OUR ROOTS

CAMBODIA

OUR STORY

TOWN

OUR FUTURE

THRIVES

COMMUNITY VISION PLAN

SPECIAL ACKNOWLEDGMENTS

Thank you to our growing list of community leaders, stakeholders, students, and City Officials who have given their time to support this community-led effort. Special thanks to the MAYE Center and Laura Som for helping to begin the work of Cambodian Town Thrives and continuing their dedication to the Cambodian community as well as preventing gentrification through Save Cambodia Town.

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TONGVA LAND ACKNOWLEDGMENT

CAMBODIA TOWN THRIVES ACKNOWLEDGES THE GABRIELINO/TONGVA PEOPLES AS THE TRADITIONAL LAND CARETAKERS OF TOVAANGAR (LOS ANGELES BASIN, SOUTHERN CHANNEL ISLANDS) AND PAYS OUR RESPECTS TO THE HONUUKVETAM (ANCESTORS), ‘AHIIHIROM (ELDERS), AND ‘EYOOHIINKEM (RELATIVES/RELATIONS) PAST, PRESENT, AND EMERGING.

It is important to not only acknowledge Tongva Land but also plan with the deliberate inclusion of the Gabrielino/Tongva community. We need to understand how water and land are moving bodies through this process as a means of Indigenous place-keeping. The need for Indigenous grounding in this community vision plan is essential to liberate both the land and its people. The cognizant inclusion of Indigenous communities through any and all planning processes from start to finish aims to achieve the true meaning of collective justice. Cambodia Town Thrives values the inclusion of the Tongva community and recognizes the gap of Tongva voices in this current version of the community Vision Plan. Cambodia Town Thrives is committed to build meaningful solidarity with the Tongva community and will strive to grow Tongva leadership and engagement in the further development and implementation of the community vision plan.



LEARN MORE

- WHAT NATIVE LAND DO YOU RESIDE ON?
- TONGVA EDUCATIONAL VIDEO
- THE RED NATION’S GUIDE “THE RED DEAL: INDIGENOUS ACTION TO SAVE OUR EARTH”



PHOTO CREDIT: HANNAH GETAHUN/DAILY FORTY-NINER

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BEFORE YOU READ



WHAT MAKES THIS PLAN SO IMPORTANT?

ROOTED IN OUR COMMUNITY / Unlike typical planning processes, the Cambodia Town Vision Plan was made by the community for the community.

A TOOL FOR COMMUNITY ACTION / This is just the beginning! Our Plan sets the groundwork for a grassroots community organizing efforts to make this vision plan a reality. For more information, see page 68

EVOLVING AND ADAPTING / While most planning documents cement a moment in time, our Plan is made to be updated as it evolves with time. To stay connected, follow our social media @CambodiaTownThrives (Instagram/Facebook) and website: www.CambodiaTownThrives.org

PROACTIVE, NOT REACTIVE / Our Plan empowers the community to create its own opportunities and address its own challenges for their neighborhood, helping prepare the table for people who have been historically left out of the decision-making process.



Be sure to look out for sidebars!
They contain fun facts, helpful resources, and extra information on the Plan.

SHARED VALUES

SHARED VALUE

COMMUNITY

We are a loving, diverse, and inclusive community that comes together to celebrate our interconnectedness, our solidarity in shared struggles and shared successes, and our pride and responsibility for our neighborhood. We are people of many races and ethnicities and strive to create a Cambodia Town where everyone belongs, especially Black people, Indigenous people, and People of Color (BIPOC).

SHARED VALUE

CULTURE

We honor and uplift our rich, vibrant, collective, cultural tapestry — expressed through food, art, music, language, and relationship with land/water — to connect our roots to our future and our diversity to our common humanity.

SHARED VALUE

SAFETY

We want to be and feel safe and peaceful in our own homes, schools, and neighborhoods. We believe true community safety is rooted in relationships, trust, collaboration, mutual support, healing, and restoration. We require and desire investments in systems of care, including health, housing, healing, education, and opportunity.

SHARED VALUE

AFFORDABILITY

We want to thrive in this place that is home and afford the housing, goods, and services in our own neighborhood. We must ensure that longtime neighbors can remain rooted here instead of being displaced. We want to house our unhoused neighbors. Our community needs not only investments and protections, but also reparations, so that we can heal historical disinvestment and have better neighborhoods with the same neighbors.

SHARED VALUE

NATURE

We require and desire deep physical and spiritual connection to nature: the land, air, and water that gives us life. We envision a neighborhood full of trees, wildlife, plantlife, green spaces, and a clean, healthy, nurturing environment.

SHARED VALUE

COMMUNITY OWNERSHIP

We envision community ownership of businesses, properties, and assets that we invest in to benefit the local community instead of far-away corporations. Community ownership builds grassroots power and **generational wealth** necessary to lead, own, and govern our own future.



GUIDING PRINCIPLES FOR COMMUNITY REINVESTMENT

From our first round of community engagements, these were the community guiding principles selected by the community to help lead Cambodia Town Thrive's work in key areas for community investment and growth.

AFFORDABLE HOUSING

SAFETY AND SECURITY

EDUCATION AND LEARNING



ECONOMICS AND BUSINESS

CULTURE AND ART

LIVABLE AND HEALTHY COMMUNITY

EXECUTIVE SUMMARY

Cambodia Town Thrives is a grassroots collective that aims to uplift community voices and supports local power to shape the future vision and development of Cambodia Town. Formed in 2020, Cambodia Town Thrives was a response of community stakeholders to the displacement of critical cultural businesses and institutions in Cambodia Town. KH Market along with several other businesses in the Poly Plaza received a two-week notice for a Planning Commission meeting to approve redevelopment plans of the Poly Plaza. Community members organized, delayed the redevelopment of the plaza, and started proactive discussions on gentrification prevention and equitable development that invests in the community. In collaboration with the community, Cambodia Town Thrives is co-designing and co-reimagining Cambodia Town by creating a community vision plan in order to collectively reclaim land, opportunity, and capital for the community and by the community.

EXISTING CONDITIONS

Long Beach's diversity is reflected in Cambodia Town as a multi-ethnic and multi-generational community that has a rich immigrant history from the Tongva people, the Black Civil Rights Movement, the Chicanx fight for ethnic studies, and the resettlement of Cambodian refugees. Cambodia Town Thrives collaborative identified unique boundaries for the Cambodia Town neighborhood based on community demographics and community input. For the purpose of the plan and data, Cambodia Town extends beyond Anaheim Street to include Willow Avenue to Seventh Street and Long Beach Boulevard to Redondo Avenue.

Cambodia Town embodies Long Beach's core values in diversity, not only in its history but also through its majority of communities of color. The majority of Cambodia Town residents identified as Hispanic/Latinx (60%), while others identified as Asian (21%), Black/African American (12%), and White (7%). Of the Asian population, Cambodians make up 70% of that percentage (ACS Decennial, 2010). With the neighborhood primarily made up of immigrant community members, 69% have indicated speaking a language other than English at home.

The City's long history of disinvestment in Cambodia Town has caused significant health and economic disparities. In 1934, Cambodia Town was redlined and financial services to residents were denied based on race and ethnicity. Fast forward to today and Cambodia Town has the highest rates of COVID-19 in the city. Residents in Cambodia Town have a life expectancy of 7 years less than the more affluent neighborhoods in Long Beach. Cambodia Town's median income is barely above $38,000, which is significantly below Los Angeles County's median income of $64,000. As a result of high poverty, the renter population in Cambodia Town (82%) are continuing to struggle to pay for rent; 63% of these renters are rent-burdened — 30% or more of their income spent on housing costs (ACS 5-Year, 2018). Cambodia Town isone of the most vulnerable communities to environmental changes due to a lack of green and open space and high environmental health risks. Food access data finds a lack of grocers and an abundance of unhealthy food options in Cambodia Town. Along the East Anaheim Corridor, there is a high risk for pedestrian, bicyclist, and vehicle collisions. Overall, these statistics paint a dismal future for Cambodia Town, unless systemic changes are made to redesign and re-invest in the community.

COMMUNITY VOICE

To inform the Cambodia Town community vision plan, Cambodia Town Thrives researched neighborhood development case studies and past city development plans for Cambodia Town, including Sustainable Little Tokyo, Barrio Logan Community Vision, Long Beach General Plan, and Midtown Business Improvement District Vision Plan. The best practice learned from these is to have community members lead the vision plan through meaningful roles and engagements. To ensure leadership of Cambodia Town key stakeholders,



Cambodia Town Thrives established an advisory team made of diverse stakeholders that met monthly and provided guidance on community engagement strategies and finalized community data analysis. In partnership with the advisory team, a coordinating team met weekly to implement engagement strategies and analyze community data.

In order to provide meaningful community engagement, Cambodia Town Thrives conducted community surveys, virtual community forums, stakeholder interviews, and focus groups. In the 9-month community vision plan process, Cambodia Town Thrives engaged over 500 community stakeholders including residents, parents, business owners, renters, and youth. Cambodia Town reinvested in the community engagement process by providing capacity building for community members and valuing community member's time with financial compensation. In data analysis, resident community responses were weighted more heavily than other stakeholder because development most impacts community residents. Although we strived to be inclusive of community stakeholder input, Cambodia Town Thrives recognizes the significant gap of community responses from the Black, Indigenous, and Latinx communities.

IMPLEMENTATION

Through a series of community engagement activities, the Cambodia Town community prioritizes the following guiding principles to lead community reinvestment in Cambodia Town:

- Affordable Housing
- Education and Learning
- Economics and Business
- Livable and Healthy Community
- Culture and Art
- Safety and Security

Based upon the guiding principles, community stakeholders proposed the following as future Cambodia Town development projects:

- Affordable housing development with community services
- Youth educational center with social enterprise and job training
- Street trees and vertical gardens

The guiding principles also produced proposed policies and funding resources to implement proposed projects and policies.

CONCLUSION

Cambodia Town is the heart of the City of Long Beach, embodying the diverse immigrant history and vibrant culture of the city. Although disinvestment in Cambodia Town has caused health and economic disparities, Cambodia Town already has the community assets and strengths to bring healing and restoration. The creation of this Cambodia Town community vision plan shows the importance of community leadership for redesigning and reimagining equitable development in Cambodia Town. The Cambodia Town community vision plan is a living document in that it is forever evolving to the needs and strengths of the community and it will be used as a tool to keep the City of Long Beach accountable to affordable housing, education and learning, economics and business, livable and healthy community, culture and art, and safety and security in Cambodia Town.


HomeLand

CENTERING SOCIAL JUSTICE

The COVID-19 pandemic has highlighted inequities that have always existed in our nation's health, justice, and political systems. The pandemic has disproportionately affected Black, Indigenous, and People of Color **[BIPOC]** due to structural and environmental racism. Ongoing grassroots movements across the U.S. are pushing for accountability and systemic change. The City of Long Beach's public commitment to racial equity and reconciliation (Racial Equity and Reconciliation Initiative Initial Report, 2020) shows an active effort to create a positive future for Black, Indigenous, and POC. This is a long-overdue process that should have occurred well before countless unjust deaths within the Black community. This list includes Donte Jordan and Lionel Gibson— both of Long Beach— as well as George Floyd, Breonna Taylor, Ahmaud Arbery, Rayshard Brooks, and many, many more. It is essential for the City to recognize the harm that Black, Indigenous, and POC have gone through, and to move forward with social justice and anti-racist policies at the forefront of the agenda. The City must be held accountable to dismantle the cycle of poverty and systems of oppression in vulnerable Black, Indigenous, and POC communities.

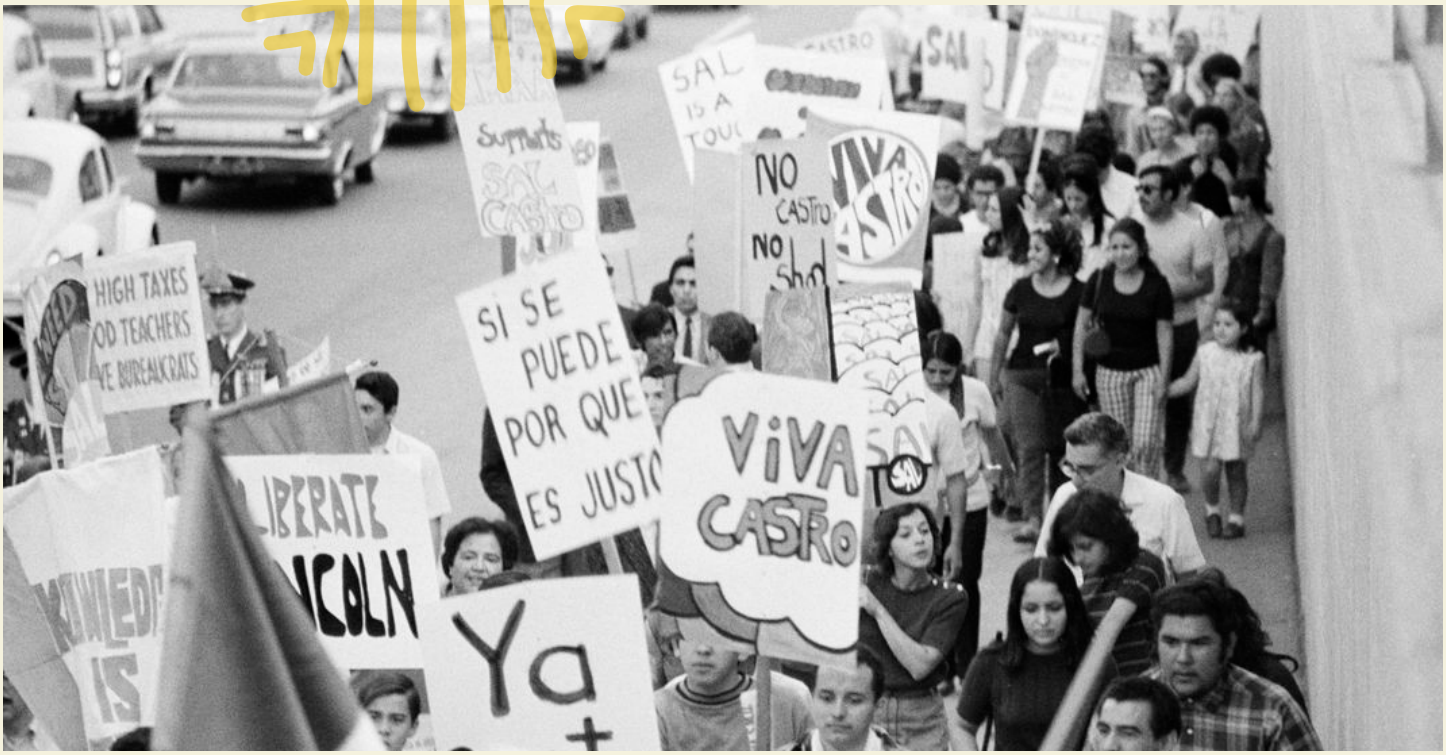
The convergence of Black Lives Matter protests, the COVID-19 pandemic, the abolitionist movement, the gender equity movement, and many others have revealed the need to center the most vulnerable communities in all future planning and policy efforts. This Plan is a step forward in building a better future that prioritizes the community. We hope the City of Long Beach will actively show its commitment to social justice by centering community perspectives and prioritizing the values and works of ongoing movements.

"I DON'T CARE IF THERE IS ONE BLACK PERSON LEFT IN THE SPACE. THE BLOOD OF AFRICANS FERTILIZED THIS SOIL. WE WILL ALWAYS BE RELEVANT. DON'T LET NUMBERS BE A DETERRENT."



INTRODUCTION

"I LOVE LONG BEACH BUT IT IS NOTHING WITHOUT CAMBODIA TOWN AND ITS RESIDENTS"



In 1968, Latinx students across East L.A. and Long Beach organized school walkouts to bring attention to racial injustice and inequity at their educational institutions.
Luis C. Garza/La Raza Photograph Collection

The beauty of Long Beach comes from the community's rich history and diversity including when the Tongva people call these lands home, the Black Civil Rights movement, Latinx School Walkouts for Ethnic Studies, and Cambodian Migration Enclave. These are a few specific historical events that mark the unique characteristics of Long Beach. Cambodia Town is one neighborhood in Central Long Beach -- locally known as Eastside Long Beach -- that contributes to this legacy of multi-cultural history and community. While this neighborhood has the highest concentration of Cambodians in the United States due to the Khmer Rouge Genocide, Southeast Asia War, and waves of migration in the 1970s and 80s, it is also home to a multi-ethnic community for Black, Indigenous, and Latinx communities. All of these communities found refuge in Long Beach as the land played a vital role in offering a sanctuary space for refuge and safety.

It is essential to recognize the historical and cultural significance of the Khmer community while considering how this dynamic space has changed over time from being Tongva land to Black, Latinx, and Khmer communities. As the City of Long Beach reinvests into the historically divested Cambodia Town, it is Cambodia Town Thrives' highest priority to ensure that community voices become a driving force for this Vision Plan and future planning and development efforts. This document presents Cambodia Town's existing conditions, historical background, community priorities, and proposed programs, policies, and designs. The intent of this document is to provide a foundation in guiding the City of Long Beach to build culturally, racially, and socially equitable developments with the Cambodia Town community. Many neighborhoods throughout Los Angeles are changing rapidly and many, such as Boyle Heights, are struggling to prevent the displacement of long-time residents, small businesses, and cultural institutions. We need to address the long issue of historical neglect and marginalization by prioritizing racial and social justice. This can be accomplished by centering and uplifting the community's voice and knowledge to imagine, plan, and design their future throughout the planning process.

DID YOU KNOW?

ENVIRONMENTAL RACISM is the disproportionate impact of environmental hazards on Black, Indigenous, and people of color.

GRASSROOTS MOVEMENTS are organized efforts to mobilize individuals in a given geographic area to take actions intended to influence social and political issues.

The current **ABOLISHIONIST MOVEMENT** evolved from the abolitionist movement in the 1800s against the enslavement of African Americans. The modern abolitionist movement continues to fight for the end of slavery and racist oppressive systems by ending the prison-industrial complex.

CEQA is a process that requires state and local government agencies to inform decision makers and the public about potential environmental impacts of proposed projects, and to reduce those environmental impacts to meet health standards.

GENTRIFICATION is a process of changing the character of a neighborhood through an increase of wealthier residents and businesses, typically displacing the existing residents of that area.



To better understand Cambodia Town and its community, these questions are posed:

1. How does Cambodia Town's history inform our plans and policies?

2. What are the community priorities for Cambodia Town (guiding principles)?

3. How does the Cambodia Town community envision the design of their neighborhood?

This Plan details the entire community engagement process from start to finish over the span of 9+ months. The educational tools produced through this initial process and a supplementary creative community project are meant to empower community members to self-organize for their needs and desires for Cambodia Town which will exceed this initiative's timeline. Regardless of these time frames, community efforts to re-imagine will continue to develop as a practice of self-autonomy. Reference the graphic on the next page for the different processes and timelines.

