

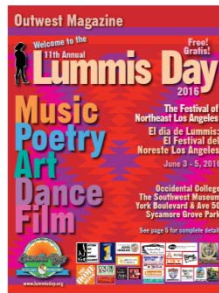
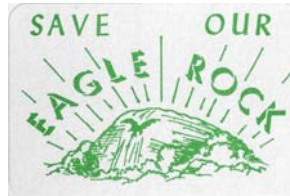
# USC/SCAG Demographic Workshop - June 2016

Urban Revitalization and  
Gentrification panel  
Jan Lin, Occidental College

## Locating Northeast LA



## Northeast LA: Portlandia in the Southland “Green” and neo-bohemian gentrification



## Outline

- Gentrification in comparative and historical context
- Ethnographic and demographic data
- Demand vs. Supply, Consumption vs. Production-side perspectives
- Stage model of gentrification
- New housing initiatives, displacement and neighborhood activism in Highland Park
- Ethnic-based revitalization/gentrification
- See KCET-Departures for my online work
- Book forthcoming with NYU Press.

## Perspectives on gentrification

- **Stage model originators.** Dennis Gale, Phillip Clay. 1979. Original studies of Boston South End, Philadelphia Society Hill, S.F. Western Addition, Washington D.C. Capital Hill
- **Supply/producer-side view.** Neil Smith. 1979. "Toward a Theory of Gentrification A Back to City Movement by Capital, not People," *Journal of the American Planning Association*.
- **Stage model revisited.** Loretta Lees, et al, 2008. *Gentrification*– Park Slope, Brooklyn and Barnsbury, London, mutation of gentrification, super-gentrification (London, S.F.)
- **Neo-bohemia.** Richard Lloyd. 2010. *Neo-bohemia: Art and Commerce in the Postindustrial City*
- **Slow growth movement.** Mark Baldassare. 1986. *Trouble in Paradise: The Suburban Transformation in America*. Mike Davis. *City of Quartz*. Robert Fulton. *The Reluctant Metropolis*

## Historical Cycle of Neighborhood Transition in Northeast Los Angeles

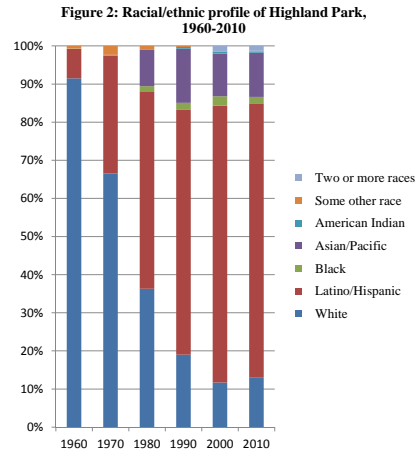
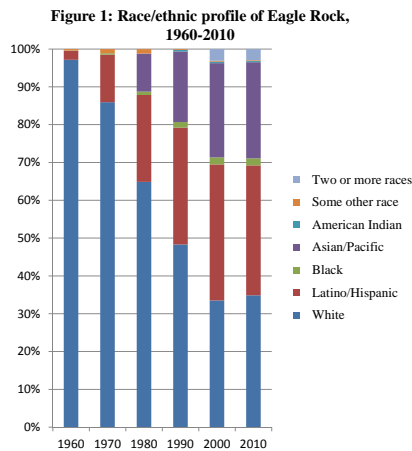
- 1: *Investment – 1890s-1930s* – Initial development of the inner-ring streetcar suburbs of northeast LA including Garvanza, Highland Park and Eagle Rock
- 2: *Disinvestment – 1940s-1960s* – L.A. River channelization and postwar freeway construction spur movement of jobs and people to outer suburbs leading to residential decline and commercial disinvestment from northeast LA boulevards
- 3: *Reinvestment - revitalization stage–1970s-1990s* – White flight from the inner-city with social unrest and infill of the housing stock by Latino/a and Asian immigrants. Pioneers and homesteaders spark reinvestment and neighborhood revitalization along with an efflorescence of the arts and neighborhood activism.
- 4: *Reinvestment – gentrification stage– 2000s-2010s* – Revitalization stage pioneers are superseded by a broader flow of returning white middle-class residents and commercial entrepreneurs attracted by the improving investment environment. While reinvestment stalls during the Great Recession, gentrification accelerates during the 2010s with entrance of speculator- flippers, corporate developers and growing displacement of the earlier pioneers.

