



LOS ANGELES

SPARCC LA

The [Los Angeles SPARCC](#) collaborative partners include the California Community Foundation, Esperanza Community Housing, Inclusive Action for the City, the Alliance for Community Transit Los Angeles (ACT-LA), Community Power Collective, Long Beach Forward, Social Justice Learning Institute, and the Los Angeles Regional Open Space and Affordable Housing collaborative (LA ROSAH). Together, these groups are working to change the region's discriminatory legacy and enable every Angeleno's pursuit of economic stability and good health through affordable homes, quality living-wage jobs, and accessible low-carbon transportation. The partners' shared goal is to harness investment to create more affordable housing, ensure existing residents can stay in their homes, extend the reach of the region's public transit system, and expand green infrastructure vital for improving local water resources.

The Los Angeles SPARCC collaborative partners have identified a strategic approach that leverages community organizing and investment in specific jurisdictions across the region, including the City of Los Angeles, Los Angeles County Unincorporated, Long Beach, Inglewood, and the Southeast Los Angeles sub-region.

Examples of some of the work done with SPARCC capital grant funds follow.

ABOUT SPARCC

Launched in 2017 the Strong, Prosperous and Resilient Communities Challenge (SPARCC) is an initiative to change the way we invest in and shape our cities to promote racial justice, health equity, and climate resilience. SPARCC offers flexible grant funding, technical assistance, and a community of practice that convenes around policy and arts & culture to support innovative solutions that elevate communities' role in shaping their environment.



Community Owned Real Estate (CORE)

NEIGHBORHOODS Boyle Heights, El Sereno, and East LA

SPARCC CAPITAL GRANT \$300,000

DEVELOPERS

Three Los Angeles community organizations partnered to create Community Owned Real Estate (CORE): Little Tokyo Service Center (LTSC), Inclusive Action, and East LA Community Corporation (ELACC).

PROJECT DESCRIPTION

The creation of community owned assets is at the heart of ensuring a vibrant community that is able to maintain its cultural assets. Capital grant was used to provide additional equity for the assemblage and rehab of commercial buildings to be rented to small local businesses. These buildings will be community assets in perpetuity and will provide affordable rents for up to 20 entrepreneurs of color at risk of being displaced by rising rents.

LESSONS LEARNED

- Ability to quickly purchase properties is key to lowering costs and ensuring successful acquisition of desired properties
- Procuring projects individually has its draw backs, but is a simpler process and requires lower amounts of funding
- Low cost funds needed early in process are frequently the last money in



Thai Town Marketplace

NEIGHBORHOOD Thai Town

SPARCC CAPITAL GRANT \$100,000

DEVELOPER Thai Community Development Center

PROJECT DESCRIPTION

With rising rent and fewer commercial spaces available, Thai Town Marketplace is designed to serve immigrant entrepreneurs. The project will also activate public space, improve the built environment, provide additional cash in the local economy, and increase the number of jobs available in an area adjacent to public transit.



Social Justice Learning Institute (SJLI)

NEIGHBORHOOD Inglewood

SPARCC CAPITAL GRANT \$100,000

PROJECT DESCRIPTION

SJLI has grown out of its existing headquarters and is planning to acquire and move into a new facility while staying in its target service geography of Inglewood. The grant dollars were used toward predevelopment and exploring the feasibility and acquisition of a new property.



Daimaru Hotel

NEIGHBORHOOD Little Tokyo

SPARCC LOAN \$3,150,000

DEVELOPER Little Tokyo Service Center

PROJECT DESCRIPTION

Daimaru Hotel, a 48-unit historic single room occupancy (SRO) hotel acquired by Little Tokyo Service Center (LTSC) is located in the Little Tokyo neighborhood of Los Angeles. The rental apartments are affordable to low-income individuals. LTSC targets workers in retail jobs who are struggling to find affordable housing in the gentrifying neighborhood. In addition to the 48 residential units, the building also has three commercial spaces on the ground floor currently occupied by two minority-owned restaurants and one minority owned start-up.

LTSC's long-term strategy to strengthen the Little Tokyo district through historic and cultural neighborhood preservation includes the development of a LIHTC affordable housing project on a City-owned lot behind the Daimaru building that LTSC controls.

LESSONS LEARNED

- The ability of CDFIs to restructure deals based on changing economic needs is critical for the viability of community developments



LA CLT Coalition

NEIGHBORHOODS LA County

SPARCC CAPITAL GRANT \$500,000 (up to \$300k may be recoverable for future granting)

DEVELOPER CDCs and CLTs in LA County

PROJECT DESCRIPTION

In response to the COVID-19 and housing crises, LA County has created and funded an acquisition fund; providing up to \$14MM for the purchase of properties to be maintained as long-term affordable housing. The acquisitions under this Pilot Community Land Trust Partnership Program will be lead by a coalition of CLT and CDC entities located in LA County.

Acquired buildings will be scattered site, non-Section 8 residential housing to be converted to Community Land Trusts through the CLT and CDC coalition. SPARCC funds were used as a source of bridge grant funding to allow quick purchases of identified properties and due diligence. Acquisition of 40-50 unit in about 8 buildings is anticipated.

LESSONS LEARNED

- In cities with fast most-moving real estate markets, flexible and accessible grant funds are required to facilitate quick purchases