INITIAL COMMUNITY WORK

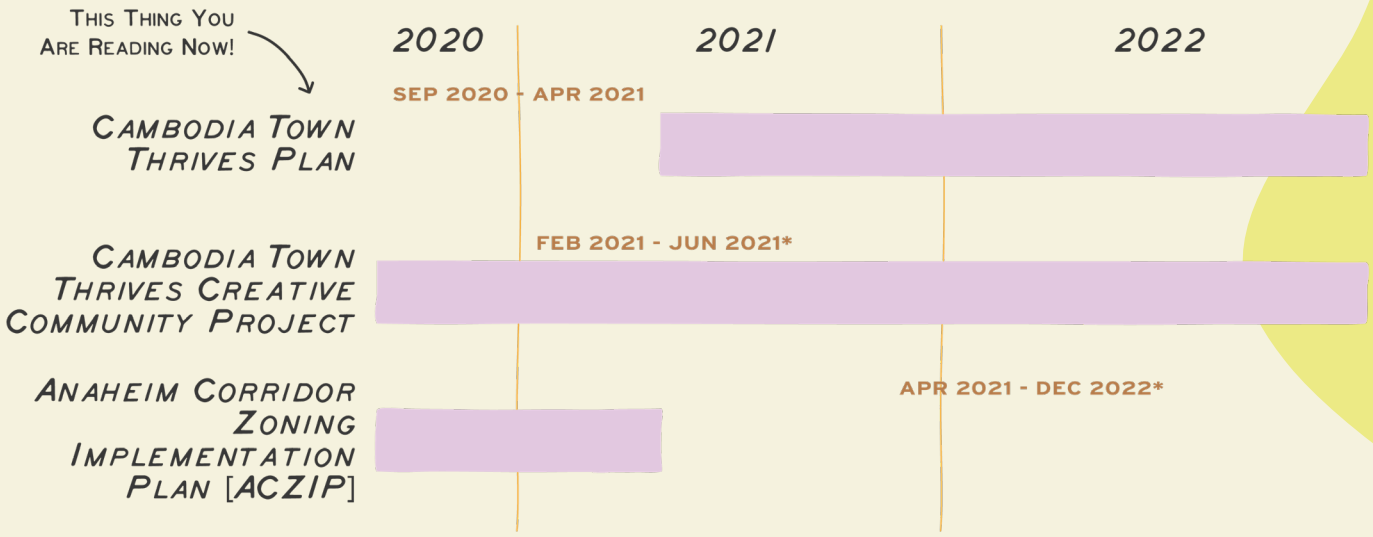
Kun Heng Supermarket—dubbed KH Market by locals—received a two-week notice, arriving one week late, for a December 8, 2018 Planning Commission meeting determining the fate of the family's small business that has been a staple in the community for decades.

Like KH Market, over a dozen other community-serving small businesses renting commercial space at the Poly and East Anaheim Plazas received the notice of demolition and redevelopment without any promise of returning back as tenants. KH Market took to social media and started an **online petition** addressed to Councilmember Dee Andrews and the property owner of the two plazas, Black Equities Group, receiving over 9,000 signatures. The story gained the attention of the **Long Beach Post** which covered this story on gentrification in the Cambodia Town community.

At-risk businesses and community organizations quickly mobilized to prepare for the controversial December 8th Planning Commission meeting against the demolition and redevelopment of the two commercial blocks at the intersection of Anaheim Street and Atlantic Avenue. Strategies were proposed to address the immediate displacement of its several small businesses. For the Planning Commission meeting, the community prepared four major arguments against the demolition and redevelopment of Poly and East Anaheim Plazas:

FIGURE 1.1

Project Timelines



*anticipated timeline

"THERE WAS NO MENTION FROM THE PROPERTY OWNER AT ALL ABOUT THEIR PLANS. SOMEONE FROM THE PROPERTY MANAGEMENT COMPANY THAT OVERSEES OUR BUILDING AND OUR NEIGHBORS' BUILDING FINALLY APPROACHED US LAST FRIDAY. THEY PULLED ME ASIDE AND SAID THAT I SHOULD BE AT THE PLANNING COMMISSION MEETING BECAUSE IT WAS TO LIKELY AFFECT MY BUSINESS."

1. **California Environmental Quality Act [CEQA]** – the property owner and developer needed approval from the Planning Commission to request a "categorical exemption" to bypass the CEQA process. CEQA gives all Californians the opportunity to know what is planned in their communities and then weigh-in to help reduce health and environmental impacts. Community members made several arguments against these exemptions, including historical and cultural significance, traffic and public safety, and improper project "**piece-mealing**" which results in a greater "cumulative impact".

2. **Land Use** – The CX3 Pedestrian Plan is a recently adopted addition to the City of Long Beach Mobility Element, which specifies that the proposed redevelopment would not comply with future plans for the neighborhood. The proposal kept the commercial strip-mall design and would include multiple drive-thrus. This 1970's style of design prioritizes vehicles over pedestrians, increasing the potential for collisions involving pedestrians.

3. **Public Health** – Over recent years, the Long Beach Department of Health & Human Services has worked to improve healthy food access and air quality for Central Long Beach residents. The proposed redevelopment challenges these goals by replacing a market and several other community-serving small businesses with chain retailers multiple drive-thrus that concentrate harmful toxins into the air.

4. **Gentrification** – The residents and businesses of Cambodia Town have recently experienced record-high increases in rent and commercial real estate speculation. The Cambodian community already faced forced displacement from Cambodia due to US imperialism and the lingering effects still exist today as intergenerational trauma. After the Khmer Rouge regime which resulted in the loss of 21 to 24 percent of Cambodia's 1975 population, this community rebuilt their new home in Long Beach but they now again face displacement pressures from gentrification and development. Many of the businesses within the Poly and East Anaheim Plazas are family-owned by people of color for decades. Developers erase these community landmarks and it will deteriorate the cultural significance of Cambodia Town. The City has a stake in improving these conditions, but still continues to reinforce systemic racism in our land-use planning decisions.

As a result of the community's decisive action, the City of Long Beach delayed any approvals of the redevelopment project until the developer genuinely engaged with the affected businesses and the larger Cambodia Town community.

Several community organizations, called the Anaheim Atlantic Development Working [AADW] group, wanted to lead the conversations about new development in Cambodia Town and hosted the **Community Forum: Anaheim & Atlantic Development Plans**. The AADW Community Forum was hosted on February 27, 2019 at Gamboa Theater located within Cambodia Town's MacArthur Park. Cambodia Town community members and business owners attended the meeting to share information on the plazas' redevelopment, and start discussions on what the larger community can do. Following this energizing discussion, the AADW group hosted meetings with the at-risk businesses to inform them about their rights. During this time, two UCLA students began creating a documentary of the community's organizing effort called **Cambodia Town: Not For Sale**.

With several other drive-thru developments proposed at the same time, the AADW group led a campaign to have a **citywide moratorium** on any new drive-thru development until further study could be done on the impacts of such auto-oriented development.

A **letter** to the development team was sent on June 1, 2019 describing the AADW group's interest in the project and recommendations on how to support the existing businesses through redevelopment, however, there was no response from the developers. Following the inactivity from the development team, the AADW group, composed of several local nonprofit organizations, reformed their collaborative working group to create Cambodia Town Thrives, which aims to create a community planning document that could prevent future gentrification from happening in Cambodia Town. If gentrification is not addressed now, the cyclical wave of increased policing, displacement, and marginalization will continue to cause harm through anti-Blackness and racism on Black, Indigenous, and POC residents.

MULTI-ETHNIC HISTORY

Long Beach's diversity is reflected in Cambodia Town as a multi-ethnic and multi-generational community that has a rich history from the Tongva people, the Black Civil Rights Movement, and the Chicanx fight for Ethnic Studies. This history in Cambodia Town is expansive and highlights the need for cultural preservation in future developments.

Puvunga is the Indigenous village and sacred site to the Tongva nation that once occupied the land where the California State University of Long Beach now resides. Puvunga remains sacred to the Gabrielino/Tongva people as a spiritual center from which their god, Chingichngish was born. The village Puvunga in East Long Beach was where the Tongva believed their world and their lives began. Cal State Long Beach is one of the many sacred sites identified to have significant historical value to the Tongva community but



Future Los Angeles Mayor Tom Bradley sits amongst the women of the Long Beach Fair Housing Foundation in support against Prop. 14. *Courtesy of the Los Angeles Public Library.*

"YOU COULD SEE WHEN PEOPLE DIDN'T KNOW THE HISTORY AND WHEN IT WASN'T PROVIDED IN A WAY THAT WE COULD ALL LEARN FROM AND SEE COMMONALITIES AND UNIQUENESS IN A POSITIVE WAY."

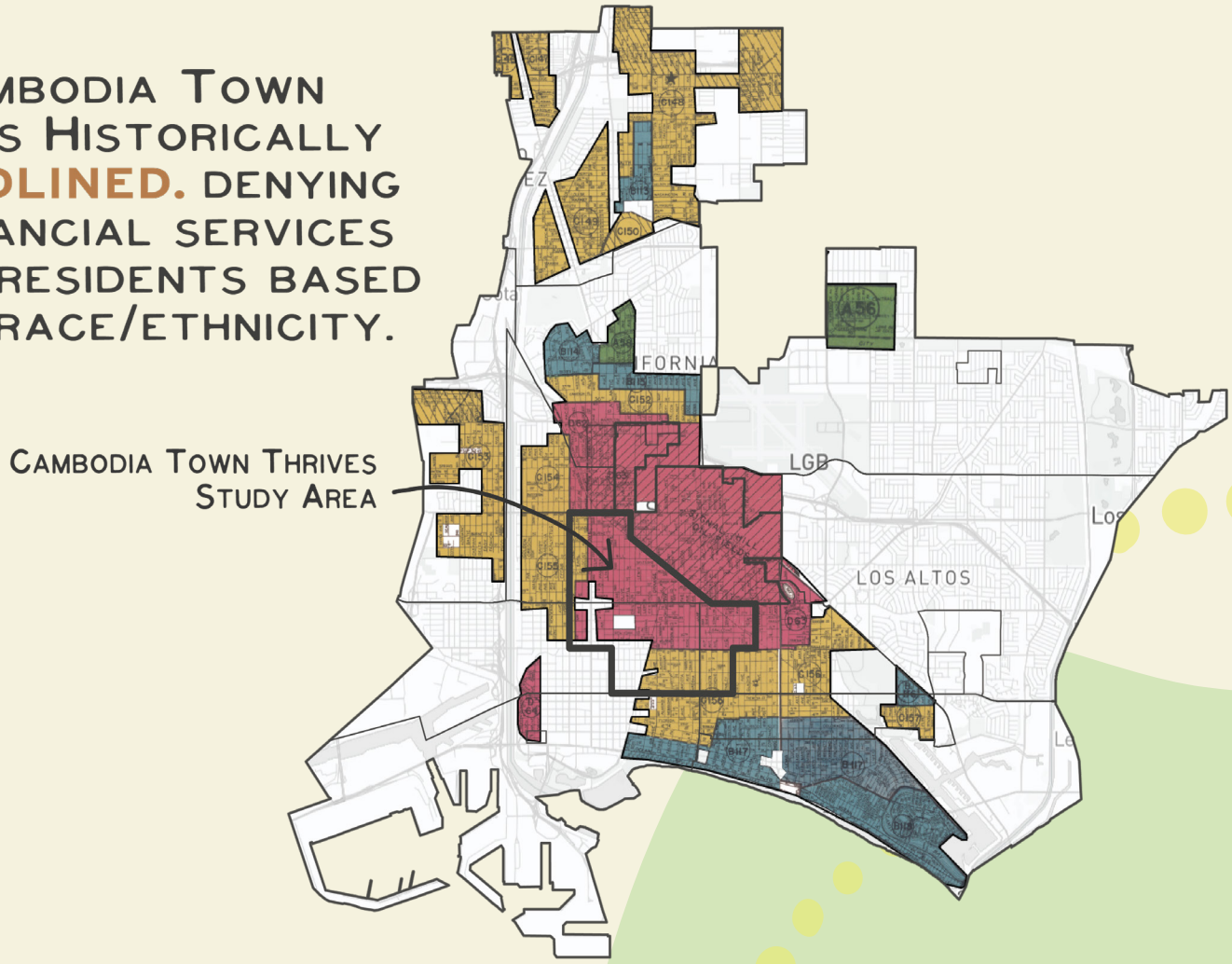
other sites are located throughout Los Angeles and Long Beach. This historic narrative is important to understand with any planning or development projects as land should be treated with respect because it holds a significant value to the first people of the Americas. In this case, the land must be seen as a living being, rather than simply a resource because striving for equitable development requires planning with Indigenous communities. This perspective for planning will help create more equitable developments for both the people and the land we occupy.

Long Beach would not have achieved its diversity without the endless advocacy work from the Black community. Through Long Beach's long history of Black community organizing, the Black Panthers, VIP Records, and National Association for the Advancement of Colored People (NAACP) were all located within Eastside and Central Long Beach. This region was predominantly occupied by Black residents due to segregation and disinvestment.

From 1934 to 1968, the Federal Housing Administration and private banks implemented a policy called "redlining" which restricted loans based on the racial demographic of a neighborhood. Eastside Long Beach was redlined because it was marked too risky for investment by lenders. During this same time, deed restrictions and racially restrictive covenants prohibited the purchase, lease, or occupation of property by anybody who was not of white descent. These restrictions were common in many parts of Long Beach, including what later became Cambodia Town.

FIGURE 1.2

Redlining in Long Beach



These inhumane policies all connected to the racist efforts of California **Proposition 14 (1964)** which legalized housing discrimination on the basis of race or any other factor of identity. The Black Civil Rights Movement fought for fair housing rights, including combating Proposition 14 (1964), which was later declared unconstitutional. Conclusively, Black organizing history is deeply rooted in Eastside Long Beach.

As the Black Civil Rights Movement had a monumental impact and influence on the community, Mexican American students began organizing for social justice, restorative economics, and educational restructuring. Through these movements, the demand and fight for an educational curriculum reflective of their family, language, and culture were highly prevalent in Eastside and Central Long Beach. In 1968, Latino students from Polytechnic High School organized a walkout in solidarity with those in East Los Angeles; students protested the lack of racially just education in both their faculty and curriculum. Many of these students continued their advocacy work at CSULB to help initiate the creation of one of the first Chicano Studies Departments in the United States. A branch off from these efforts included the Hijas de Cuauhtémoc, a student Chicana feminist newspaper, to combat oppression against women of color. These organizing efforts by the Chicanx community is another historical narrative important to recognize in the future development of Cambodia Town because it was foundational groundwork for ongoing education movements today.

CAMBODIAN HISTORY

"WE NEED TO ENRICH THE LOST CULTURE OF THE CAMBODIAN PEOPLE, BUILD OUR FUTURE FOR YOUTHS AND ADULTS ALIKE, THROUGH EDUCATION, UNDERSTANDING, AND RESOURCES."

The initial community organizing and advocacy by Black leaders not only paved the way for the Latinx and Chicanx community, but also the Asian community, especially Southeast Asian migration. Persistent Black protest and organizing called for refugee entry, which eventually led to the legislative pass of both the Indochina Migration and Refugee Assistance Act of 1975 and the Refugee Act of 1980. These laws were important in helping Cambodian refugees migrate and settle in Long Beach (New York Times, 1978).

A NOTE ON GENERATIONAL WEALTH

Although the racist policies of redlining and racially restrictive covenants were eventually overturned in 1968, thanks to the local and nationwide Civil Rights Movement, their legacies are alive and well today. Because of these policies, Black Americans and other people of color were denied homeownership and intergenerational wealth building opportunities, which has contributed to persistent racial-spatial wealth gaps. Today the average Black family in America has about 1/10th the wealth of the average white family.

From 1975 to 1979, the War in Southeast Asia, the Khmer Rouge, and Killing Fields in Cambodia forced many Cambodians to migrate to Long Beach in hopes to find an opportunity to rebuild their lives and community. The first migration wave of about 4,600 Cambodian refugees was composed of those able to escape before the Khmer Rouge takeover. The second and larger migration wave of about 159,000 Cambodian refugees occurred in the 1980s; these arrivals were predominantly farmers from small villages with little formal education (Needham & Quintiliani, 2007).

"WE WOULD LIKE TO THINK THIS IS HOME. THIS IS THE LARGEST [CAMBODIAN COMMUNITY]. THIS IS SOMETHING YOU CAN BE PROUD OF... WHETHER YOU'RE IN NEW YORK OR BOSTON, YOU WANT TO FEEL PROUD OF LONG BEACH BECAUSE YOU WANT THAT BIG COMMUNITY TO REFLECT YOU TOO."

Although many successfully fled from Cambodia and resettled in America with a home, the violence on and genocide of 1.2 to 2.8 million people left an everlasting impact on the Cambodian community. This scar includes trauma in the form of post-traumatic stress disorder (PTSD), intergenerational trauma, and accumulated stress — Cambodian refugees have a PTSD rate of 62% (RAND, 2005; Marshall et al., 2005). These mental health impacts

still affect the Cambodian community in Long Beach and nationwide. Despite these challenges, Cambodians in Cambodia Town, Long Beach continuously worked to rebuild their culture, family, and community.

Eastside Long Beach, a historically disinvested community, offered relatively affordable properties that allowed Cambodian refugees to gather funds within their immediate and extended family as well as community to establish small businesses, cultural institutions, and homes (Adebiyi et al., 2013). This collective act shaped the local Cambodian community that not only created Cambodian restaurants, herbal pharmacies, doughnut shops, auto shops, jewelry stores, groceries, temples, service centers, and dance studios but also Cambodians' sense of belonging in Long Beach. With the establishment of the Cambodian community, resources, and the ongoing organizing efforts of Cambodia Town Inc. and Midtown Business Improvement District — in collaboration with then-Councilmember Dee Andrews — the East Anaheim Street corridor was officially designated as Cambodia Town on July 3, 2007.

"SOON CAMBODIANS WILL NO LONGER BE IN LONG BEACH IF PRICES CONTINUE TO [GO UP] HIGH. WHO PROFITS AT THE END?"

Although the City of Long Beach officially recognizes Cambodia Town as limited to the East Anaheim corridor, many local residents define these boundaries differently, on a broader scale. About 35,000 Cambodians call Long Beach their home which makes the City the largest concentration of Cambodians outside of Cambodia (Brown, 2013). This community is not only a home for local residents, other Cambodians around the United States come to Long Beach during Khmer New Year and other family or community events. As a result, Cambodia Town is a physical space that becomes a space that people find belonging through their state of mind.



DID YOU KNOW?

REDLINING is a policy established in 1934 by the Federal Housing Administration that furthered segregation by refusing to insure mortgages in and near Black communities and communities of color.

RACIALLY RESTRICTIVE COVENANT is a contractual agreement from a property owner that prohibits the purchase, lease, or occupation of a piece of property by a particular group of people, usually African Americans. Very common starting in the 1920's until they were outlawed in 1948.

RESTORATIVE ECONOMICS is an approach to economics that centers the healing and restoration of vulnerable communities who have suffered from a pollutive, extractive economy. Strategies promote shared prosperity and self-determination.

FEMINIST is a person who believes in the social, economic, and political equality of all genders.

PTSD is a mental health condition that is triggered from experiencing a terrifying event. Symptoms include flashbacks, nightmares, and severe anxiety.

INTERGENERATIONAL TRAUMA is trauma experienced in one generation that affects the health and well-being of descendants of future generations.

RESILIENCY is the ability of mentally or emotionally cope with a crisis.

DIVESTMENT is the reduction or deprivement of power, rights, or possessions.