## Revitalization stage: NELA art scene and slow growth activism

- 1970s Chicano/Latino arts collectives – Mechicano Art Center and Centro de Arte Publico
  - 1989 Arroyo Arts Collective
  - 1997 Eagle Rock Center for the Arts
  - 1998 First Eagle Rock Music Festival
  - 1999 Avenue 50 Studio
  - 2006 First Lummis Day Festival in Highland Park
- 1987-1991 TERA protests of mini-malls, condos, mansions
  - 1988-1994 Highland Park campaign for Historical Preservation Overlay Zone
  - 1992 Colorado Boulevard Specific Plan passed
  - 1995 McDonald’s controversy
  - 2000-2003 Walgreen’s protests
  - 2010-2013 Take Back the Boulevard campaign
  - 2005-2015 Friends of the Southwest Museum Coalition

## Racial/ethnic transition, 1960-2010

Source: U.S. Census, zip code areas, Eagle Rock 90041, HP 90042



# Household Structure, 2000-2010

Source: U.S. Census, zip code areas, 90042 and 90041

Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9	Column10
	Highland Park				Eagle Rock				
Year	2000	2000	2010	2010		2000		2010	
	#	%	#	%		#	%	#	%
Households	19592		19892			9375		9513	
Family households	14104	72.0%	13682	68.8%		6326	67.5%	6176	64.9%
Married-couple family	9174	46.8%	8479	42.6%		4456	47.5%	4265	44.8%
Single-parent family	4930	25.2%	5203	26.2%		1870	19.9%	1911	20.1%
Male householder, no wife	1444	7.4%	1646	8.3%		503	5.4%	538	5.7%
Female householder, no husband	3486	17.8%	3557	17.9%		1367	14.6%	1373	14.4%
Non-family households	5488	28.0%	6210	31.2%		3049	32.5%	3337	35.1%
Householder living alone			4312	21.7%		1449	15.5%	2437	25.6%
Householder not living alone			1898	9.5%		1600	17.1%	900	9.5%
Unmarried-partners	1450	7.4%	1977	9.9%		575	6.1%	729	7.7%
Same-sex partners	218	1.1%	328	1.6%		135	1.4%	158	1.7%
Opposite-sex partners	1232	6.3%	1649	8.3%		440	4.7%	571	6.0%
Households with Hispanic/Latino	11644	59.4%	11833	59.5%		3149	33.6%	3025	31.8%
Average household size	3.3		3.11			2.8		2.71	
Occupied housing units			19892			9375		9513	
Owner-occupied housing	8505	43.4%	8941	45.0%		4769	50.9%	4812	50.6%

# Business Profile and Sectoral Growth in Northeast LA

Source: L.A. City Dept of Finance, June 2015, 90041 and 90042 combined

Figure 4: Currently active businesses that opened since 2000

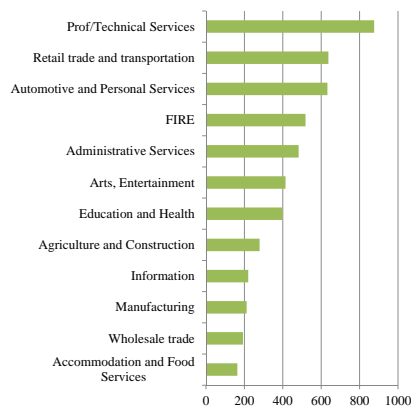
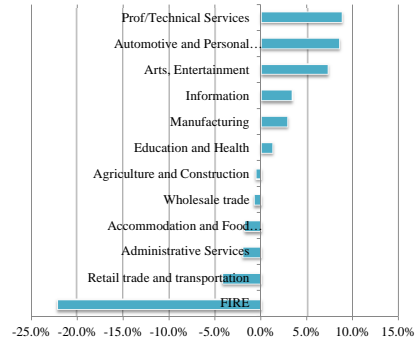


