

**FALL  
2004**

# Newsletter

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## *Joint Study Investigates and Proposes Solutions to Current Housing Crunch*



“We hope the report will inform key decision makers and the public about the serious housing problems facing this region,” said author Kim Haselhoff about a joint study between the Lewis Center and the UCLA Anderson Forecast that was released early September. The 57-page report was the culmination of the Lewis Center and Anderson Forecast researchers’ year-long investigation into Southern California’s housing sector, which has been laboring under a severe affordability crisis in the past few years. “The State of Southern California’s Housing” concluded that high housing costs have prevented

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## *Lewis Center Developing Southern California's Own "Bay Area Poll"*

The Lewis Center is launching a new initiative to gauge the opinions of Southern California residents on key policy issues facing this region. The Center's first regional public opinion survey will be conducted in January of 2005. The benefit of such a survey can be seen in the efforts by other organizations. For example, the Bay area has had for the last 24 years the benefits of the Bay Area Poll, an annual survey of economic and quality of life issues, to help inform policy makers and the public, and to track public opinion over time. Southern California currently lacks a program like the Bay Area poll. The Southern California Public Opinion Survey will fill this gap and will provide crucial information to help inform residents as well as policymakers as they make critical policy choices for the Southern California region. The survey will ask Southern California residents about their perspectives and opinions on regional public policy issues of import to them. As well as general public opinion questions, we plan to assess residents’s views on a variety of regional topics, from transportation and housing to civic engagement and emergency preparedness.

The survey will reach a random sample of 1,500 respondents in six counties: Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial counties. As public policy is based as much on the subjective views of area residents as on objective data gathered from across the region, we view this survey as an important contribution to policy discussions. The survey has an advisory group comprised of three public agencies (the Southern California Association of Governments, Metropolitan Transportation Agency, and Los Angeles Economic Development Corporation) and three UCLA faculty members (Christopher Thornberg, Vickie Mays, and Michael Stoll) to develop the survey and analyze and disseminate the results. Preliminary findings are scheduled to be released by early Spring 2005.

## *Project Reports*

### **Parking by Design** by Kevin Holliday

West Hollywood's District 1 has 24-hour long parking restrictions and issues parking permits to both residents and commercial users. Most District 1 small businesses have few or no off-street parking spaces, but they can buy permits for parking on residential streets. Residents of the area's mostly owner-occupied, single-family homes complain of the "blight" created by parked cars and restrictions relegating residents to one side of the street parking. Commercial users fear the elimination of commercial permits and the enforced use of costly nearby garages. The city expends considerable resources explaining complex regulations to residents, businesses, and enforcement officers. To address everyone's concerns and improve the balance of parking in District 1, this paper provides five key recommendations and their benefits.

### **Building Blocks for L.A.'s Children**

by Stephanie Cheng, Yuka Kawano, Eric Kidder, Joseph Martinez, Jessica Schraub, and Adai Tefera

This report examines how Los Angeles can leverage existing resources to support a universal preschool initiative. It identifies three broad policy problems: 1) insufficient capacity, 2) lack of quality and affordability, and 3) lack of coordination between agencies and governments. The report suggests that utilizing already existing preschools and particularly focusing on home-based centers by increasing quality could prove to be a worthwhile goal. Solutions include increasing preschool capacity through public financing and density bonuses, improving quality and affordability of preschools through educational incentives and enrichment centers, and improving coordination of service delivery between Los Angeles city government and neighborhood councils.

### **Have Section 8 Vouchers Increased Tenant Mobility in Los Angeles? Comparing Locational Distribution of Section 8 Households from 1997 to 2002**

by Rafael Yaquian-Illescas

This report evaluates HUD's Housing Choice Voucher program to deconcentrate low-income households in Los Angeles. It examines changes in locational distribution of Section 8 participant households between 1997 and 2002 by neighborhood poverty rate (NPR). Findings indicate that participant household mobility decreased between 1997 and 2002, voucher usage decreased in affluent and low-poverty neighborhoods while it increased in very poor neighborhoods, and persistent race-based discrimination affected mobility. Black households were the most likely to live in very poor neighborhoods, and over half of the Latino households lived in poor neighborhoods. The analyses reveal the need to reevaluate efforts at deconcentrating poor urban families in Los Angeles.