CAMBODIA TOWN BOUNDARIES

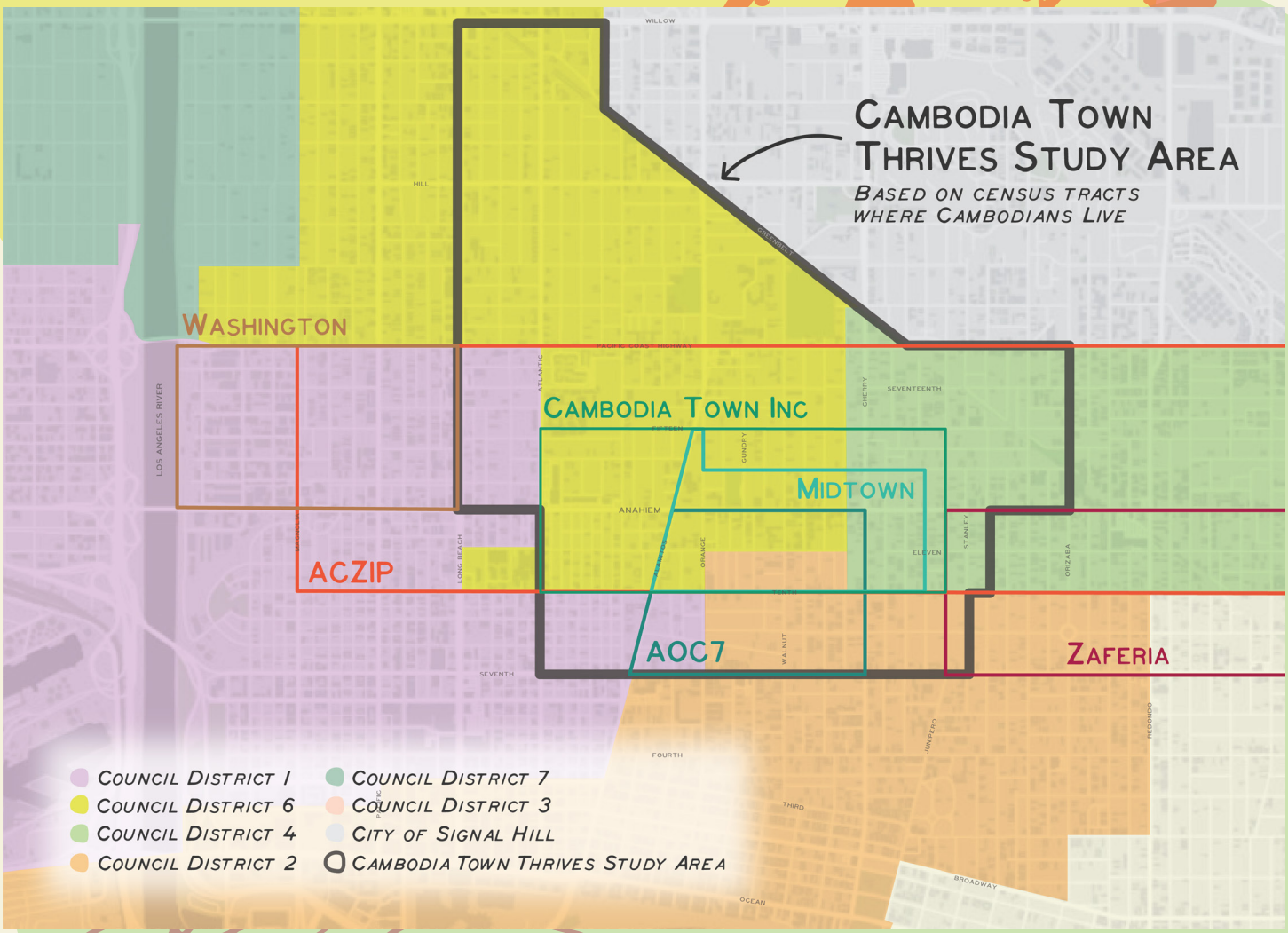
Neighborhood boundaries can be complex to clearly geographically define. Engagement with the community helped further refine a more collective understanding of what is deemed as Cambodia Town from locals. Cambodia Town Thrives collaborative identified unique boundaries for the Cambodia Town neighborhood based on community demographics and community input. In terms of the demographics of Cambodia Town, many residents associate the need of Cambodian presence as important stakeholders such as business owners, neighbors/residents, and community resources. Based on this interpretation of space, the Cambodian residential population exceeds the East Anaheim Street Corridor.

If ethnic population alone dictated the boundaries of Cambodia Town, it would broaden the current jurisdiction of the current physical space. For example, many residents have defined being part of the Cambodia Town community even when outside the government's officially designated boundaries. Although this perspective of community boundaries is seen differently by the community, Cambodia Town is still a place of belonging that links with the state of mind and sense of place. Some people highlighted feeling a sense of belonging and pride even when living geographically elsewhere. As a result, the topic of ethnic community boundaries can be controversial. Cambodia Town Thrives aimed to broaden the neighborhood boundaries as a way to increase community participation from a larger and more diverse community.

The establishment of cross-ethnic solidarity comes from our work of not only recognizing Cambodian place-keeping significance but also upholding the narratives and values of other ethnic communities' landmarks. From the community engagements, many Cambodians expressed local temples, MacArthur Park, Cambodian grocery markets, Cambodian dance studios, and Mark Twain Library as significant landmarks. Other ethnic communities such as Black and Latinx residents shared overlapping landmarks as well as different ones such as VIP Records, churches, Homeland Cultural Center. Although many other landmarks are still not captured within the current engagement process, this initial work depicts the commonality in which community resources create value and significance to build a sense of belonging and home.

FIGURE 1.3

Neighborhood Boundaries



COMMUNITY TIMELINE



1950'S–1970'S
Cambodian International Students attended USC, CSULB, CSULA and UCLA

1975
Bayon Market was one of the first Cambodian markets on 10th St.

1976
First Khmer New Year celebration at Wilson high school



1975
First migration wave of 4,600 Cambodian immigrants arrived to the US



CAMBODIAN HISTORY

PRE 1800'S
The Tongva tribe lived in Puvuu'nga, a large village and important ceremonial site located at CSULB

1800'S
Long Beach newspapers exacerbated local anti-Chinese sentiments

1934
Federal Housing Association and private banks implemented redlining

1968
Latino students from Poly High School organized a walkout protesting for ethnic studies





1900S
Many African Americans migrated to the West Coast





1940S–60S
NAACP played a key role in civil rights movement in Long Beach





1979
Long Beach Friends Church began its first Cambodian ministry Atlantic Ave.

1985
First Cambodian Buddhist temple (Wat Vipassanaram) established at 1239 East Twentieth St.





1980S
Second migration wave of about 158,000 Cambodians arrived to the US

2005
First Khmer New Year Parade on Anaheim St.



2001
Protested the El Dorado Park ban of Khmer New Year Celebration



2007
First Cambodian-run bank in US was opened in Long Beach



MULTICULTURAL HISTORY

1978
VIP Records was established in Eastside Long Beach

1992
The Rodney King Uprising quickly spread throughout Long Beach



2000'S–2020
Black Lives Matter Movement fight and protest against police brutality and systemic racism





1960S–80S
Black Panther Party built Long Beach Branch in Eastside Long Beach





EXISTING CONDITIONS

"I WANT TO SEE RESIDENTS IN CAMBODIA TOWN THRIVE. EVERY MEMBER OF THIS COMMUNITY MATTERS AND TO ENSURE THAT OUR CULTURE IS NEVER FORGOTTEN. EVERYONE DESERVES A SECURE FUTURE."

OVERVIEW

Cambodia Town embodies Long Beach's core values in diversity, not only in its history but also through its community. Within this neighborhood, the majority of residents identify as Hispanic/Latinx (60%), while others identify as Asian (21%), Black/African American (12%), and White (7%). Of the Asian population, Cambodians make up 70% of that percentage (ACS Decennial, 2010). In detail, about 35-39% of all residents identify as foreign-born which has a connection to the community's ability to speak English proficiently. With the neighborhood primarily made up of immigrant community members, 69% have indicated speaking a language other than English at home. It is essential to highlight these demographic statistics because it shows the need to reduce exclusion and expand inclusive engagement by having relevant conversations about creating more culturally and linguistically appropriate resources for the community.

Over the past 10 years, this racial demographic has shifted and is still changing. The recent developments coming into the neighborhood influence these demographic changes which highlight the need to develop the neighborhood in a way that preserves and uplifts the immigrant community. For example, the increase in White homeowners from 30% in 2010 to 45% in 2018 shows the unequal access to property ownership for Black, Indigenous, and POCs (ACS 5-Year, 2010 & 2018). This statistic is an important indicator to reassess current policies and housing programs because providing more Black, Indigenous, and POC residents homeownership will not only improve overall living conditions and health but also address the displacement in order to build generational wealth. This can help these communities by creating structural changes within Cambodia Town.

FIGURE 2.1

Racial/Ethnic Demographics

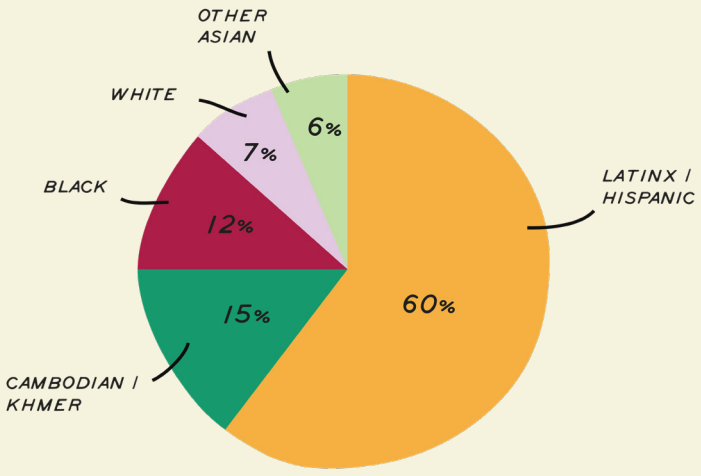


FIGURE 2.2

Language



A homeownership pipeline for the Black, Indigenous, and POC community needs the support and leadership of the City of Long Beach; this is an initiative that needs prioritization in light of recent spikes in eviction cases during the COVID-19. About 400,000 renter households are at risk of houselessness and evictions in Los Angeles County (Blasi, 2020). These statistics ultimately expose the flaws in governmental policies and programs because systemic racism dictates access and retention to property ownership throughout Long Beach and Los Angeles without specific support for communities of color.

Beyond the demographic statistics, cultural and historical sites in Cambodia Town play an important role in maintaining the sense of place for this multi-ethnic community. Specifically, MacArthur Park, KH Market, and religious institutions are physical, social, and emotional spaces that carve out a sense of belonging for multi-ethnic and multi-generational communities. Some other historical spaces that hold similar value include the Black Panther's Long

Beach Branch Office that was burnt down, the uncaptured organizing efforts through time, and more. With this Vision Plan, it is important to capture these formal and informal legacy sites of knowledge to continue passing down wisdom that first helped establish this people of color community.

NEIGHBORHOOD ECONOMIC VITALITY

"I WANT TO SEE GROWTH FOR BUSINESSES IN CAMBODIA TOWN BUT STILL PRESERVE THE CULTURE AND COMMUNITY."

As of 2018, Cambodia Town's median income is barely above $38,000, which is significantly below Los Angeles County's median income of $64,000. Although this neighborhood has shown an incremental increase from 2010 ($31,000) to 2018 ($38,000), this income range is still significantly below the County's poverty line ($50,000) (United States Department of Housing and Urban Development, 2017). These comparisons show the drastic income disparities within Los Angeles County and Long Beach. One factor that contributes to this income disparity is many immigrant families work low-wage jobs, representative of many living in Cambodia Town. Often, increases in household incomes for these communities are the result of gentrification as higher wage earning residents move in, displacing existing lower wage earning residents.

"CAMBODIA TOWN SHOULD REPRESENT THE BUSINESS AND THE PEOPLE THERE. IMAGINE WHAT IT WOULD LOOK LIKE IF WE FOUGHT FOR ALL COMMUNITIES OF COLOR TO THRIVE IN OUR AREA."

Despite these economic challenges, Cambodia Town's economic vitality is strong for small businesses along the East Anaheim Corridor. These small businesses contribute economically as well as culturally to Long Beach's pride in diversity and commitment to social justice. Cambodia Town made a revenue sum of $366,000 adding to Long Beach's annual fiscal report (Midtown, 2016). Of these 109 small businesses, many depend on the local community as a source of sustainable income. For example, local supermarkets provide community resources for residents which contributes to the economic vitality and money circulation within the neighborhood. This flow of money builds upon community assets over time, but due to an increase in retail costs and evictions, these small businesses and community assets will soon be gone if governmental interventions are not implemented. Many of these small businesses in the Anaheim Plaza and Poly Plaza have already been forcefully evicted by the property owner before and during COVID-19. No anti-racist policies are in place to protect small businesses from sudden rent spikes, and the COVID-19 pandemic has proven to be an "opportunity" for developers and property owners to exploit Black, Indigenous, and POC small business owners.

FIGURE 2.3

Economy

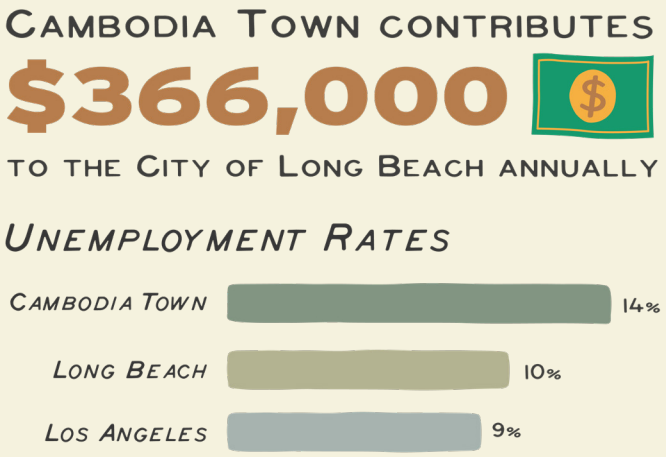
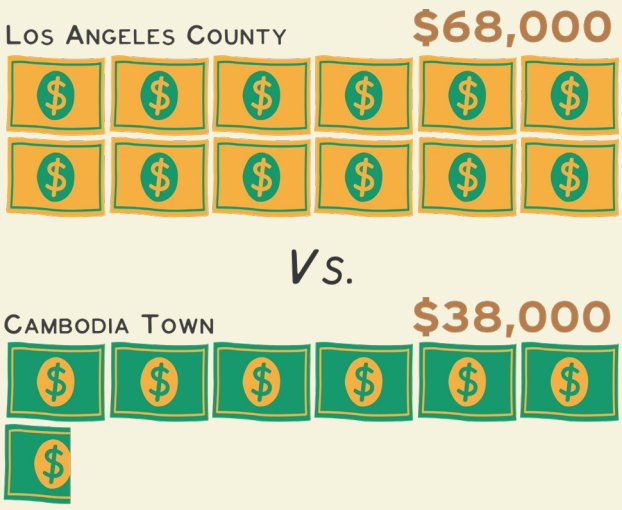


FIGURE 2.4

Median Income

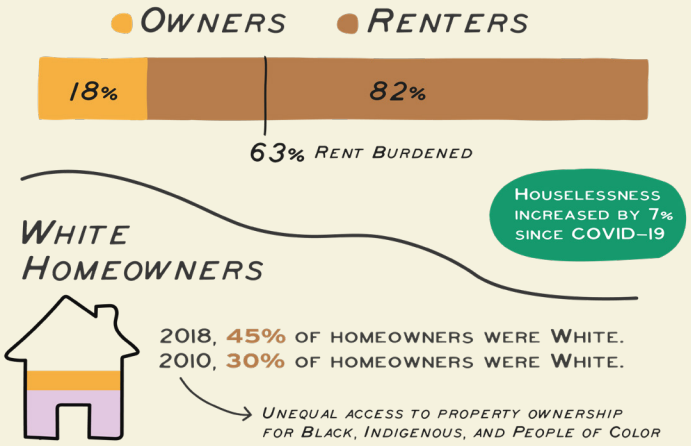


JOB & HOUSING BALANCE

The unemployment rate in Cambodia Town is at 14% compared to Los Angeles County's 9% and Long Beach's 10% (ACS 5-Year, 2018). This statistical comparison highlights an economic disparity within Cambodia Town and needs to be addressed through the development of local jobs and housing to promote a work, live, and play livability model. Universities and technology companies have adopted employer-base workforce housing development models by providing their employees suitable housing within major cities like San Francisco. Instead of prioritizing the health of those in traditionally high valued white-collar professions, lower-income and working families deserve this same right to affordable housing and livable wages. Consequently, a stronger commitment to affordable housing and job opportunities in historically neglected communities like Cambodia Town will ensure a prosperous future for later generations. There are other positive impacts from developing job and housing balance such as decreasing pollution burden, traffic congestion, and collision risk. These are a few sub-factor benefits connected to situating affordable housing and job opportunities close to one another because it can further improve overall community health.

FIGURE 2.5

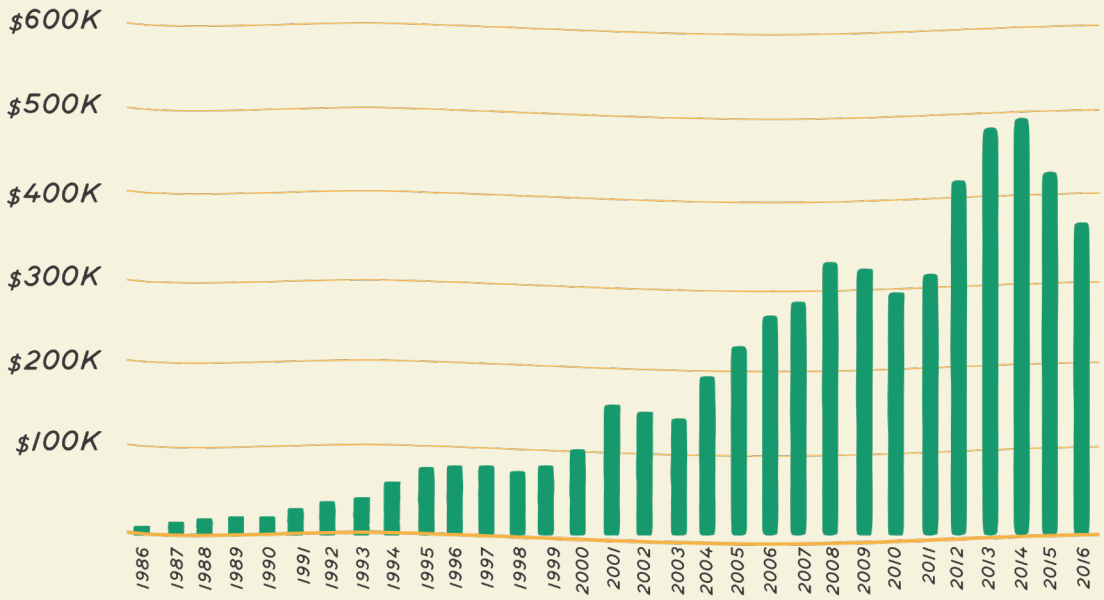
Homeownership



"WE HAVE AN OBLIGATION TO TAKE CARE OF EACH OTHER. MANY OF THE ISSUES THAT IMPACT OUR COMMUNITY ARE SYSTEMIC. PROVIDING AFFORDABLE HOUSING, MENTAL HEALTH SERVICES, AND EQUITY IS A FOUNDATIONAL STARTING POINT FOR BRINGING LASTING CHANGE."

FIGURE 2.6

Historical Midtown BID Sales Tax Revenue



HEALTH CONDITIONS

The age demographic in Cambodia Town is steadily increasing with those above 50-85+ from 16.5% in 2010 to 22.3% in 2018 (ACS 5-Year, 2010 & 2018). This age change highlights a possible need for senior housing similar to the age shift that occurred in Little Tokyo in Los Angeles. The upward trends in age correlate with various aspects of health including health care access and disability. In 2018, the national average of those without health insurance was 8.5% while the average in Cambodia Town was 14.4%. Those who are uninsured in this community are scattered among all age groups but the older population is more vulnerable to COVID-19 transmissions. This population not only faces the present challenges of COVID-19 but other underlying health conditions such as post-traumatic stress disorder (PTSD).