Figure 5: Sectoral growth and decline among currently active businesses that opened since 2000 as compared to before 2000



## NELAart

Northeast Los Angeles Arts Organization, Inc.  
**May 9, 2015 - 7pm - 10pm**  
 (Individual Gallery Hours May Vary. CHECK Gallery web sites for individual information. Just because a gallery is listed does not mean it's open this month)

1. **Avenue 50 Studio**  
124 No. Avenue 50  
221, 223, 182B  
avenue50studio.org
2. **Bike Oven/Plying Pigeon**  
3700 Van Figueroa
3. **Namaste Highland Park**  
518 York Blvd.  
www.namastehighlandpark.com
4. **Offbeat**  
6216 York Blvd  
www.offbeatbar.com
5. **Council District Office #1**  
66 Oniria  
5277 N. Figueroa St.  
www.cd1la.org
6. **Future Studio**  
1638 N. Figueroa St.  
323.254.4569  
futurestudio.com
8. **Mudman**  
5027 12 York Blvd.  
mudmanstudio.com
9. **Vapeagez**  
5624 York Blvd  
323.963.3497
10. **Bearded Beagle**  
5920 N. Figueroa St.
11. **Shoptass**  
5218 York Blvd  
323.228.2222  
shoptass.com
12. **Matters of Space**  
5025 York Blvd  
www.mattersofspace.com  
323.743.2327
13. **Mi Vida**  
3139 York Blvd
14. **de4321**  
322 F. Pasadena Ave.  
www.de4321.com
15. **Antigua Coffee House**  
3402 N. Figueroa St.  
www.antiguacoffeehouse.com
16. **Align Gallery**  
5045 York Blvd  
www.aligngallery.com
17. **New Stone Age Mosaics**  
1784 Colorado Blvd
18. **Panorama Press House**  
4700 York Blvd.  
www.thepanoramapress.com
19. **Exit or Sacred Tattoos**  
4524 Eagle Rock Blvd
20. **Tens Pottery**  
2482 Eagle Rock Blvd  
323.344.5229  
tenspottery.com
21. **The Market**  
7203 Avenue 50  
www.themarketbg.com
22. **Keystone Art Gallery**  
2555 N. San Fernando Rd
23. **Cactus Gallery**  
51 Timeline Woodworks  
3001 N. Coolidge Ave
24. **The York**  
5015 York Blvd
25. **Bali Clay Studio**  
5054 York Blvd  
baliclaysstudio.com
26. **Handcraft and Hart Hair**  
4723 Eagle Rock Blvd  
handcraftandhart.com
27. **Antenna Studio**  
1811 Colorado Blvd.  
antennastudioart.com
28. **The Greyhound**  
Highland Park Independent Film Festival  
570 N. Figueroa St.
29. **Urchin**  
5995 10 York Blvd.
30. **Rawhorse**  
5119 York Blvd
31. **O & M Leather**  
5048 Eagle Rock Blvd  
www.omleather.com
32. **Vapeology**  
3714 N. Figueroa St.  
323.222.0784
33. **Pop-Hop**  
5002 York Blvd  
www.thepophop.com
34. **Social Studies**  
5025 9 York Blvd.
35. **Nomad Art Compound**  
1993 Blake Ave.
36. **Leanna Lin's Wonderland**  
5228 Eagle Rock Blvd.  
www.leannalinswonderland.com
37. **Good Eye Gallery**  
4528 N. Eagle Rock Blvd  
www.goodeyegallery.com
38. **Highland Cafe**  
5010 York Blvd.
39. **Cuckoo Gallery**  
2702 1/2 Eagle Rock Blvd.  
323.222.0972
40. **Vintage Tattoo Art Parlor**  
5715 York Blvd
41. **Eagle Rock Hub of Arts and Culture**  
2012 Colorado Blvd.  
www.pssvereinartiques.com
42. **Edicionesma**  
6152 York Blvd.  
facebook.com/EdicionesMaia
43. **State Farm Insurance**  
(Papyrus Society)  
5483 York Blvd
44. **The New Seed**  
Ave 24 & Virbridge
45. **The Slow Down Gallery**  
8 Random Gallery  
500 N. Ave 54
46. **Curve Line**  
1577 Colorado Blvd.
47. **The Glass Studio**  
5566 York Blvd.  
www.theglassstudio.net
48. **Rock Rose Gallery**  
4108 N. Figueroa St.  
323.636.9125
49. **Gold Haus**  
5713 N. Figueroa St.
50. **Boney Puppy Studio**  
5100 York Blvd
51. **Aplary Gallery at The New Highland Park**  
5670 York Blvd  
www.thehps.com
52. **Bookshow**  
5503 Figueroa St.  
www.bookshow.com
53. **Arroyo General**  
5928 York Blvd
54. **Rosie Benny Bean**  
1209 N. Ave 51  
rosiebennybean.com
55. **co-Lab Gallery**  
5219 York Blvd.  
www.co-lab.com
56. **The luxelust life**  
6005 York Blvd
57. **Bob Taylor Properties**  
5025 9 York Blvd  
323-257-1060
58. **Take It to the Bank**  
5601 Figueroa Street  
www.takeittothebank.com
59. **Possession Vintage**  
5119 York Blvd  
www.possessionvintage.com
60. **The Hunt Vintage**  
5217 York Blvd.  
www.thehuntvintage.com
61. **Two Tracks**  
Pista Alegre open studio  
131 North Avenue 50
62. **The U Space**  
2828 N. Figueroa St., suite C

