

Making the Regional Vision a Reality

A Panel Discussion on Sub-regional Growth
To the

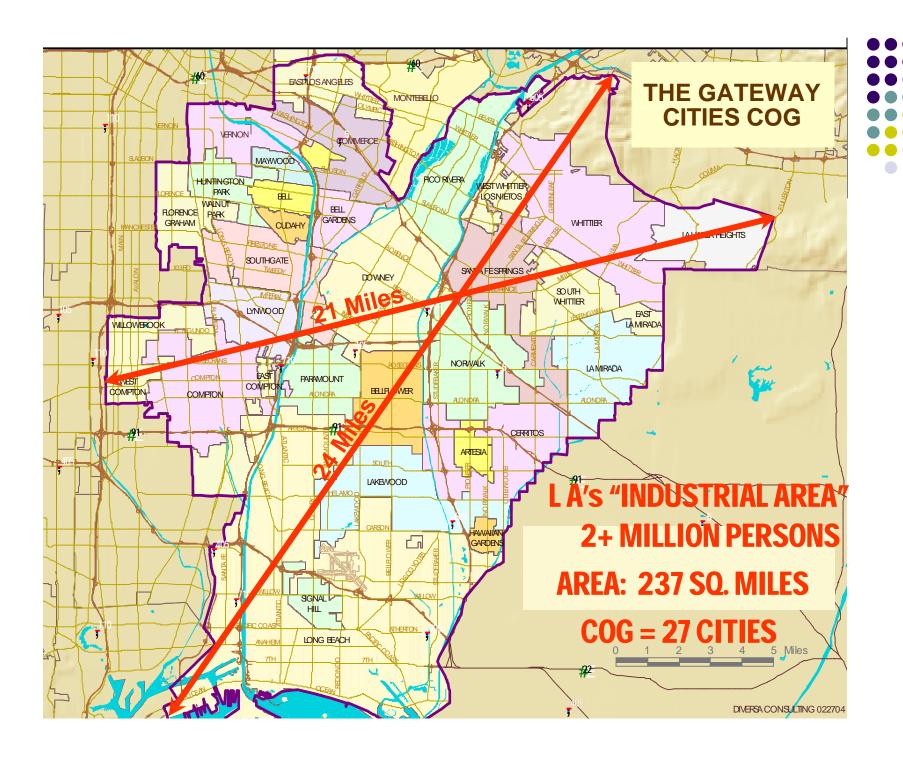
USC School of Policy, Planning and Development

Urban Growth Seminar Series

By

Richard R. Powers, Executive Director, Gateway Cities Council of Governments





Q: HOW DID THE GATEWAY CITIES GET TO WHERE WE ARE TODAY?