FIGURE 2.7

Health

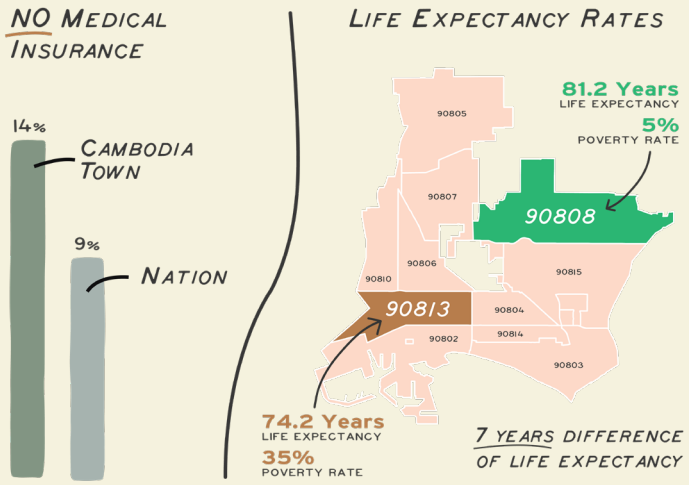
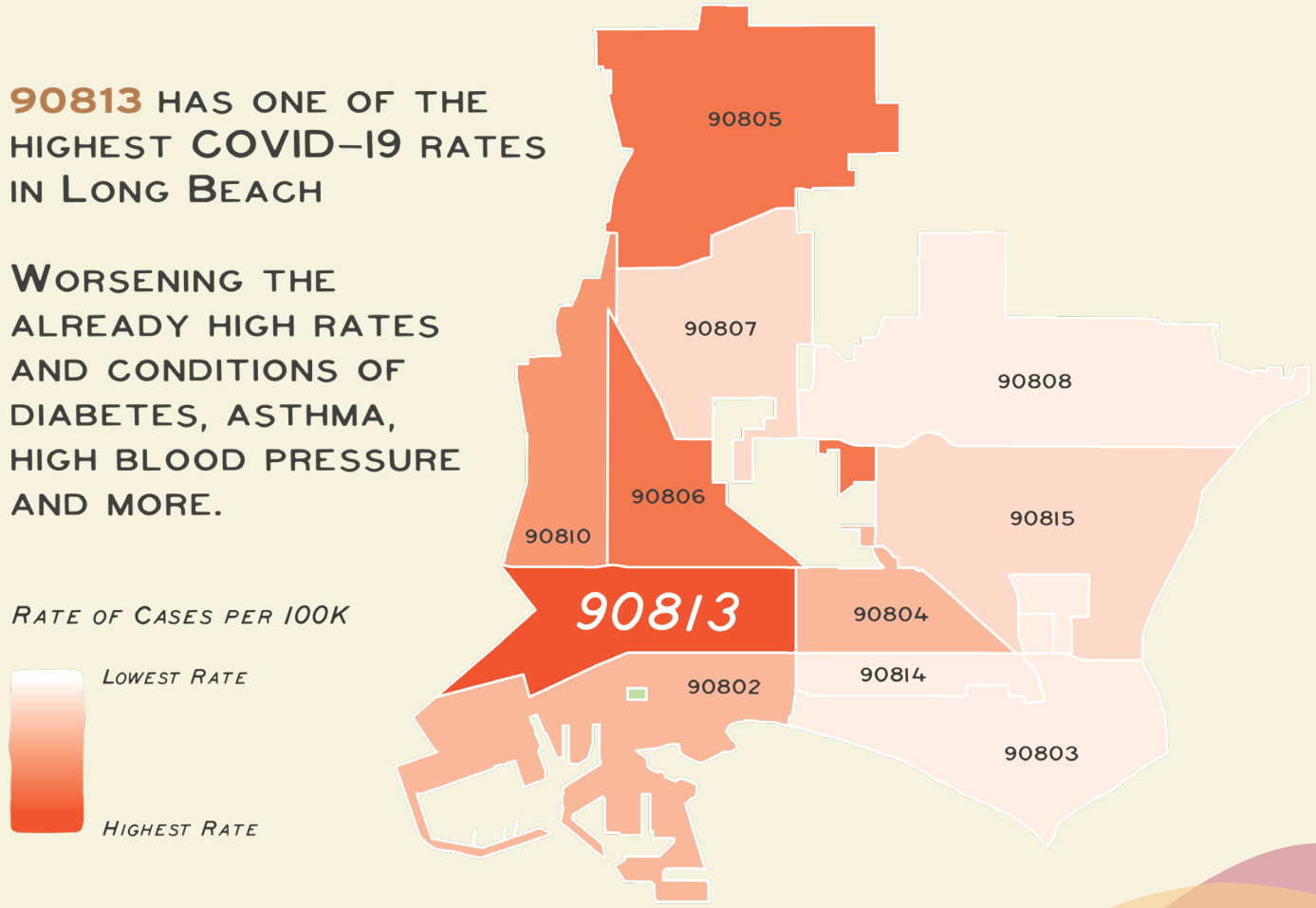


FIGURE 2.8

COVID-19 Rates



"I WOULD ALSO LOVE A MORE HEALING AND RESTORATIVE COMMUNITY BECAUSE I SEE HOW GENERATIONAL TRAUMA GETS CARRIED THROUGHOUT FAMILIES AND I THINK MORE FOCUS AND ATTENTION SHOULD BE SHED ON THAT TOPIC."

The current issue with COVID-19 data (52,700+ cases in Long Beach as of April 2021) is that it is **not disaggregated** within the broad Asian category to show the possible disproportionate COVID-19 infections and impacts in lower-income Asian communities such as Cambodians, Vietnamese, Laos, Hmong, and more (Huang, 2020). These ethnic groups often live in Eastside Long Beach, Central Long Beach, North Long Beach, Cambodia Town, and other low-income communities. Cambodia Town is a neighborhood in the zip code area of 90813 that has the highest rate of COVID-19 cases in Long Beach (Department of Health and Human Services, 2020). Similarly, high rates of diabetes, asthma, high blood pressure, and other illnesses are common in lower-income communities, like Cambodia Town, which ultimately links to worse outcomes when infected by COVID-19 (Huang, 2020). Specifically, the disability rate in Cambodia Town is at 35% compared to LA County's rate of 31%. These factors of disability and illnesses are all important to consider in Cambodia Town's Vision Plan because there is a need to build equitable access to healthcare and a healthy built environment (music, verbal, movement therapy, etc.), especially for those most vulnerable to COVID-19 infections.

HOUSING CONDITIONS

"I LIVED HERE ALL MY LIFE AND RENT IS GETTING HIGHER AND IT'S MORE OF A STRUGGLE TO STAY WHERE I GREW UP."

Household overcrowding is common in Cambodia Town due to the drastic increase in rents and housing costs. Preliminary data from the City of Long Beach Housing Element update shows that citywide, 22.3% of residents live in overcrowded conditions while 8.5% live in severely overcrowded conditions . The bulk of these households dealing with overcrowding are renters living in Central Long Beach. Dr. Visal Nga mentioned that his patients within the Cambodia Town region "have six people living in one single home because it's expensive to live in Long Beach" (Huang, 2020). The cost of living in Cambodia Town has also skyrocketed, as rents across the city have increased an average of 20% between 2010 and 2020, while wages have stagnated or even decreased. As a result, the renter-majority population in Cambodia Town (82%) is continuing to struggle to pay rent; 63% of these renters are rent-burdened, which means they spend 30% or more of their income on housing costs (ACS 5-Year, 2018). COVID-19 has led many low-wage and service workers to be unemployed, which dramatically worsens the conditions of being able to pay monthly rent. It is expected that 10% of the estimated 400,000 renter households will be evicted during COVID-19 and those families will become unhoused in Los Angeles County (Blasi, 2020).

"AS A RESIDENT, I WANT TO SEE THE PEOPLE SUPPORTED. THEIR HISTORY AND CULTURE PRESERVED. THEIR LIVELIHOODS PRIORITIZED. LESS GENTRIFICATION OF THE NEIGHBORHOOD WITH THE GOAL OF EMPOWERING LOCAL RESIDENTS TO IMPROVE THE COMMUNITY."

The City of Long Beach has already seen an increase in houselessness by 7% over the year before COVID-19, which could only worsen within the current economic crisis and limited governmental support (The City of Long Beach, 2020). The houselessness issue in Long Beach is being impacted by various factors including the lack of affordable housing and inadequate tenant protections, employment services, mental health services, and more. This is a complex



FACTS & FIGURES ON HOUSING IN LONG BEACH

FIGURE 2.9

Overcrowding

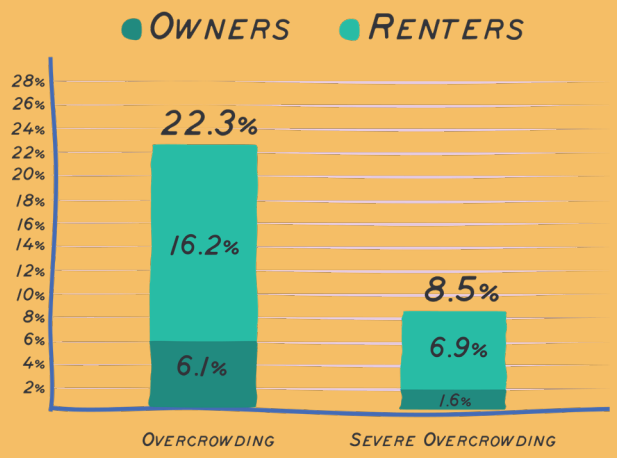


FIGURE 2.10

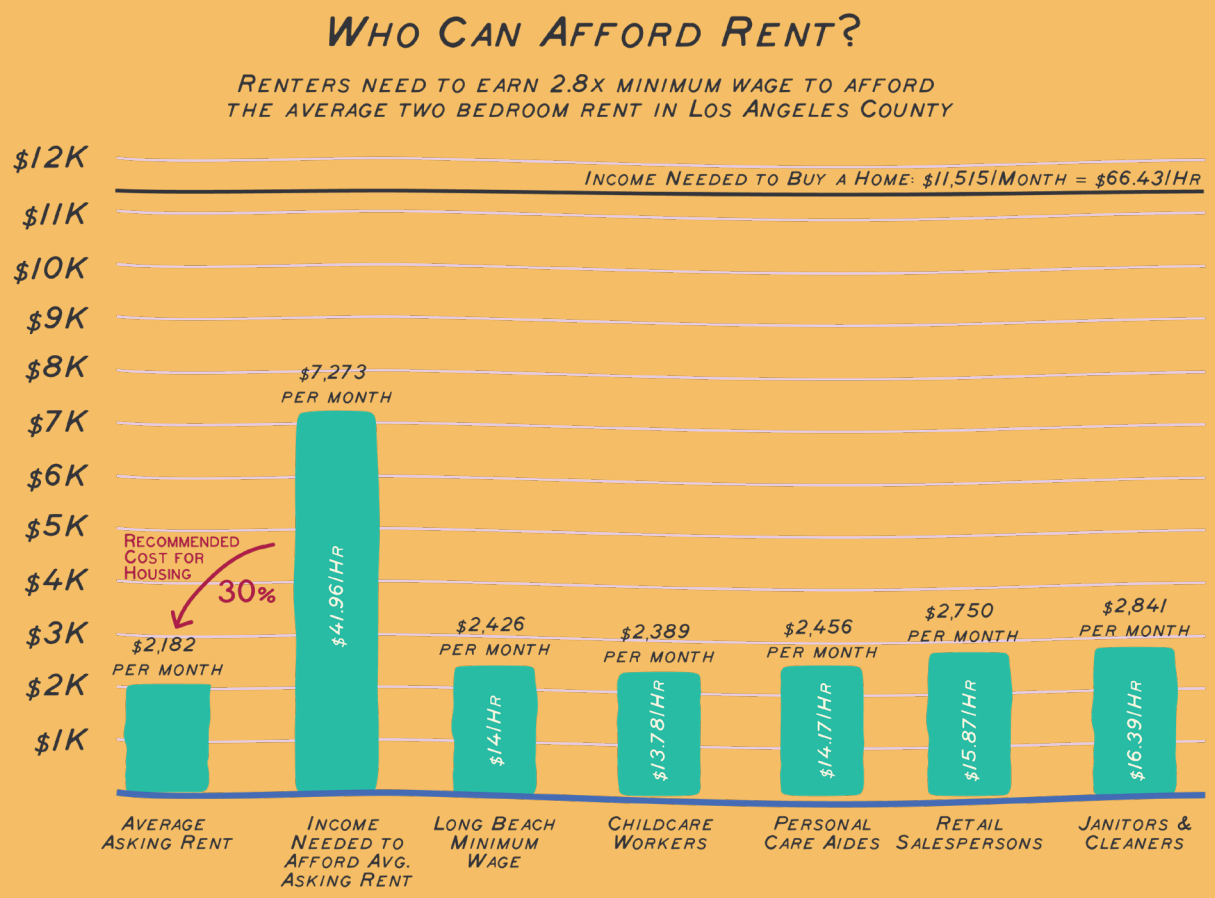
Unsheltered and Sheltered Individuals

HOMELESSNESS INCREASED BY 7% SINCE COVID-19

	2017	2019	2020	2019 & 2020 COMPARISON
UNSHELTERED	120%	127%	158%	24%
SHELTERED	655	619	452	-27%
EMERGENCY SHELTER	351	321	249	
TRANSITIONAL HOUSING	301	298	203	
TOTAL UNSHELTERED & SHELTERED	1,863	1,894	2,034	7%

FIGURE 2.11

Affordable Housing Crisis in LA County



intersectional issue that requires comprehensive solutions to address the plight of the unhoused community. Past efforts to incarcerate or bus off unhoused people only further erase a community's struggle for justice.

Between 2014 and 2017, the Long Beach Department of Health and Human Services reported a 24% increase of unsheltered unhoused individuals and a 27% decrease in sheltered unhoused individuals. This data indicate there is an insufficient amount of shelter and outreach efforts being provided for the unhoused community. It is important to develop solutions with and for the unhoused when developing a Vision Plan because justice for a multi-ethnic and multi-generational community through an abolitionist framework requires fighting for the oppressed majority and minority. This systemic issue requires comprehensive and creative solutions as well as significant resources to address the root issues in the unhoused community — designing effective and robust programs, policies, and structures (affordable housing, permanent supportive housing, etc.).

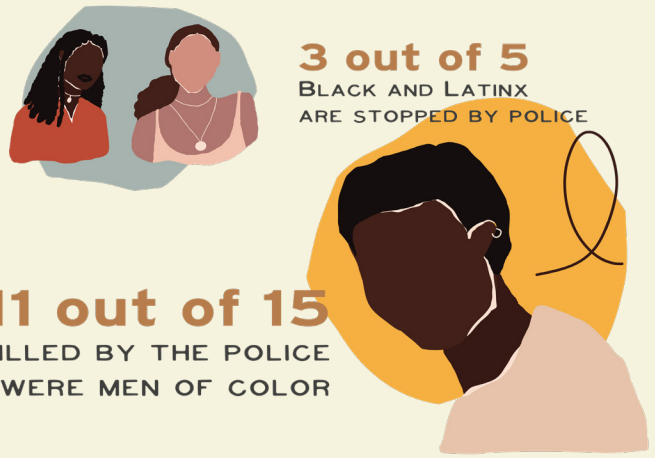
COMMUNITY SAFETY AND SECURITY

Community safety and security are complex and sensitive topics for Cambodia Town community members. Everyone feels and experiences safety differently. What it means to feel safe or unsafe can be both deeply unique and broadly universal. Neighborhood conditions, such as clean streets versus littered streets, can impact residents' and small business owners' feelings of safety, as conditions are visible signs of care and investment or neglect and disinvestment. Therefore, one root cause for feeling unsafe is the City's longstanding disinvestment in the Cambodia Town and Eastside community from the city. Disinvestment in this majority Black, Indigenous, and POC community is born from systemic racism and comes in the form of fewer or slower city services, crumbling infrastructure, and a lack of economic opportunities and resources—especially when compared to majority white, affluent neighborhoods just a few miles away. These embedded systems of oppression in the inequitable allocation of resources forces Cambodia Town residents to compete for limited resources in order to survive and care for themselves and/or their families. Improving safety means equitably investing in the community to provide the resources and services the community has lacked for generations.

To some, improving safety means increasing police presence. However, there is a distrust of Long Beach Police with Cambodia Town residents and stakeholders due to past trauma and harm caused by police officers. Communities of color experience disporportionate racial

FIGURE 2.12

Policing



"SAFETY IS ALWAYS A MAJOR CONCERN. HAVING A LIVABLE AND HEALTHY COMMUNITY WE ALL CAN CALL HOME AND ARE PROUD OF WILL MAKE THE COMMUNITY SAFER FOR EVERYONE, BECAUSE WE ARE TAKING PRIDE OF WHERE WE LIVE."

profiling and police violence and harrassment. The Long Beach Police Department's (LBPD) 2019 stop data shows that 77% of those stopped by police identified as Black, Indigenous, and POC. The majority of these LBPD stops were of Latinx (35%) and Black (26%) individuals (LBPD, 2019). In 2018, 80% of LBPD's 13,367 arrests were made for non-serious, non-violent charges, which indicate the situations do not require police presence (**Vera Institute of Justice, 2020**). The more police stops and arrests of Black, Indigenous, and POC individuals increases the possibility of police shootings as shown in 2015 in which 11 out of the 15 police-involved killings were men of color (Mapping Police Violence, 2015). Furthermore, LBPD has worked with Immigration and Customs Enforcement (ICE) to support detainment and deportation of immigrants, which tears apart families and communities. In addition to the high rates of deportation in the Latinx communities, Southeast Asian communities have seen a sharp increase in deportation. Since 1998, over 16,000 Southeast Asian Americans nationwide have received final orders of deportation (SEARAC Fact Sheet, 2018). Despite the significant distrust of the community with LBPD, the City of Long Beach continues to invest nearly half of its taxpayer-funded general fund to the police department.

Police violence and competition of resources led to the development of gangs. Eastside Longos, Asian Boyz, and Cold Blooded Cambodians are all gangs that were founded in Long Beach in the early 1990s. These gang communities offered alternative forms of safety and access to economic opportunities for communities of color in Cambodia Town. BLOODS, CRIPS, and other gangs emerged as sub-products to avoid police killings. The abbreviations of these gangs express the core values they were built on such as Brotherly Love Overcomes and Overrides Destruction, and Community Revolution in Progress. Gangs are an outgrowth of the drought of opportunities in the community that leads people to make survivalistic life decisions towards unlawfulness and violence.

Violence continues to persist in Cambodia Town due to the continued disinvestment of economic and social resources for communities of color. In the tumultuous year of 2020, the City of Long Beach reported an overall reduction of violent crime by 1.4%, but the city experienced a 5.9% increase in murder and 18.9% increase in aggravated assault. At the same time, the City of Long Beach had also its highest unemployment rate in history at 21%, which impacted lower-income zip codes the most, including 90813, 90804, and 90806 (CA Employment Development Department, January-October 2020).

Social and economic poverty and instability, rooted in systemic racism and exacerbated during crisis times, fuel crime and violence. Therefore, community safety and security in Cambodia Town begins with the investment of resources into systems of care and opportunity that create healing, health, economic security, and social thrivance.

OPEN SPACE

"I WANT A NEIGHBORHOOD THAT HAS ECONOMIC GROWTH & OPPORTUNITY, THAT'S SAFE, & A PLACE FOR GATHERING IN PUBLIC SPACES."

Cambodia Town has been historically neglected as shown in the lack of investment in parks, open space, and street trees. Specifically, the Los Angeles County Parks Needs Assessment [2016], which analyzes various socioeconomic and open space indicators, identifies Cambodia Town as having a "very high" need of park space, as compared to other parts of Los Angeles County. Whereas the City of Long Beach Open Space Element strives to achieve 8.0 acres of park space per 1,000 residents, a common standard for measuring park needs, the Cambodia Town neighborhood has only 0.3 acres of park space per 1,000 residents. Limited land availability and overcrowding in Cambodia

DID YOU KNOW?

HOUSING OVERCROWDING, as defined by HUD, occurs when there is more than 1 person per room in a unit. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure.

HOUSELESSNESS is a more accurate alternative to "homelessness" that refers to the lack of a place to live.