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## *Staff Updates*

**Vanessa Dingley** has rejoined the Lewis Center to work on special projects. She has been associated with the Department of Urban Planning and the Lewis Center since 1974.

**Kim Haselhoff**, UCI, Ph.D. '03, is continuing her appointment as a postdoctoral associate at the Lewis Center. She will work on the new Southern California Survey.

**Julia Heintz-Mackoff**, CSU-LB, M.P.A. '01, is now a Development and Operations Associate with the Upward Bound House (UBH), a community-based non-profit agency. Julia worked as a project administrator at the Lewis Center.

**Doug Houston**, M.A., Urban Planning '99, is now a Ph.D. student in the UCLA Department of Urban Planning. His research interests include local environmental impacts of transportation and applied urban economics. While at the Lewis Center, Doug worked as a staff research associate and also taught GIS classes for the Department of Urban Planning.

**Moe Zaw Lwin**, B.S., Computer Science, '04, is now a programmer analyst for North Shore Systems in Irvine. While he was an undergraduate student at UCLA, Moe provided computer support services for the Lewis Center.

**Norman Wong**, UCLA, B.S. '02 has provided administrative and computing support for various units in the School of Public Affairs as well as working on transportation-related research projects. He currently has appointments in the Lewis Center, the Department of Urban Planning, and the Institute of Transportation Studies.

**Michela Zonta**, Ph.D., Urban Planning '04, is now an assistant professor at the Virginia Commonwealth University in Richmond. Michela was a postdoctoral associate at the Lewis Center and worked on the "State of Southern California's Housing" study.

### **Food for Thought: Recommendations to Improve the Relationship between the City of Los Angeles and its Food Processing Sector**

by Marian Fowler, Rachel Freitas, Jessica Nierenberg, and Diana Simpson

The Food Processing industry for human consumption is not only experiencing growth, but is also a source of employment opportunities for low-skilled workers at relatively decent wages. The L.A. region's local assets provide a unique set of benefits that entice firms to locate here. Consequently, the Los Angeles Mayor's Office of Economic Development (MOED) has identified Food Processing as a top-priority industry to target for development. This report sets out to assist MOED by identifying how the City can enhance its current industrial development policies to better attract and expand firms in the local Food Processing cluster and the relationship between the City and its Food Processing sector.

### **Improving Implementation of Inclusionary Housing**

by Demetrius Chapin-Rienzo and Monica Gomez

Inclusionary housing is a response by (very) low and/or moderate-income households to the severe shortage of affordable housing in Los Angeles. Economic and political factors mainly impact the development of inclusionary housing, which is a valuable component of the locality's affordable housing stock. This paper conceptualizes the process of IHO as a lifecycle with six phases, plus an extra stage. This approach is a beginning-to-end model for developing IHO by providing opportunity for jurisdictions, cities, and counties to engage property developers and oversee the production of affordable housing. The paper also provides extensive interviews of public employees, literature reviews of inclusionary resources, and surveys of several localities.

### **GIS Awards Contest Winner**

Timothy Papandreou, an Urban Planning Master's Candidate 2004, was the winner of the 2004 GIS Contest. His project, "Westside Transportation Access Needs Assessment - Short and Long Term Improvements," is available online and was showcased beginning in early June at the Lewis Center. The contest was sponsored by the Lewis Center to promote the use of spatial analysis and geographic techniques to study Southern California planning and policy issues.