Second Saturday Gallery Night map is sponsored by **THE YORK**

Visit us at [NELAart.org](http://NELAart.org)

## Modative – Ave 57 Art Walk Homes

### L.A Small Lot Subdivision Ordinance

## Highland Park Transit Village

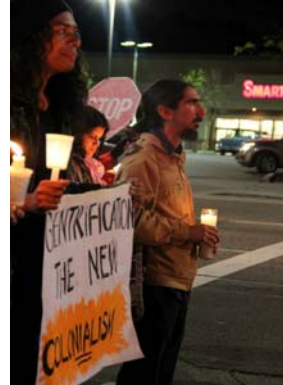


- 80 units on 3 sites, 20 condos, 60 apartments market and affordable
- Friends of Highland Park lawsuit advised by Dean Walraff land-use attorney for full EIR - California Environmental Quality Act (CEQA)
- Transit Oriented Development and Small Lot Ordinance projects are elements in Mayor Garcetti's target to build 100,000 units of new housing 15,000 affordable by 2021

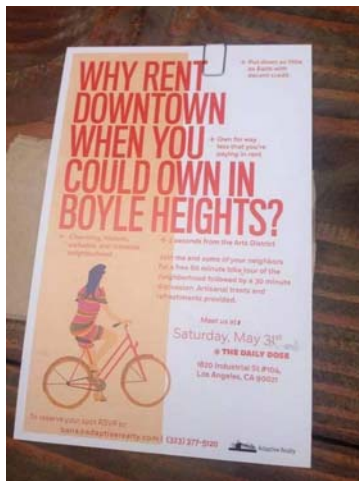
## Displacement and "root shock"

- Traumatic stress reaction to loss of community's multi-family inter-generational social networks caused by urban renewal and displacement
- Mindy Fullilove, 2005. *Root Shock: How Tearing Up City Neighborhoods Hurts America and What We Can Do About It*. One World/Ballantine
- Strategic Alliance for a Just Economy (SAJE) study in 2015 cited root shock impacts of proposed \$775 million Reef development project in South LA

## Northeast Los Angeles Alliance

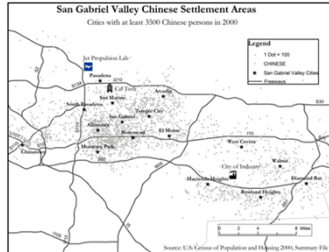


## Ethnic-based gentrification or "gente-fication" in Boyle Heights





## Chinese immigrant growth machine in the San Gabriel Valley and L.A. Live



- Hotels, condos and mixed-use projects
- EB5 investor visa program (\$500K - \$1 million)
- EB5 regional centers throughout the SGV and California
- Downtown L.A. Live Marriott
- Greenland “Metropolis”
- Oceanwide
- Shenzhen Hazens – LUXE hotel and adjoining hotel/mixed-use