OVER-POLICING refers to disproportionally high levels of police activity in predominantly Black neighborhoods and neighborhoods of color in relation to the level of police activity in other areas of a town or city.

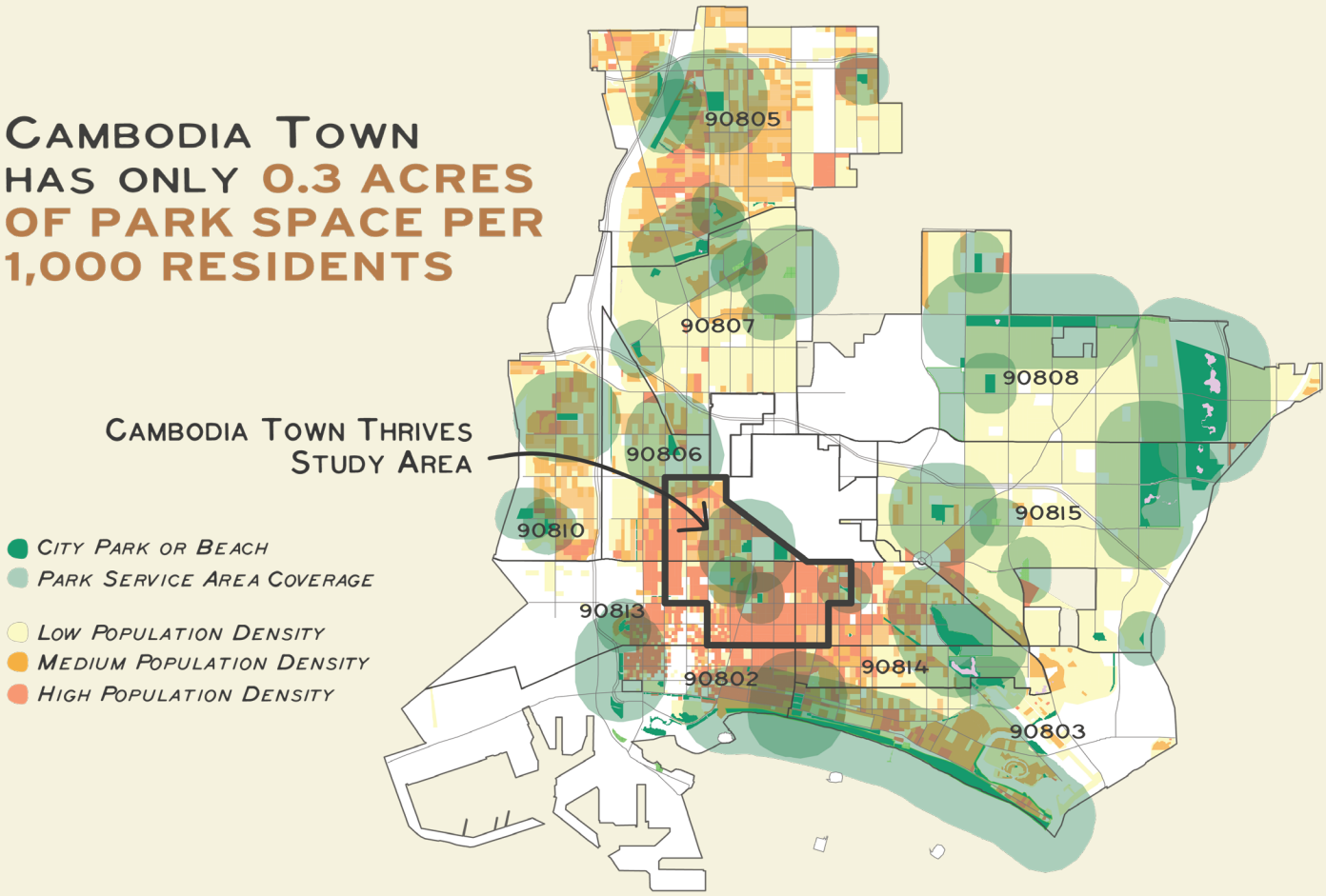
MACARTHUR PARK VISION PLAN is a document completed in 2019 that outlines a collective community vision for the future of MacArthur Park (located in Cambodia Town), with extensive input from local residents and stakeholders.

CARBON FOOTPRINT is the total greenhouse gas emissions caused by an individual, group, event, or object.



FIGURE 2.13

Park Coverage and Need in Long Beach



Town play an important role in determining this need as limited access to park space negatively impacts physical health, mental health, and childhood brain development. Providing more access to quality parks and open space is essential in overcrowded communities to help improve the health conditions and well-being of those who may have higher rates of physical illnesses and mental disorders.

"ENVIRONMENTAL AND GREEN SPACES HELP WITH MENTAL HEALTH AND CONNECTING WITH NATURE. I THINK THAT CAMBODIA TOWN WOULD BENEFIT AREAS THAT ALLOW COMMUNITY MEMBERS TO GO OUTSIDE."

The parks that do exist in and around Cambodia Town are at full capacity — MacArthur Park, California Recreation Park, McBride Skate Park, Rosa Parks Park, and Craftsman Village Park. Residents organized to develop Craftsman Village Park in 2012. In 2018, several community organizations advocated for the redevelopment of MacArthur Park through the MacArthur Park Vision Plan. This community-led Vision Plan is important in obtaining future funding for MacArthur Park, which also includes the Homeland Center and the Gamboa Theater — both community landmarks that serve as cultural hubs for Cambodia Town residents.

In addition to physical and mental health, parks, and open space have proven to address environmental health by addressing the disproportionate pollution burden in Cambodia Town. In Cambodia Town, particulate matter 2.5 is ranked in the 95th-100th risk percentile which poses a higher health concern for residents as many may deal with higher rates of illnesses and diseases such as asthma, cancer, and more. Consequently, the City of Long Beach and community organizations are planting more street trees in priority areas like Cambodia Town to combat this high

carbon footprint (Office of Sustainability, 2018), but more comprehensive strategies, initiatives, and preventative measures are necessary to achieve an environmentally equitable community.

ENVIRONMENTAL JUSTICE

Due to climate change, the Long Beach region is expected to experience an increase in heat waves, drought, and flooding. As outlined in the 2019 City of Long Beach Climate Action and Adaptation Plan [CAAP] Update, there are numerous actions we can take to both mitigate and adapt to the onset of changes. The CAAP analysis determined that Cambodia Town is one of the most vulnerable communities to environmental changes with a need to increase the community's resilience to survive and thrive in the future.

"WE DO NOT HAVE ENOUGH ACCESS TO GREEN SPACES, AND HAVE HIGH POLLUTION RATES. EQUITY AND HEALTH ARE ALL TIED TO HAVING A COMMUNITY WITH BETTER AIR QUALITY, BETTER WALKABILITY, AND BETTER TRANSPORTATION OPTIONS."

Cambodia Town must have the proper infrastructure and a sufficient water supply to survive impending heat waves and drought. By mid-century, it's estimated that there will be 11 - 16 days a year where temperatures are 95 degrees and above. The estimate increases to 11 - 37 days by the end of the century. Cooling centers and clean drinking water should be accessible for all. There is currently only one cooling center located within Cambodia Town in the McBride Community Center. A greater effort should be made by the City of Long Beach to increase awareness and accessibility of cooling centers to the Cambodia Town community. There are opportunities for cooling centers at the Homeland

FIGURE 2.14

Environmental Justice

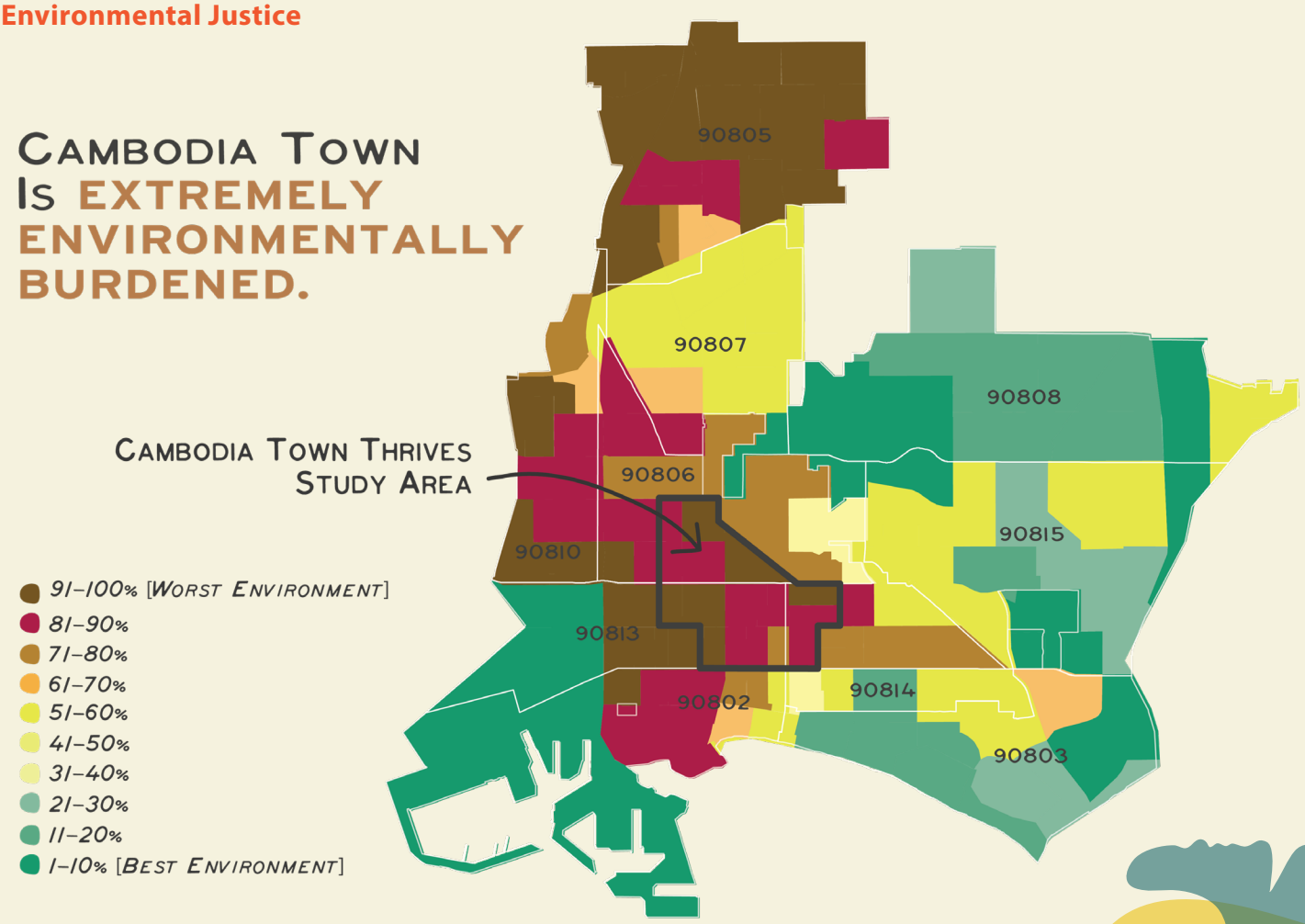
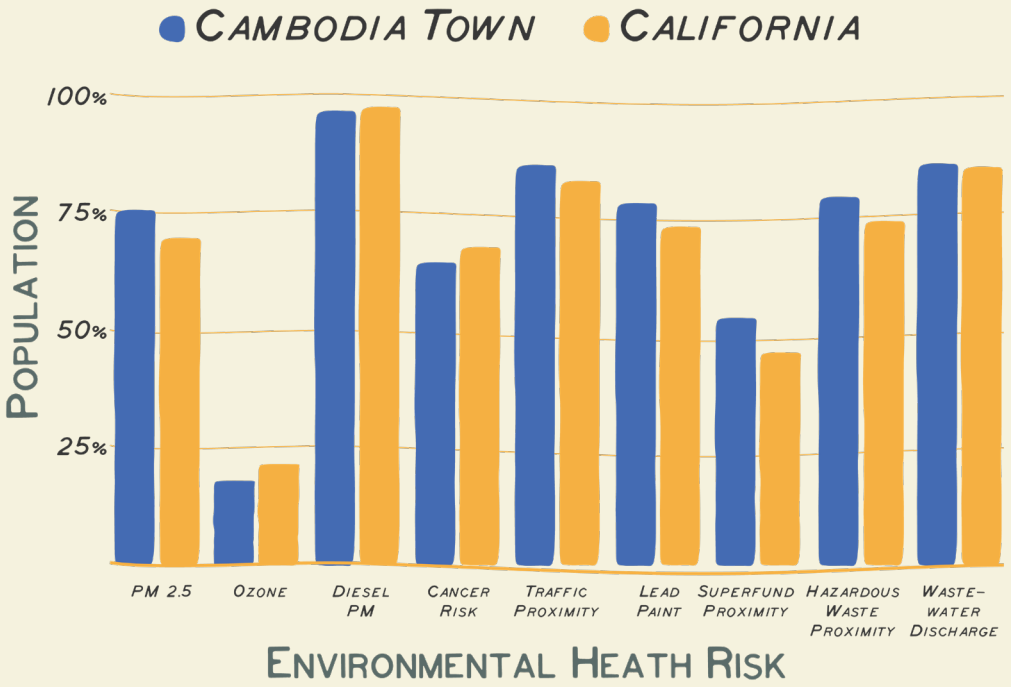


FIGURE 2.15

Environmental Health Risks



Cultural Center or at the Mark Twain Neighborhood Library both located beside each other in Cambodia Town.

"THE HEALTH OF THE RESIDENTS IN OUR COMMUNITY IS VITAL TO THE SUSTAINABILITY OF OUR COMMUNITY."

Long Beach is vulnerable to flooding from both sea level rise and intense storms. Cambodia Town has a history of flooding and where severe rainstorms have damaged homes, businesses, open spaces, and institutions. The increase in precipitation, especially intense rainfall over a short period, can overburden storm drains and waterways, causing flooding in streets and residential properties. In 2017, Long Beach experienced an intense storm that prompted the closure of a few freeways, including the 710 Freeway that is located half a mile from Cambodia Town. Multiple intersections were flooded and residential properties were damaged.

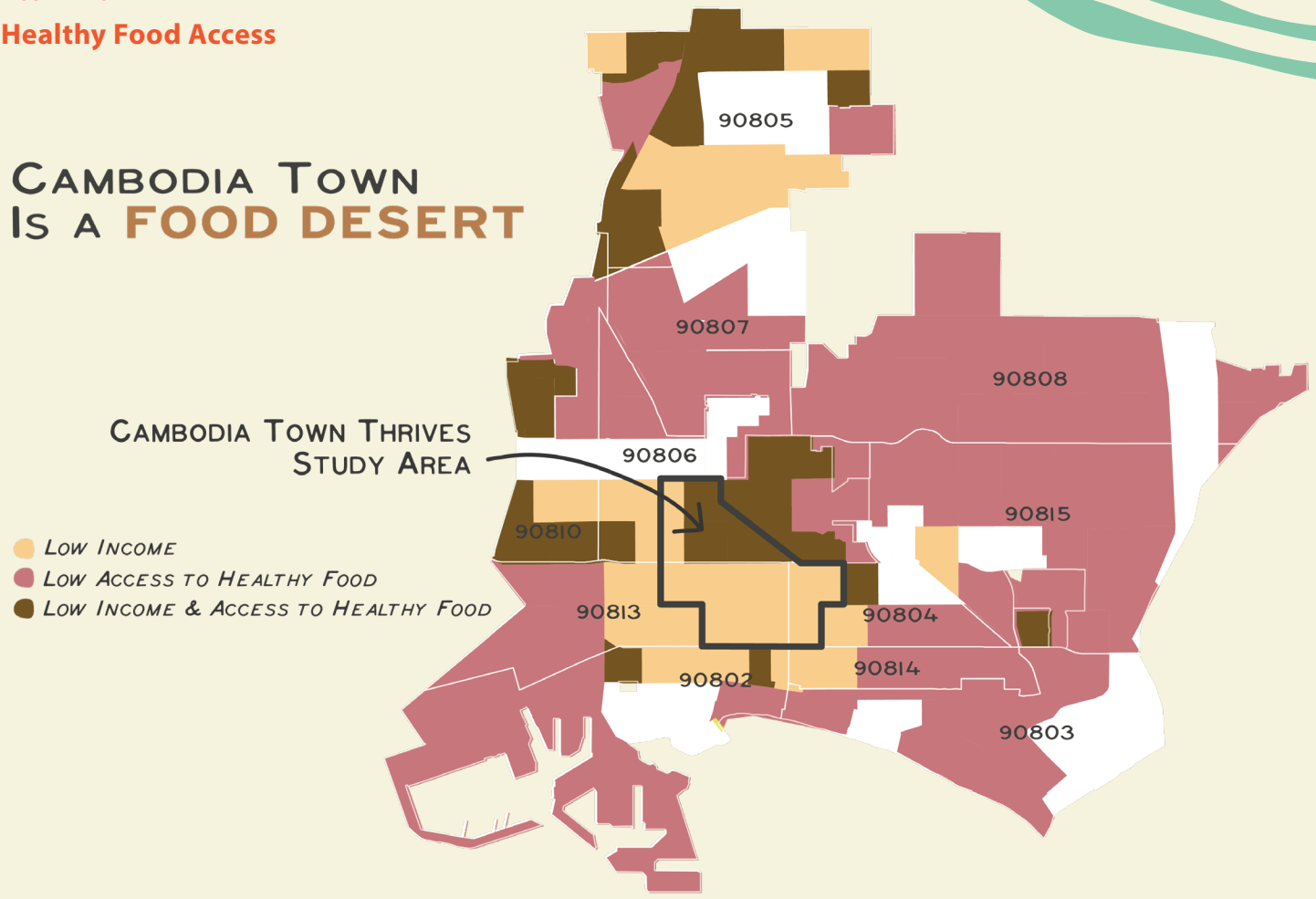
In February 2020, the City of Long Beach was provided $8.9 million in federal funding in support of a Flood Resiliency Improvement Project. The project is estimated to be completed by Spring 2023. Cambodia Town should be involved in these efforts to provide safety measures to the community. Some of these sustainable stormwater management measures include the implementation of rain barrels, increase of green space, elevation of structures, and encouragement of porous pavements or driveways. Future park development in Long Beach will include sustainable infrastructure design, similar to the Chittick Field that acts as a drainage basin during severe rainstorms.

The collective issues of heat waves, drought, and flooding increase the vulnerability of Cambodia Town. Another environmental issue of the region is air pollution caused by vehicle emissions, environmentally harmful businesses, and various point and non-point sources. In communities with adverse environmental and socioeconomic conditions like Cambodia Town, there is also a greater chance of COVID-19 spread and higher mortality rates. It is important to take measures to ensure environmental justice for the entire region and aid should be provided to those in most need, like Cambodia Town residents.

CalEnviroScreen 3.0, developed by the California Environmental Protection Agency, uses a mapping tool that shows communities that are most affected by multiple sources of pollution by census tract. Unlike other environmental geospatial mapping resources, CalEnviroScreen 3.0 uses a variety of environmental justice indicators to determine areas of greatest vulnerability, such as socioeconomic, public health, transportation, and land use data. The database provides each community with a score for easy comparison. All of Cambodia Town is at a pollution burden score of 81

FIGURE 2.16

Healthy Food Access



or above with the worst being at 100, which means that compared to other parts of California, Cambodia Town is one of the most environmentally burdened communities.

All humans have the right to access clean water, clean air, healthy food, and a safe shelter. CalEnviroScreen 3.0 is a crucial tool in determining funding allocations to local and regional governments. However, CalEnviroScreen 3.0 and other environmental screening methods are not comprehensive enough as they rely on reported instances of pollution that is outdated. Since this screening method is tied to funding of capital improvements and environmental programs, it is important that more analysis needs to be done to address these inadequacies.