## ***Call for Proposals: Small Grants Program to Support Master's Student Research***

The Center is again allocating approximately 6 awards of around \$2,500 each to support thesis research costs for data, software, certain travel, and undergraduate research assistance. Priority will be given to research focused on regional issues in Southern California. Access to a computer and space at the Lewis Center will also be available. The program will not cover tuition remission or graduate student salaries. This program is open to second-year master's students working on a thesis (or equivalent) who are enrolled in the master's program in the School of Public Affairs, the Social Sciences or other professional programs. A cover sheet, one-page letter of intent, and one letter of recommendation from a faculty member are required for each project. Qualified students will be invited to submit a full proposal, which will be evaluated by a team of faculty and researchers affiliated with the Lewis Center. Awards are made conditional on completion of a thesis by the end of the academic year, and students must submit a paper based on their thesis to the Lewis Center Working Paper series.

**Deadline to submit all proposal materials – November 29, 2004 by 5 p.m.** Please submit hard copies of proposals, budgets, and letters of recommendation to Norman Wong, Lewis Center Master's Student Research Support Program, 3320E Public Policy Building, Los Angeles, CA 90095-1656. Awards will be announced February 15 or earlier, and funds will be available in Winter quarter. Information and forms are available at <http://lewis.spa.ucla.edu/research/research.htm>.

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many people from purchasing homes in the region, keeping Southern California's homeownership rate low compared to national rates, and created a heavy financial burden for those who rent as well as those who are already homeowners. The region's high land prices, associated with the hefty cost of commuting within its enormous expanse, accelerate these high housing costs, the researchers explained. The study analyzed both the long-term housing trends in the region and the more recent short-term housing cycles, as well as the effects of housing prices on migration

**“Southern California’s rapid appreciation of home prices is poised to cool, and that may help provide a quick fix to the region’s housing crunch . . . Yet there remains a long-run problem of building enough homes at the right prices and in desirable places . . .”**

**- Los Angeles Times**

and public policy on housing. Over the long term, high population growth, soaring home prices, and stagnant income growth have all contributed to the housing crunch. In the short term, continued population growth, increasing personal income, and declining interest rates have combined with limited levels of housing production to create an extremely tight housing market and tremendous price appreciation. However, the study found that several factors suggest that the current level of price appreciation is not sustainable in the long run. Migration data indicate that those who leave California are more likely to become homeowners, and many do move away for better housing op-

portunities. Yet, despite decreasing housing affordability, people continue to move to Southern California seeking the other advantages that the region offers. Lastly, the investigation revealed that local barriers to housing development affect both the distribution of affordable housing as well as the overall supply of housing in the region. The authors recommend six actions as balms for these housing problems: implementing policies that relieve traffic congestion, increasing the supply of developable land, increasing higher density development, providing housing subsidies, eliminating institutional barriers that restrict some groups from obtaining affordable housing, and increasing the earning power of the region's poor. An article on this study was published in the September 3 edition of the *Los Angeles Times* Business section.

***New Research at the Lewis Center***

Dr. Joseph Nunn and Dr. Jorja Leap from the Department of Social Welfare are co-principal investigators on a new three-year ABCUSD grant under the Safe Schools Healthy Students Initiative Community Assessment program. The investigators will complete an evaluation of the initiative in the ABC School District, which serves 29,000 children. They will gather data on five indicators: structures developed, changes in the array of services provided, interagency partnerships in delivering services, changes in frequency and level of participation in collaborative activities, and interagency policies adopted and implemented. These data will be collected at three observation points during the grant period and at the end of the period. The initiative is a program emphasizing early intervention for the social-emotional

development of school children, the identification of and intervention with “at risk” youth, and the facilitation of community partnerships and engagements in these efforts.

***Presentation and Book Signing***

**Jason DeParle  
December 2, 2004 12:30 PM  
2343 Public Policy Building  
RSVP required.**

Jason DeParle, two-time Pulitzer Prize finalist and New York Times Senior Writer, will discuss his new book entitled “American Dream-Three Women, Ten Kids, and a Nation’s Drive to End Welfare.” Mr. DeParle’s book will also be available for purchase at this event. More information available at <http://lewis.spa.ucla.edu>.

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***HIV Early Detection Organizational Factors***

Principal Investigator: Oscar Grusky  
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