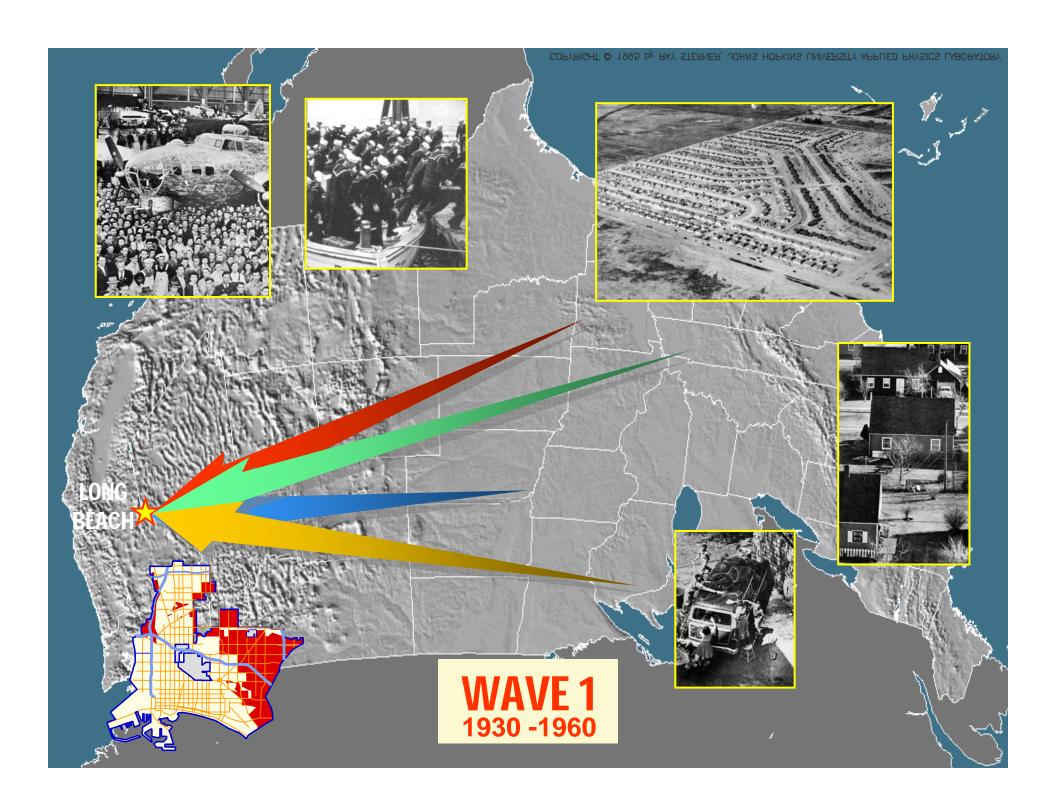


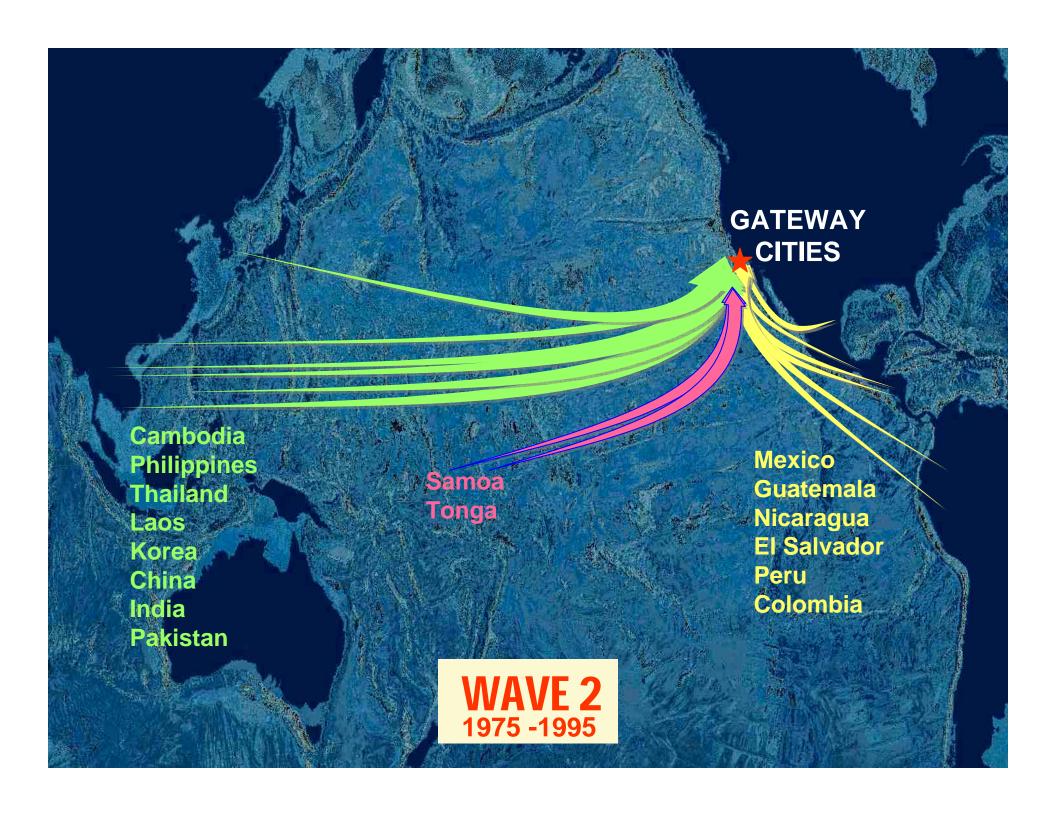
- A: PRODUCT OF <u>TWO MAJOR</u>

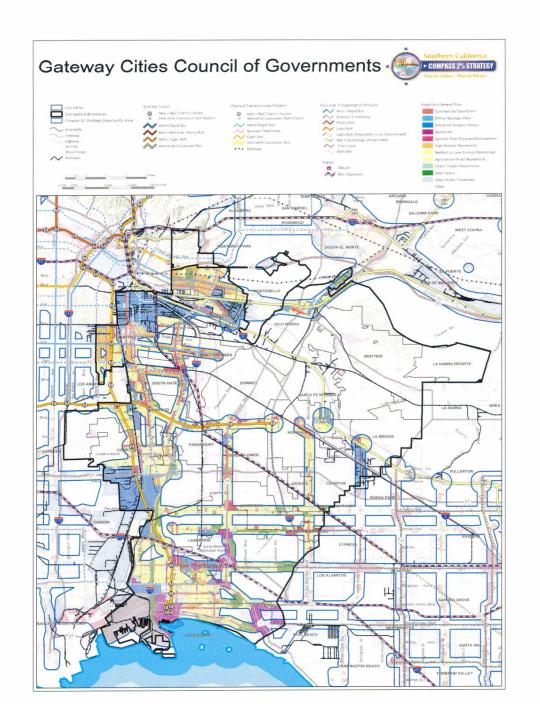
 <u>DEMOGRAPHIC EVENTS</u> OCCURING

 OVER THE PAST 60 YEARS -- TWO

 "WAVES" OF MIGRANTS
 - ❖ THE <u>FIRST WAVE</u> RAPIDLY CONVERTED A SEMI-DESERT INTO A NEW, SPRAWLING MOSAIC OF CITIES & FREEWAYS THAT SOON PERSONIFIED THE "CALIFORNIA LIFE-STYLE"
 - THE <u>SECOND WAVE</u> HAS CREATED A YOUNG, ENERGETIC, MULTI-CULTURAL SOCIETY THAT WILL LARGELY SHAPE THE GATEWAY CITIES' FUTURE









General Consensus Today on How to Grow



- Brownfields Re-Use
- Transit Oriented Development
- Redevelopment of Deteriorated Arterial Commercial Corridors
- Adaptive Re-Use

Brownfields Re-Use Site