HEALTHY FOOD ACCESS

The importance of understanding healthy food access is recognizing the difference between a community in control versus one that is being controlled. Several studies in almost every state show that food access is stratified by race and class and that low-income and urban communities of color are most likely to have low access to healthy, affordable food. Therefore, food access is not only an economic justice issue, but a racial justice issue as well, and improving access to healthy, affordable, and culturally appropriate foods can help prevent and reduce obesity among children and families. Food access data finds a lack of grocers and an abundance of unhealthy food options in Cambodia Town. Additionally, the **UCLA Center for Health and Policy Research** found that in 2011, 45% of adults in Central Long Beach are obese in contrast with both 21% in Los Angeles County and California.

Due to the lack of access to healthy food, residents are forced to drive out of their neighborhood to access grocers, which further encourages unhealthy eating habits. Healthy food options offered by local markets are often more expensive than full-service grocers located outside of the community due to the small businesses' inability to buy bulk produce like their larger competitors. Further complications arise when considering automobile and transportation access because of the community's high dependency (79%) on cars increases the pollution levels within the neighborhood.



20% of renters and residents — mainly of lower-income households — do not own a car. These indicators show that the majority of residents rely on cars to access healthy food options which results in negative impacts on lower-income households' overall health.

"WHOEVER CONTROLS THE FOOD, CONTROLS THE PEOPLE, CONTROLS EVERYTHING."

When considering both accessibilities to vehicles and grocers, low-income residents in Cambodia Town are at a disadvantage to access healthy food options. The local area is surrounded mainly by fast-food restaurants and liquor stores which ultimately results in unhealthy eating habits that link to chronic diseases. Additionally, 75% of schools in the Long Beach Unified School District [LBUSD] are on free or reduced lunch. LBUSD reports that 90-100% of students attending schools with high concentrations of Cambodia Americans receive free or reduced lunch. These statistics highlight the need to develop less car dependency and a more walkable city for low-income residents to have equitable access to quality transportation and healthy, affordable food.

"I WANT TO SEE THIS COMMUNITY PROSPER AND SEE ITS RESIDENTS PROSPER. CAMBODIA TOWN IS HISTORIC AND DESERVES MORE."

Addressing food apartheid and food insecurity is an issue beyond accessibility as an individual's path towards healthy lifestyles involves readjusting daily diets and eating habits. Consequently community food security must be achieved — "a condition in which all community residents obtain a safe, culturally acceptable, nutritionally adequate diet through a sustainable food system that maximizes community self-reliance and social justice" (Hamm and Bellows 2003). In response, the City of Long Beach Department of Health and Human Services launched the Communities Of Excellence In Nutrition, Physical Activity And Obesity Prevention [CX3] initiative in 2009 to work with community groups in Cambodia Town and other neighborhoods to address this lack of access to healthy, affordable food options in Central Long Beach. The systemic racism that causes this long-term negligence of Black, Indigenous, and POC community's food accessibility — low grocer, healthy food, and community investments. Further investment is needed to create assistance programs geared towards food and health education to improve access to healthy food options.

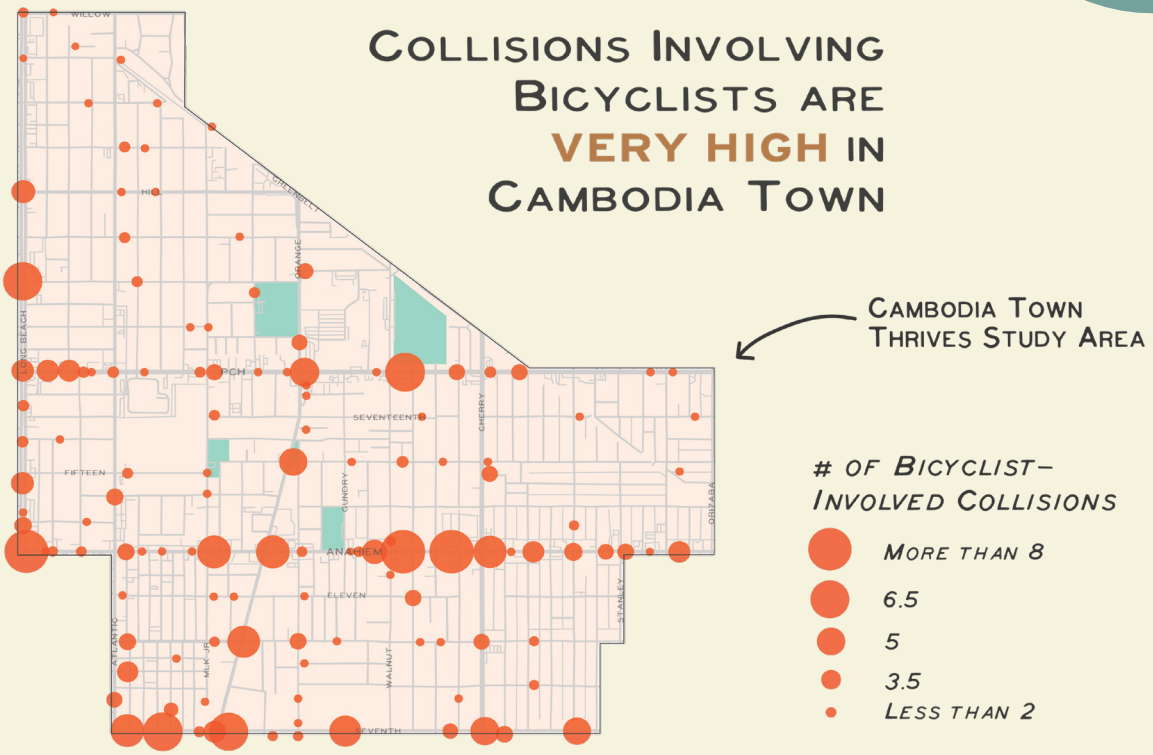
TRANSPORTATION AND MOBILITY

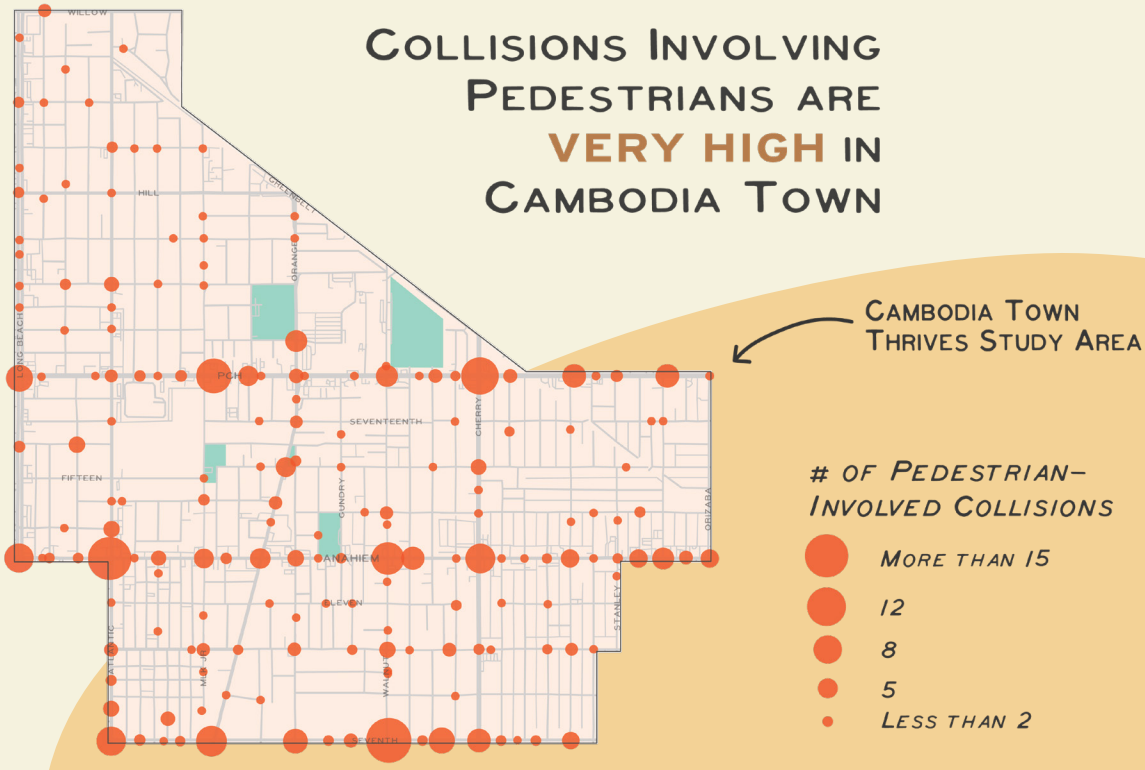
"SOME OF THE SEEMINGLY UNRELATED PROBLEMS LIKE PARKING AND POTHOLES, ARE RELATED TO PEOPLE HAVING TOO MANY CARS AND TOO FEW TRANSPORTATION OPTIONS."

In Long Beach, vehicle collisions involving bicyclists, pedestrians, and motorcyclists are 14% and of those collisions, 65% result in fatal or serious injury (National Highway Traffic Safety Administration, 2015). In Cambodia Town along the East Anaheim Corridor, there is a high risk for pedestrian, bicyclist, and vehicle collisions. From 2014 to 2018, California Walks found that along Anaheim Street, 92 pedestrian collisions (13.3% serious injuries, 2 were fatal), 72 bicycle collisions (8.3% serious injuries) — statistics that are often skewed low due to underreporting. As previously mentioned, Cambodia Town is also a car and transit-

FIGURE 2.17

Pedestrian & Bike Collisions, 2014-2018





dependent community, about 60% of residents commute out of Long Beach for work.

"MORE ART AND PARKS WOULD PROVIDE MORE THINGS TO LOOK AT, WHICH COULD POTENTIALLY SLOW DOWN TRAFFIC, MAKING IT MORE WALKABLE AND SAFER FOR RESIDENTS."

For many years, community organizers and neighborhood associations have advocated for safer streets along Anaheim Street, and in 2018, the City of Long Beach Department of Public Works announced a street safety plan, which includes multiple traffic calming improvements such as a landscaped median, additional signalized intersections, and marked crosswalks. However, this new streetscape plan received little community input and does not accommodate the various modes of travel found along the largest commercial corridor, which include pedestrians, bicyclists, the 45 and 46 Long Beach Transit bus lines, bike share and electric scooter drop-off zones, trucks, and personal vehicles. While the City of Long Beach has recently installed a new 3.5-mile bicycle boulevard spanning east-west along 15th Street, community members have expressed the need to include protected bicycle lanes along Anaheim Street. The CX3 Pedestrian Plan does call for the development of dedicated bus lanes along Anaheim Street, which would also accommodate bicycle movement. Though the CX3 Pedestrian Plan is adopted as an addendum to the Mobility Element of the General Plan the bus lane is not included in the current Anaheim Street project As transportation and land use are interconnected, investing millions of dollars into redesigning Anaheim Street before proper land use planning decisions are made can have unintended and dire consequences.

EDUCATION ATTAINMENT

"I SEE EDUCATION AS A WAY TO CONNECT THE COMMUNITY TO RESOURCES, AND TO LEARN ABOUT THE COMMUNITY'S NEEDS. EDUCATION IS ESSENTIAL ANYWHERE, IF WE HAVE THE EDUCATION WE WILL KNOW HOW TO FIGHT FOR EQUITY."

Education attainment rates in Cambodia Town have increased over the past ten years which showcases the community's progress and investment in youth development. Specifically, Khmer Girls in Action (KGA), Educated Men with Meaningful Messages (EM3), YMCA Youth Institute, and Homeland Center play an important role in fostering this growth in Cambodia Town by providing culturally appropriate youth services in art and activism. These community organizations have a direct link to the growth of Cambodia Town because they helped develop and build future leaders in the community. When Black, Indigenous, and POC students have role models they can look up to and find guidance in under-resourced communities, students receive advice on how to better navigate their uncontrollable neighborhood and life challenges.

"I KNOW A LOT OF KIDS MY AGE OR YOUNGER ARE LOSING OUR LANGUAGE."

In detail, the dropout rate has significantly decreased across the board for all ethnic communities with more Black, Indigenous, and POC students graduating in 2018 at a rate of 89%, exceeding 2010's average of 82%. Even after the disaggregation of data within the Asian category, Cambodian students' retention and graduation increased from 84% in 2010 to 94% in 2018 (**Long Beach Unified School District, 2010-2018**). The link with community organizations and improvement in education statistics shows that is it important for the City to commit investment into the growth and development of these services; this will help ensure continual progress in building the future leaders in Cambodia Town. PBS created a short **documentary on Cambodia Town** that discusses education attainment issues.

DID YOU KNOW?

COOLING CENTER is a place with air conditioning where the public can cool off from the heat.

FOOD APARTHEID is a more accurate alternative to the term "food desert". Food apartheid recognizes the racially discriminatory political structures that impact food access and control.

BICYCLE BOULEVARD is a street with low motorized traffic volumes and speeds that is made to give priority to bicyclists.



COMMUNITY VOICE

"THERE ISN'T ANOTHER PLACE WHERE I DON'T HAVE TO EXPLAIN MYSELF. IT'S THE CLOSEST I'LL GET TO THE MOTHERLAND. I WANT FREEDOM AND HAPPINESS."

COMMUNITY OUTREACH METHODOLOGY

To inform the Cambodia Town community Vision Plan, Cambodia Town Thrives researched neighborhood development case studies and past City development plans for Cambodia Town. Cambodia Town gathered best practices for community-led community development, including the UPLAN, Sustainable Little Tokyo, Barrio Logan Community Vision, and Restore Oakland (please see Appendices on page 80 for more information). Cambodia Town Thrives identified other significant ethnic enclave neighborhoods similar to Cambodia Town as well. From these case studies, Cambodia Town Thrives learned the following in developing a community-led Vision Plan:

- The community residents and businesses are rich in community history and community knowledge
- Invest in resources and labor to meaningfully engage with diverse stakeholders
- Ensure community stakeholders are leading the planning process
- Value self-determination and land ownership in reinvestment practices
- Preserve multi-cultural history
- Include anti-eviction, affordable housing, and houselessness prevention in preservation efforts
- Integrate culture and arts into the development of a community vision plan
- Incorporate restorative justice and economics into reinvestment practices
- Connect to governmental support to implement development recommendations

Furthermore, Cambodia Town Thrives considered recommendations in current City planning documents that include and affect Cambodia Town. Examples are the City of Long Beach General Plan and its Elements, Long Beach Bicycle Master Plan, Long Beach CX3 Pedestrian Plan, and The State of Cambodia Town Report (please see Appendices on page 90 for more information).

With this base of information, Cambodia Town Thrives created a governance structure of an advisory team and coordinating team to ensure community leadership throughout the planning process. The advisory team was made up of key stakeholders including residents, parents, Black residents, Latinx residents, Cambodian residents, businesses, youth, neighborhood groups, and renters. The advisory team guided the community engagement strategies, developed shared values, co-designed the creative community project, prioritized policy recommendations, finalized community data analysis, conducted community outreach, and co-facilitated focus groups. The advisory team met monthly over a 6-month period. In partnership with the advisory team, the coordinating team executed the community engagement strategies, conducted data analysis, and drafted the community Vision Plan. The coordinating team met on a weekly basis and was made of nonprofit organizations with a strong base of Cambodia Town stakeholders and/or planning experts.

For the community methodology to design a participative process (surveys, interviews, focus groups, community forums, participatory budgeting, participatory design, and more) in Cambodia Town for the Vision Plan development, the initiative referenced Sherry Arstein (1969), Elena Wilson (2018), and David de la Peña (2017) literature. Arstein discussed the theory of the participation ladder which pushes us to think about residents' control participatory process, and how to avoid tokenism when choosing to include the Black and Tongva community in the process despite having limited connections.

This initiative is taking into account the history of community-driven design by Barbara Wilson (2020) to maintain the true values of participation from the civil rights struggle, and followed up by insurgent planning. David de la Peña's approach also contributes to this initiative because it aims to implement a participatory process from the beginning to the end. These community principles follow the needs for positioning, experiencing, expecting, grounding, visioning, co-generating, making, testing, and advocating. This whole process methodology combined with participation awareness details the importance of putting community perspectives at the forefront of this visioning plan by making the conscious effort of including as many viewpoints as possible in the entire planning process.

After a few initial engagements with the community, the advisory committee members and other participants of this initiative brainstormed and co-created a series of group discussions with community organizers to ensure a diverse array of perspectives are being documented and included through virtual community events, surveys, focus group meetings, interviews, and participatory budgeting. Physical installations were also installed throughout Cambodia Town at locations open during the pandemic to increase accessibility and collect written surveys.

INSURGENT PLANNING
involves radical practices that respond to neoliberal dominance through inclusive governance and action.

Specifically, the outreach methods to the community include uplifting the strong connection between the various community organizations part of this initiative. For example, each community organization served different populations in the community which allowed Cambodia Town Thrives to reach a significant cross section of people, especially when considering the limitations that the pandemic posed for communication. A broader audience was reached by pushing out online events, engagements, and publicity to engage those who are digitally connected. Outreach efforts would have been more robust under normal circumstances but this shifted because people are currently in the state of survival when considering all the exacerbations of systemic issues from the pandemic.

COMMUNITY KICK-OFF EVENT

The startup **kickoff event** was via Zoom Webinar and live-streamed on Facebook on September 9, 2020 which catered to an audience of 100+ community members. The kickoff event had live Spanish and Khmer translation making it accessible to the diverse community in Cambodia Town. The event was to kickoff Cambodia Town Thrives initiative, a collective action that aims to uplift, amplify, and preserve community opinions, concerns, and perspectives regarding the future development of Cambodia Town. The virtual community event created community grounding by screening a film entitled "Cambodia Town: Not for Sale" which presented the context for the discussion of gentrification, displacement, and community power. This film portrays Cambodia Town in constant clash with outside developers and landlords whose plans negatively impact the livelihood of Cambodia Town residents.

The event was followed by a panelist discussion that included local business owners and community organizers. The discussion focused on gentrification, racism, decaying infrastructure, housing and evictions, access to public services, and other issues plaguing Cambodia Town. These issues were all spoken through a critical lens of systematic disenfranchisement. An overarching concern of Cambodia Town being shaped and developed by outside entities overlapped and intersected with these issues thus establishing a community Vision Plan to shape the future of Cambodia Town is critical at this moment. Overall, the aim of this event was to build community solidarity with the Cambodia Town Thrives initiative.

The event concluded with a question and answer portion with those participating in the Zoom Webinar and Facebook Live in which attendees learned more about how to get involved and stay in contact for future updates, news, and events.



The cover slide from a presentation given at the community kick-off event on Sept 9th, 2020.

DATA OVERVIEW

The first round of data collection focused on pinpointing the overarching guiding principles to understand the broad categories of what the community highlights as essential values to follow for ongoing planning processes. These are outlined as the guiding principles to provide a foundation in developing the engagements processes for the second round of surveys, focus groups, and community forums. Some main highlights from the first round of engagements included the community wanting to focus on a wide range of concepts that link to improving the overall well-being of the community without being displaced. This can be preliminary understood in this initial process but needs a more in-depth understanding through community dialogue.

Furthermore, the second round of data is focused on refining and focusing on specific community planning projects residents and other stakeholders call for in Cambodia Town. This was completed by a series of engagements with

SYSTEMATIC DISENFRANCHISEMENT
means having had your rights or privileges taken away, or being deprived by an oppressive state.

NOTABLE COMMUNITY QUOTES FROM KICK-OFF EVENT

It's up to us in the community to fight for our rights.. the needs of the people aren't being respected and that needs to change.

We really need to undo the anti-Blackness that is present in our community.. show up for our Black brothers and sisters as much as we do for our own.

