park space from new subdivisions—mostly the division of large farms and orchards into residential tracts—that typically occur on the urban fringe.

Condominium developments have also produced funding for urban parkland. The Quimby Act specifically excluded rental projects, the most typical form of residential development in already-developed communities.

As mandated by the Quimby Act, the City of Los Angeles in 1971 adopted its own implementation ordinances to create parks and open space.

- The City's Quimby ordinance set out terms, conditions and requirements for developers to donate land or pay fees as a condition for certain residential developments. And it created a Subdivision Fees Trust Fund to hold and manage the fees.

- The Quimby ordinance applies to for-sale homes and condos rather than rental developments. In 1985 the City approved the Finn ordinance (named for Councilmember Howard Finn) to apply to certain rental residential developments not subject to the Quimby ordinance. The Finn Ordinance set up the Zone Change Park Fee as a condition for multi-family developments rentals (apartments) that require a zone change.

Since both Finn and Quimby use the same land dedication and fee schedules they are often together referred to as Quimby requirements. Quimby requirements set up a funding stream to create parks and open space in Los Angeles.

Advocates for building healthy LA communities have long taken an interest in Quimby funds to support park and recreation opportunities in densely populated neighborhoods as a way to address park and green space inequities in Los Angeles.



Local Quimby Requirements Limit the Ability to Create More Park Space in LA

City of Los Angeles Quimby requirements for parks and open space creation are more limited than those set by the California code. Among the limitations:

- Perhaps most important: City policy sets a narrow radius for new park development near new residential projects. It says that a neighborhood park created using Quimby funds can be located no more than a half-mile from a new development and two miles for a community park. That means a neighborhood with little residential development lacks opportunity to take advantage of Quimby funds to create a park where it's most needed—in a park-poor community.
- City policy offers a more narrow definition than the state when it comes to defining the type of park and recreation facilities that allow a developer to benefit from the Quimby Act. That means fewer opportunities for a developer to support park creation through a land swap or credit exchange.
- The Quimby requirements set by the City of LA provide credit values so low that developers have more incentive to pay fees rather than develop park and recreational facilities.

Issues with Quimby Park Funding Distribution in the City of Los Angeles

To understand how Quimby funds work to create park space in the City of Los Angeles it is essential to understand that three city departments are charged with handling fees and oversight:

- The Department of Recreation and Parks collects fees, accepts land donations and can grant Quimby exemptions

and fee credits. The department also takes the lead in deciding how the fees will be used to create parks and recreational facilities.

- The Department of City Planning calculates Quimby and Finn park creation fees after reviewing and approving the subdivision maps developers submit.
- The Bureau of Engineering works with Recreation and Parks to make sure the developer has met Quimby standards before it permanently records the final subdivision map.

A 2008 audit by the City Controller showed an accumulation of \$128 million and no comprehensive plan to spend it creating park space in areas that are most in need. At the same time, scholarly and community-based research has demonstrated that low-income neighborhoods and communities of color experience a dearth of expenditures for parkland.

An earlier 2006 City Controller audit also showed an inequitable distribution of parks and recreation opportunities, African-American, Asian-Pacific Islander and Latino residents living with significantly less access to park and recreation resources than more affluent communities.

Park Equity Solutions Are Local

The Los Angeles Neighborhood Land Trust and community allies have proposed six steps to address the limitations of the City Quimby measures and create more inner city parks, community gardens and open space.

Local Policy Change Recommendations

1. Change service radius for community parks from 2 miles to 5-10 miles. When the City created the 1971 Quimby ordinance it determined a "reasonable relationship" between the subdivision and the new or rehabilitated park site to be two (2) miles. Expanding the area to five or ten miles would include many more park poor communities.
2. Expand the definition of qualifying types of parks and recreation facilities, including community gardens.
3. Change the dollar amount of credit for on-site recreational amenities to more accurately reflect costs and develop incentives for developers to create publicly accessible facilities.
4. Adjust fee deferrals for mixed-income housing projects to apply only to the affordable units in the development (exempting non-profit affordable housing developers).
5. Promote land dedication, especially publicly accessible and/or off-site dedication in park-poor communities.
6. Adjust fee schedules for in-lieu payments to make it easier for companies to donate land to create parks.

Los Angeles Neighborhood Land Trust

Leading the Way . . .

Growing Safer & Stronger Neighborhoods

We are the region's only nonprofit organization working to create parks and gardens exclusively in Los Angeles' underserved communities.

Our projects make neighborhoods safer and stronger by turning blighted lots into urban parks and gardens where neighbors can gather and communities can grow.

Organizing & Empowering the Community

We engage and empower the community by working directly with residents on every park and garden we create. As neighbors join forces to create these new green spaces, leaders emerge and relationships blossom.

Creating Healthier Lifestyles

Our parks provide boundless opportunities to exercise and play, and our community gardens offer better nutritional choices and education.

Working together, we can transform the fabric and future of Los Angeles

Please Join Us!

The Neighborhood Land Trust has many more projects on the drawing board, ready to renew the region and empower the lives of thousands of people who don't have access to a public park or garden. Our ability to create more green and recreational spaces depends on support from you.

Donate

Please join us in empowering residents and enhancing the health of our underserved communities across Los Angeles County. Your gift will transform neighborhoods and change lives. Call today to make a contribution.

Be a Partner

Let us know how we can collaborate with your organization to increase our impact.

Nominate a Project

Does your community need a park or community garden? We always want to hear from residents interested in transforming their underserved neighborhood.

Los Angeles Neighborhood Land Trust

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LANeighborhoodLandTrust



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Growing Healthier Communities through Urban Parks & Gardens



**LOS ANGELES
NEIGHBORHOOD
LAND
TRUST**



Why Parks and Gardens...

Low-income communities of color in Los Angeles have high rates of health disparities and the least amount of green space. Parks and gardens provide communities with places to play, gather and grow healthy food.

Open Space in Los Angeles (Acres per 1,000 people)

- 1.1 Overall
- 31.8 White neighborhoods
- 1.7 African-American neighborhoods
- 0.6 Latino neighborhoods

L.A. County Obesity Epidemic

- More than 1 in 5 kids are obese
- More than 1 in 3 adults are overweight or obese
- 3 in 5 children fail to get the recommended amount of exercise – at least 60 minutes for 5 days a week

How We Work...

Partnering with Communities to Create New Parks & Gardens

Organize Neighborhoods:

We reach out to residents to determine their interest in having their own urban park or garden. We hold community meetings so neighbors can share ideas for improving their environment and make plans for the project.

Involve Residents:

We help create a management committee of residents and train them to provide leadership and advocacy.

Identify Site:

With the community, we find and acquire vacant land or existing projects in underserved areas.

Design & Build:

Stakeholders come together to help design, build and transform the site into the neighborhood park or community garden they had envisioned.

Create Programs:

Residents choose the programs they want in their parks and gardens. From exercise and empowerment classes to leadership and language skills, the programs respond directly to a community's needs.

Project Stewardship:

We work with the residents to become stewards of their projects to ensure that every park and garden continues to be a valued community asset. Our goal is long-term involvement and management by the surrounding neighborhood.

Working with the community, we harness the resources, creativity, diversity and expertise to build a safer, healthier and stronger future for us all.