Brownfields Re-Use Site





Illustrative Site Plan







Transit Oriented Development









Transit Oriented Development

Arterial Commercial Corridors





Typical Arterial Street Re-Use











Adaptive Reuse



Housing Initiatives

The Gateway Cities Council Of Governments



Sub-regional Housing Implementation Strategy



Member Cities:

Artesia Avalon
Bellflower Bell Gardens
Commerce Compton

Downey Hawaiian Gardens La Habra Heights Lakewood

La Habra Heights Long Beach Montebello

Lynwood Norwalk

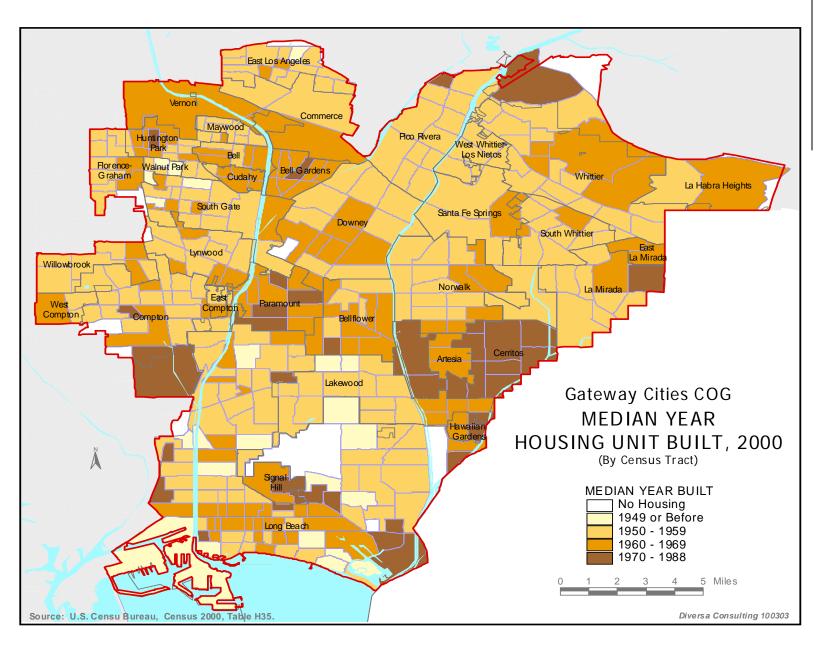
Pico Rivera Santa Fe Springs

South Gate Vernon County of Los Angeles

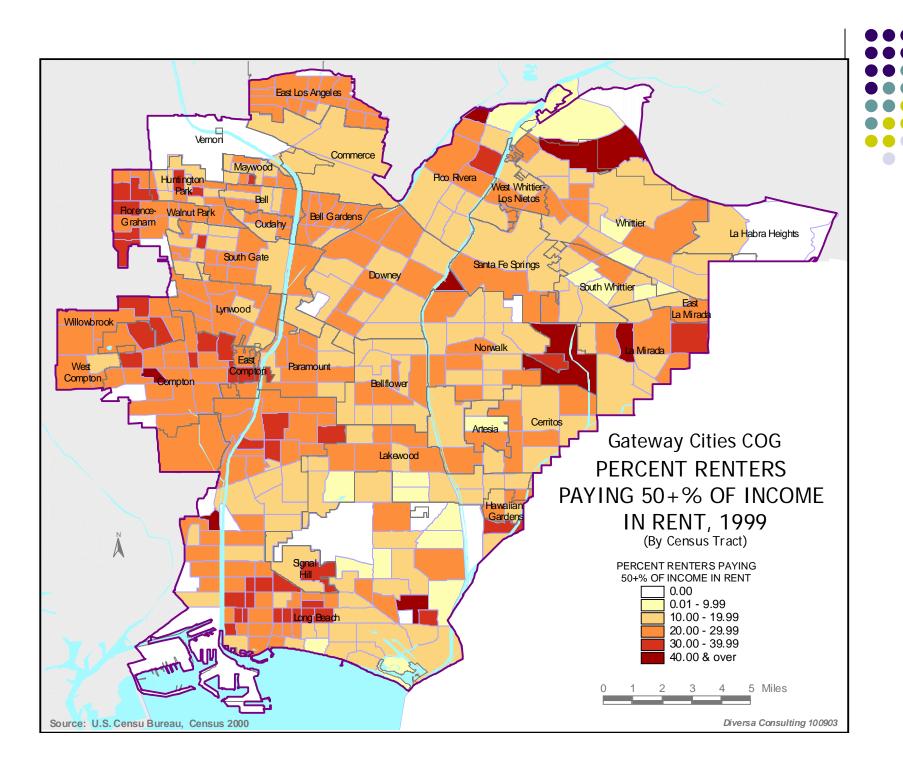
Cerritos
Cudahy
Huntington Park
La Mirada
Maywood
Paramount
Signal Hill
Whittier