We need a community document legitimized by the City of Long Beach.

Black people came out of their homes to help protect the Cambodian stores. Times are changing for the better in solidarity.

I would advocate the LB city to plant more trees and greenery. Studies have shown that cities with more greenery lower crime rates.

Cambodian community and business are getting quiet. Cambodians move to other places and business seems decline too.

Unfortunately a lot of businesses have moved out.. more than half are gone.

virtual community forum, focus groups, and survey 2. The community forum and focus groups includes a participatory budgeting and voting process in which participants can specify what designs, projects, plans they believe will be best for Cambodia Town's future. For example, participants prioritized projects related to housing, youth services, agriculture, street safety, and more. These are some examples to actively engage with the community in understanding specific needs and wants for the Cambodia Town Vision Plan.



SURVEY #1 POEM

I love Long Beach

Cambodia Town.

I lived here all my life.

Another place

I don't have to explain myself.

The motherland.

Cambodia Town deserves

a community to achieve

what they want

freedom and happiness.

The words from this poem was taken directly from the responses we heard from the community through our first round of surveys.

COMMUNITY SURVEY #1

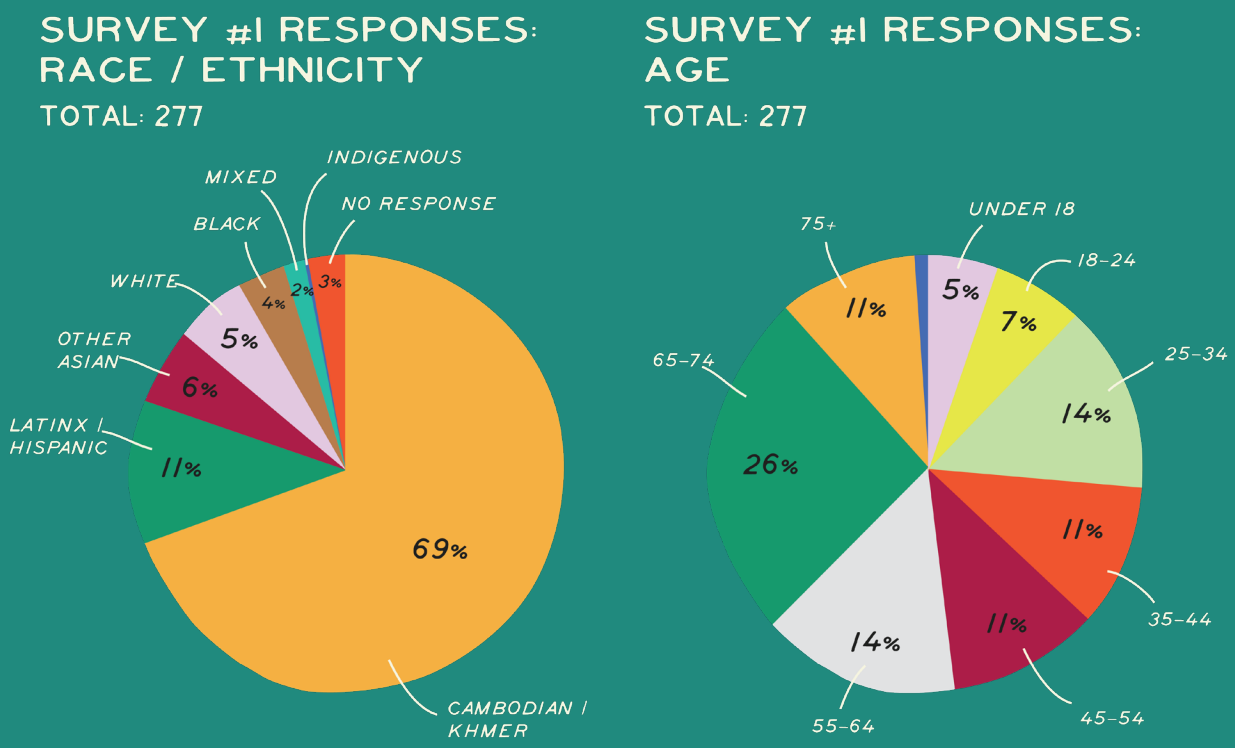
"THIS IS A VULNERABLE COMMUNITY ESPECIALLY DURING A PANDEMIC AND WITH AN IMPENDING ECONOMIC CRISIS, WE MUST BE PROACTIVE IN PRESERVING THE VALUE THAT RESIDENTS AND BUSINESSES BRING."

The first survey outreach was an initial community survey following the kick-off event. The survey was conducted online and could be accessed through Cambodia Town Thrives social media pages. The purpose of the survey was to get specific insights on residents' guiding principles for Cambodia Town. Its aim was to further help build a community vision for Cambodia Town that takes into consideration the opinions, concerns, and voices of the people who live, work, and/or visit Cambodia Town. For example, there were questions in the survey regarding what connection people have towards Cambodia Town. Other questions surveyed what residents and stakeholders prioritize most for the future development of Cambodia Town. Taking into consideration the linguistic diversity in Cambodia Town, the survey was provided in four different languages: English, Spanish, Vietnamese, and Khmer. Lastly, the survey indicated how to stay connected for future updates, news, and events by allowing surveyees to provide their phone number, email, and social media handles.

Based on the first round of both online and in-person surveys, a total of 277 surveys were collected and the majority of respondents were Cambodian/Khmer. Cambodia Town Thrives have collected proportionally less responses from Latinx and Black community members, and thus expanded engagement with these ethnic communities as well as Indigenous residents through follow-up focus groups and community survey 2. Moreover, the language responses showcase another layer of this multi-ethnic and multilingual community, Cambodia Town. Most respondents speak English and/or Khmer in their homes but a fair amount uses Spanish at home as well. On the other hand, very few speak Tagalog or Vietnamese at home. This information indicates that Cambodia Town Thrives is working with a highly diverse community which requires continuous effort in creating engagements that are culturally appropriate and linguistically accessible for community members. Overall, the goal for later engagements is to broaden the outreach to other ethnic communities to make this process as inclusive as possible.

FIGURE 3.1

Race/Ethnicity and Age Demographics from Survey #1



"ALL RESIDENTS IN THE CAMBODIA TOWN AREA DESERVE TO LIVE AND WORK IN A COMMUNITY WHERE THEY HAVE OPPORTUNITIES TO ACHIEVE WHAT THEY WANT."

In terms of age demographics, there is a good representation of all age groups including youth, and middle-aged, young and older adults. The majority of the responses are from the age range of 65-74. This is a good outcome as older adults are often underrepresented in the planning process. However, for this Vision Plan for the future development of Cambodia Town, it would be essential to gather additional insights from the youth. This was accomplished by facilitating focus group discussions with local youth.

The online and social distanced outreach was successful in reaching more people who both live and/or work in Cambodia Town [90813 and 90804] which is important for the community vision to be primarily built by those from the neighborhood. Specifically, the in-person survey responses took place at grocery stores, parks, and food distributions. This allowed people to access the survey physically while they are doing their errands or getting community support. People had the ability to submit during their own time at these ballot boxes but guidance was also provided when needed.

One other point to consider in this process is the concept of displacement. Those who used to live in the community might have been displaced or moved out due to other reasons. These details were difficult to completely capture through the initial surveying process. Therefore, focus group discussions helped further the dialogue with the community to ensure the specifics are being narrowed down and quantitative survey data had qualitative context. The information gathered shows how participants are connected to Cambodia Town.

FIGURE 3.2

Affiliation to Cambodia Town and Language Spoken at Home from Survey #1

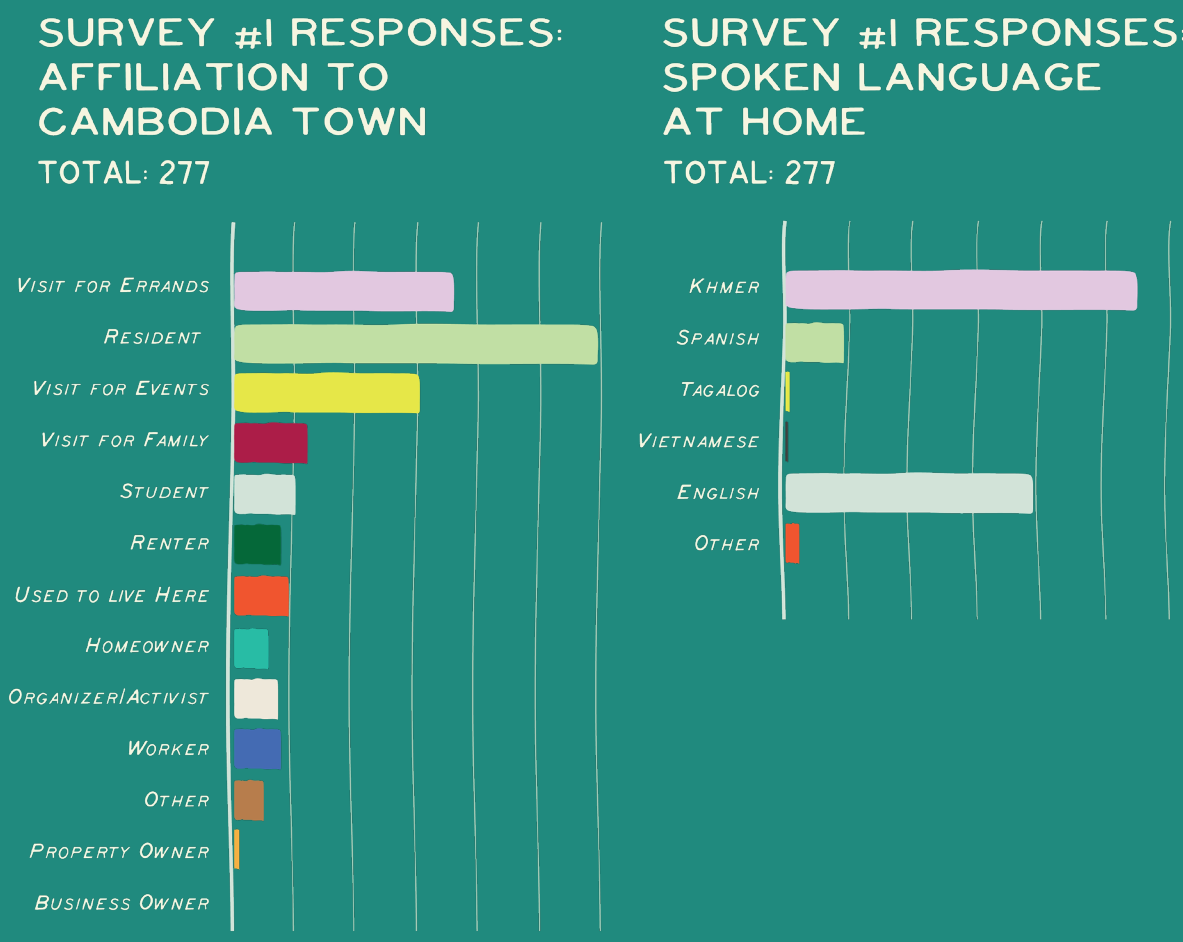


FIGURE 3.3

Voting Boxes around Cambodia Town



HOMELAND
CULTURAL CENTER



LEE HENG MARKET



MCBRIDE PARK



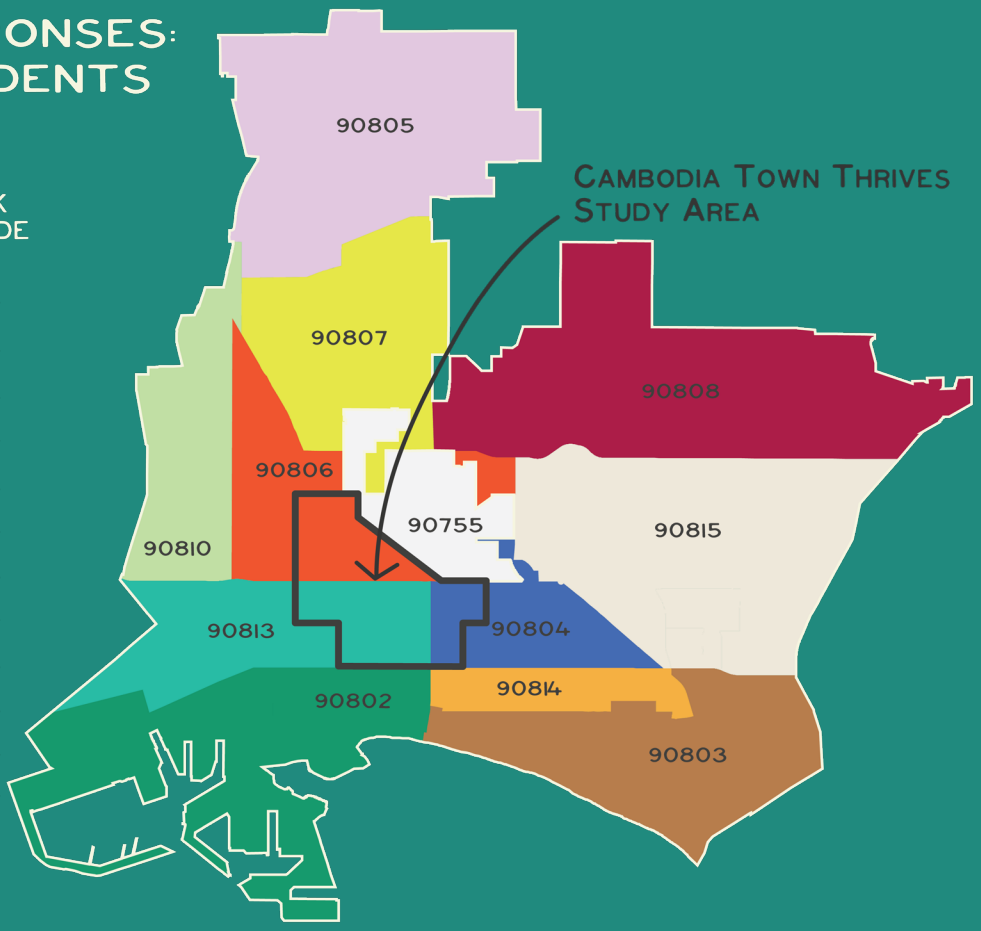
HONG NGY MARKET

FIGURE 3.4

Where Respondentts Work and Live from Survey #1

SURVEY #1 RESPONSES: WHERE RESPONDENTS LIVE AND WORK

	HOME ZIP CODE	WORK ZIP CODE
90813	64	33
90804	46	30
90806	25	13
90805	19	6
90807	10	8
90814	8	3
90802	5	8
90815	4	4
90808	3	3
90803	2	0
90810	1	2
OTHER	29	29
NO RESPONSE	61	137



The survey included questions related to how people move and the modes of transportation the community depends on in Cambodia Town. Most of which either drive or walk around Cambodia Town for groceries, errands, and more. Vehicle dependency is highest amongst survey participants which could be attributed to a number of factors including concerns related to traffic safety, accessibility to jobs, school, and essential services, or the immediate impacts of COVID-19. The focus group sessions followed up with more in-depth questions that provided some additional insight, though most were situational or anecdotal. Other relatively high modes of transportation include bikes, push scooters, and transit. These categories showcase the community is also dependent on having a built environment that gives them accessibility to space whether it is public infrastructure or transportation. Lastly, the short responses from the first community survey highlighted the common interests of maintaining Cambodia Town as a home to small businesses, residents, and immigrants. Many explained this concept of "home" which indicated their sentimental value and empowerment from this community space. Cambodia Town offers more than physical infrastructures and social programs, it provides the sense of belonging in a sanctuary space for Black, Indigenous and POC. There is a sense of pride that comes from living in the neighborhood because it has shown tremendous growth from the labor of community members over the past years. Consequently, community members want to continue to reside in the neighborhood multi-generationally to witness and experience the positive changes they all contributed towards. Some mentioned how Cambodia Town can continue to transcend through building out cultural arts, affordable housing, open space, community resources, and much more. To better illustrate the similarities and differences in everyone's open response, a word cloud was created to showcase that.

FIGURE 3.6

Transportation Modes from Survey #1

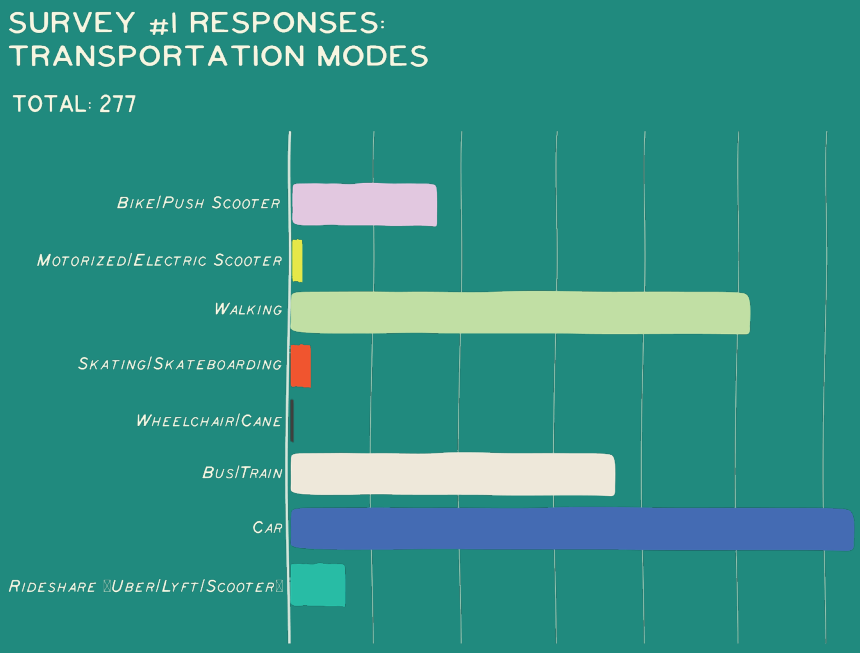


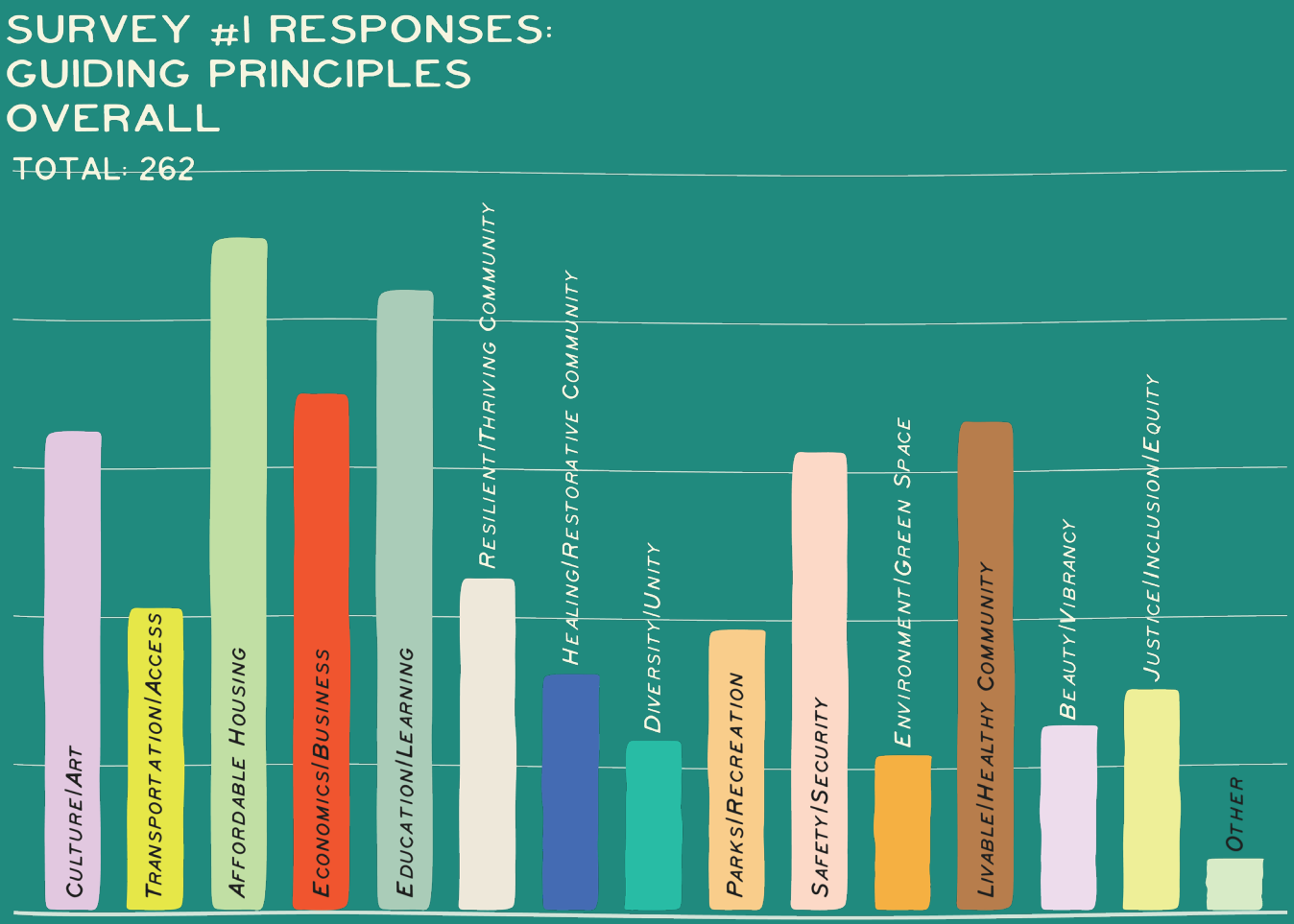
FIGURE 3.5

Word Bubble of Open-Ended Answers from Survey #1



FIGURE 3.7

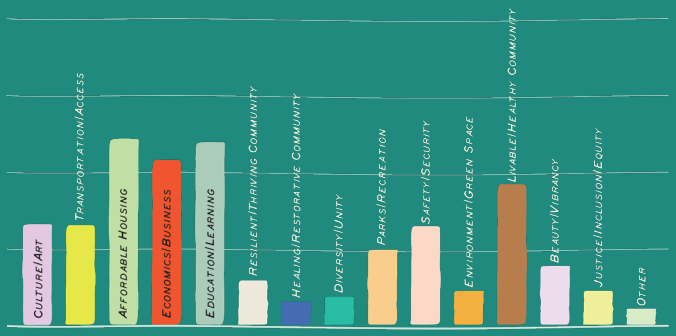
Guiding Principles Overall, Guiding Principles Breakdown (Residents; Black, Indigenous, Latinx; Khmer, non-Khmer Asian; Weighted) from Survey #1