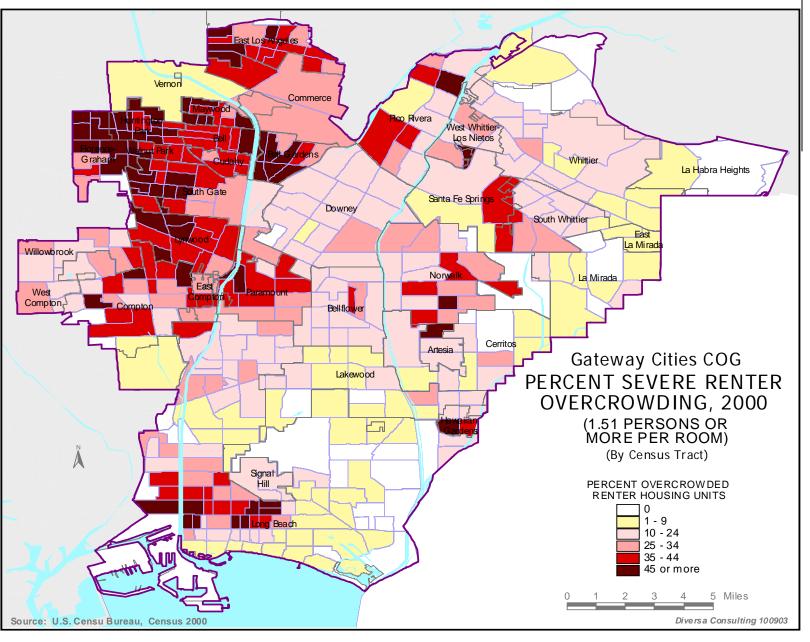
Bell













Multi-Cities Funding Strategy to Promote Plan Implementation



- Need for advanced planning expertise or staffing resources within cities
- Need for advance housing site identification
- Need for in-fill housing permitting expertise or staffing resources within cities
- Need for expertise or staffing resources within cities to identify regulatory barriers

Multi-Cities Funding Strategy to Promote Plan Implementation



- Need for funding for pre-development activities, especially site environmental characterization
- Need for connecting in-fill developers with interested cities
- Need for community engagement and education in housing issues, options and desirability

Needed Funding Sources



"Funding Gaps In Public Policy"

- Transit Oriented Development
 - COG Authored Two Bill in State Legislation
- Sub-regional Sharing
 - Allocation of RHNA Units
 - Housing Set-A-Side Dollars

Gateway Cities Housing Trust Fund



Contributions from:

- Public Sources
- Private non-profit sources
- Private for-profit sources

Legislative advocacy for:

- Transit village funding
- Sub-regional sharing of housing set aside

Disbursements for:

- Site identification
- Advanced planning staff support
- Current planning and permitting staff support
- Review of regulatory barriers
- Community outreach
- Developer outreach
- Pre-development



Jobs/Housing Issue

Jobs/Housing Issue



Focus Groups

Gateway Cities Housing Consumers Satisfied 11 Yes 2 No

Out of Area Commuters
Satisfied 16 Yes 1 No



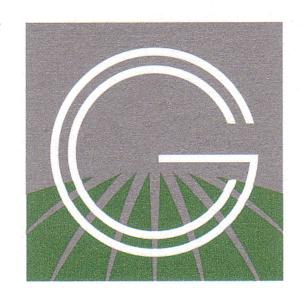
General Consensus On Sustaining a Livable Region

The Region:



- Needs more jobs as demonstrated by unemployment rates
- Needs more housing product types for people working in the region to live in the region
- Needs to increase the educational attainment and training of residents so they will quality for local jobs





GATEWAY CITIES

COUNCIL OF GOVERNMENTS