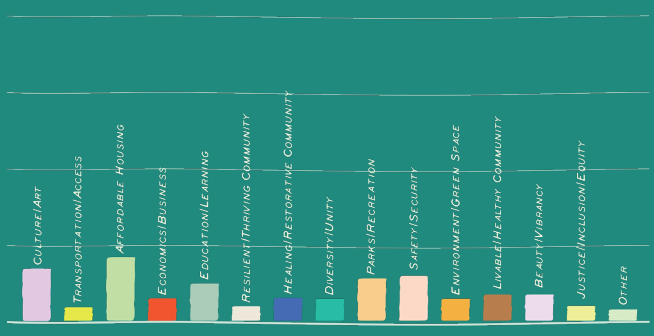
SURVEY #1 RESPONSES: GUIDING PRINCIPLES RESIDENT ONLY

TOTAL: 139



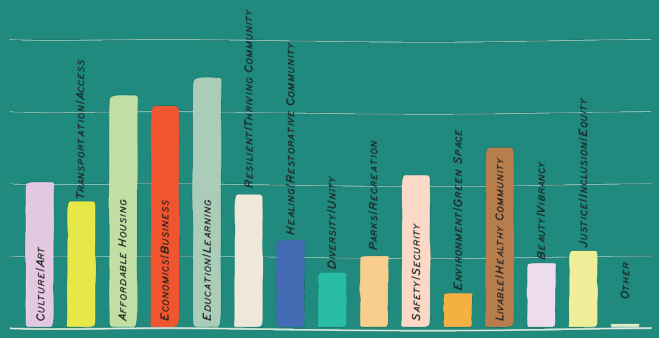
SURVEY #1 RESPONSES: GUIDING PRINCIPLES BLACK, INDIGENOUS, AND LATINX ONLY

TOTAL: 43



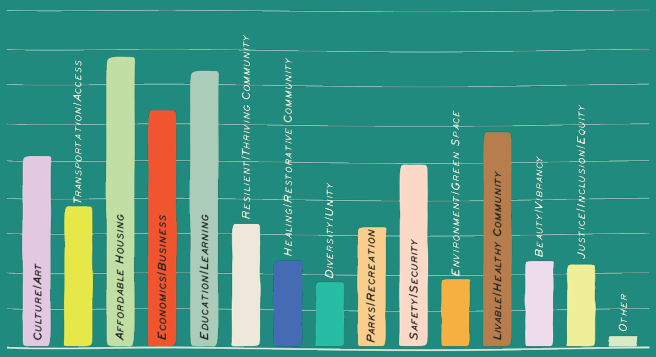
SURVEY #1 RESPONSES: GUIDING PRINCIPLES CAMBODIAN, ASIAN ONLY

TOTAL: 193



SURVEY #1 RESPONSES: GUIDING PRINCIPLES WEIGHTED RANKING [RESIDENTS =2X, BIPOC = 1.5X]

TOTAL: 262



BUSINESS SURVEYS

"WE NEED TO BUILD AWARENESS WITH BUSINESS OWNERS AND HAVE CENTERS LIKE UCC THERE TO HELP US SPEAK OUT OUR CONCERNS."

Through iterative rounds of business surveys canvassing with socially distanced protocols, a total of 12 responses were collected from both Latinx and Cambodian business owners. Although in-person engagements were difficult in reaching specific populations, it provided a more nuanced perspective of what certain community stakeholders need within the community. As the initial round of canvassing did not reach Black and Indigenous brick and mortar/online businesses, Cambodia Town Thrives adjusted strategies in the second round of engagements with focus groups, surveys, and community activities to broaden understandings of what every ethnic community needs and want for the future of Cambodia Town.

From these responses, business owners shared the commonality of being long-standing businesses that have been located there for generations and serve as main resources for the local community. Many of the community access these resources by walking, driving, or biking. Some businesses from this canvassing have been in the community for as long as 35 years. These are essential assets for the community to access culturally and linguistically appropriate groceries, food, tapestry, and services. As a result, the main concern from these businesses is rent costs because many are struggling to pay each month's rent, especially as lease rates have increased and COVID-19 has impacted their revenue.

"IT IS IMPORTANT TO PROTECT THE BUSINESSES AND COMMUNITY PILLARS THAT KEEP CAMBODIA TOWN AND ITS RESIDENCE THRIVING."

This issue related to financial survival has exacerbated during the pandemic as many have fewer customers than usual and various theft incidents. This point highlights the need to provide not only more affordable housing but also commercial businesses. The other three main concerns revolve around safety/crime, neighborhood management/cleanliness, and attracting new customers. As a result, the development of new community projects in Cambodia Town must figure out how to preserve these legacy community-serving small businesses while expanding new opportunities.

FIGURE 3.8

Rent Issues and Owners vs. Renters Results from Business Surveys

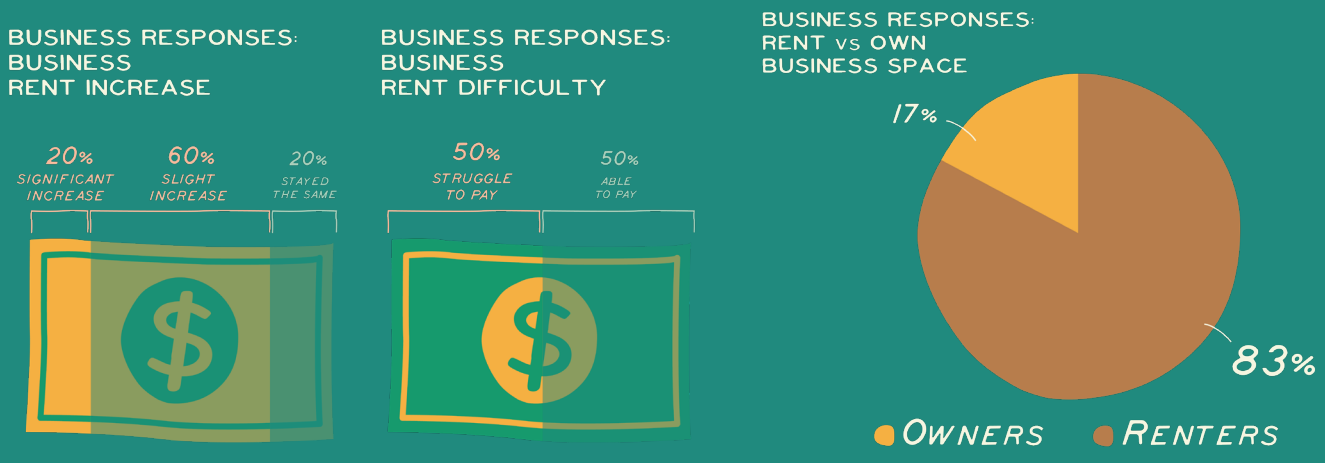
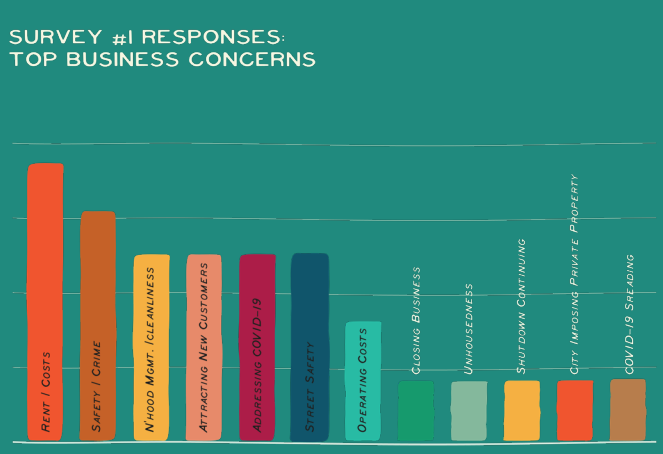
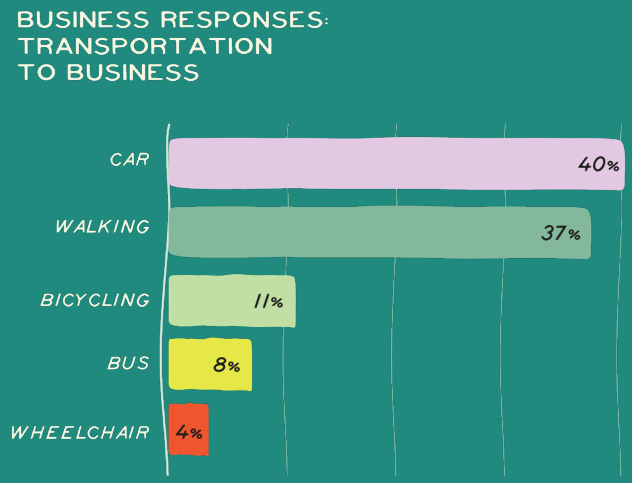
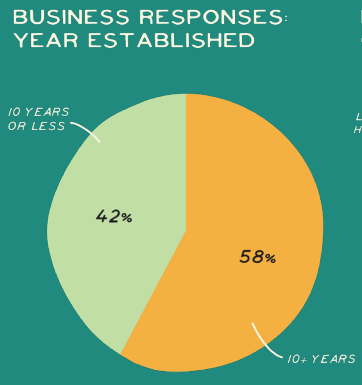


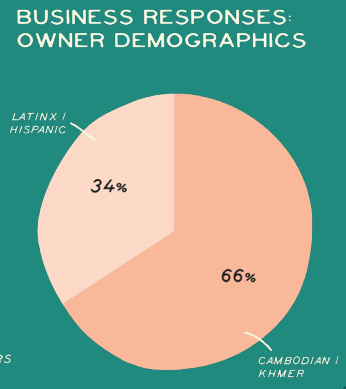
FIGURE 3.9

Demographics, Business Concerns, and Transportation to Business Results from Business Surveys











STAKEHOLDER INTERVIEWS

After 7 semi-structured interviews with community leaders and residents, an analysis was conducted to draw general themes, as well as connections between similarities and differences in what each individual shared. These virtual dialogues revealed that multiple stakeholders from various ethnic backgrounds consider Cambodia Town their home and want the future of their community to not only improve the well-being of people but also reflect the histories and cultures of residents. As one mentioned, "My gut reaction is that it [Cambodia Town] is more than a state of mind. It is a place but it is more than that."

Most stakeholders shared community-centric values in their perspective in what they hope their home should be like in the future such as being a place of inclusivity of all ethnic and immigrant people. Specifically, one individual pointed out that, "You can't talk about how the city is made up today without talking about those histories [of Black and Brown community members]." This conscientious and intentional desire by many to create a multi-cultural space for not only Cambodians reveals how this neighborhood has been a safe space and sanctuary for all types of people, especially those migrating to America as new immigrants. In order to achieve this goal of uplifting all ethnic communities, the cross dialogue showcases the need to work collectively in various sectors including non-profit, private, and public:

"ALL OF US NEED TO PROVIDE MORE SUPPORT, SO DIFFERENCES CAN BE SOMETHING TO LEARN ABOUT AND BE UNIQUE AND BE CULTURAL AND BE BEAUTIFUL, BUT THERE ARE SHARED THINGS WE ALL HAVE AS PEOPLE THAT ARE EXTREMELY BEAUTIFUL AND SIMILAR AND THAT WE EACH HOLD SOMETHING UNIQUE. WE CAN CHERISH AND SHARE THAT OR HOWEVER, WE WANT TO GO ABOUT IT."

The unique differences of Cambodia Town residents and stakeholders are what makes this community thrive. Consequently, opportunities must be created to support existing movements because this pandemic has exposed the struggles of trying to survive. One person expressed concerns about how community members need not only to survive but also thrive. With this in mind, collective power must be uplifted in this current moment to help people overcome the overbearing systemic issues at hand to change the entire system and get to the point of where the community needs and wants to be. This includes re-evaluating what is community safety to Cambodia Town. One individual mentioned that policing was a foreign concept to them because they came from a southern town in Mexico (Huacata) where they didn't have cops. However, this pathway to understanding what must be done needs to come from the decision-making power of community members.

"POWER ONLY RESPECTS ITSELF. POWER RESPECTS POWER, EXCELLENCE RESPECTS ITSELF TOO. MERITOCRACY COMES IN AND CAUSES CHAOS." "WE CAN REDISTRIBUTE THE POWER THAT THE CITY HAS TRADITIONALLY KEPT, OR AT LEAST TRY TO, BACK TO ORGANIZATIONS THAT IN SOME WAYS SHOULD HAVE BEEN FRONT AND CENTER, TO BEGIN WITH."

Power in the sense needs to be redistributed back into the community on the grassroots level including capital, opportunity, and land. The historical negligence and exploitation of Black and Brown bodies has led many to demand these similar values for self-autonomy in their discussions because "when the system is designed with you in mind, you will always win but how do I [Black and Brown people] come out on top anyway?" As a result, these community members all participate and contribute to Cambodia Town's growth beyond their day-to-day work. This is a labor of love trying to build community power and overcome the struggles that plague Cambodia Town like the labels of violence and crime. One individual shared their frustrations with losing out on the benefits of community growth due to displacement, "why do we have to leave? When we worked so hard to improve our community?"

The City's role in helping develop the future of Cambodia Town will need to be intentional in how power is distributed and used while understanding the dynamics, histories, politics, and cultures of the community. "I feel like the City has a responsibility to help...But I don't feel that the City should necessarily be the ones to be the operators because it just complicates things." As a result, one quote shared through the process highlighted the need to make this Vision Plan a reality. "Reverend Jenny Wagner once told me: make sure any document you write and present to the city council doesn't get pushed away into a drawer."

COMMUNITY GUIDING PRINCIPLES

With a total of 277 surveys collected, these online and in-person responses played an important role in developing the guiding principles for the next round of engagements to further narrow down which specific community projects and investments the community wants and needs. The main guiding principles for the overall results include Affordable Housing (92), Education and Learning (84), Economics and Business (71), Livable and Healthy Community (66), Culture and Art (65), Safety and Security (63). These are important categories that were essential to uplift because they also aligned with what community leaders on-the-ground felt like their stakeholders expressed concerns about on a daily basis.

The final results for these guiding principles were further disaggregated and broken down to better represent the responses of each specific community group such as residents only, Black, Indigenous, Latinx, and Khmer/Asian. This breakdown by ethnic groups and residency shows the similarities and differences in goals for the community's future. The breakdown shows many overlapping priorities with the exception of Black, Indigenous, and Latinx categories wanting more attention to parks and recreation as well as safety and security. These differences have connections to the long history of police violence on Black bodies within the community. Cambodia Town Thrives recognize this complex social issue and want to push forward the need to prioritize the most marginalized voices. All of these differences and similarities were taken into consideration when figuring out the next steps for project proposals in survey 2.

COMMUNITY FORUM

Cambodia Town Thrives' **community forum** took place on Wednesday, February 24, 2021 via Zoom and live-streamed on Facebook for stakeholders to engage in a participatory process for project prioritization all while getting an update on the work carried out by the Coordinating and Advisory Group the past few months. The updates are a way for Cambodia Town Thrives to maintain transparency in the work the collective has done thus far which includes sharing survey 1 results, timeline changes, and more.

Although this process aimed to update and better understand which short, medium, and long-term projects best fit the community's needs and priorities, Cambodia Town Thrives recognize the importance of shifting the traditional extractive practices of research and planning by incorporating an **education portion** about Long Beach's history on colonization, displacement, redlining, etc. This



The cover slide from a presentation given at the second community forum on February 24th, 2021.

portion of the community forum was a version of People Planning School, an education program many organizations have instituted in their neighborhoods, in a virtual format that was meant to help educate and empower people with planning knowledge. The education that was co-created in this virtual space focused on validating personal narratives all while learning the power structures of planning.

Moreover, a total of 50 community stakeholders attended the virtual event and 40 participated in the breakout groups (4-5 people per group) for the community project voting process. The participatory process included a project prioritization voting process done on the platform mural.co. This activity was meant to allow the community to vote for what projects they are most interested in building out but it also helped start a conversation similar to how the focus groups were conducted. This opened up dialogue for people to share their personal narratives and it helped reveal the complexities in current community issues. Through this event, the community projects that were prioritized are shown below. However, these results shifted according to the different focus groups conducted.

PRELIMINARY TOP PROJECT PRIORITIES

1. YOUTH EDUCATIONAL CENTER + CAFE
2. AFFORDABLE HOUSING DEVELOPMENTS WITH COMMUNITY SERVICES
3. SIDEWALK FARMING GARDENS
4. ANAHEIM STREET PROTECTED BIKE LANES + PEDESTRIAN CROSSING
5. COMMUNITY LAND TRUST

COMMUNITY SURVEY #2

The second round of surveys focused on understanding what projects the community would like to build out and invest in through a participatory budgeting process. The survey is formatted to replicate in-person participatory budgeting engagements as a survey by hypothetically granting people limited money (10 stars/dollars) to spend freely on what project they desire. Recognizing the digital divide within the community, it was important to actively make the survey accessible to those receiving COVID-19 vaccines at local community events. With both the online surveys and in-person voting. (Reference in-person board below.)

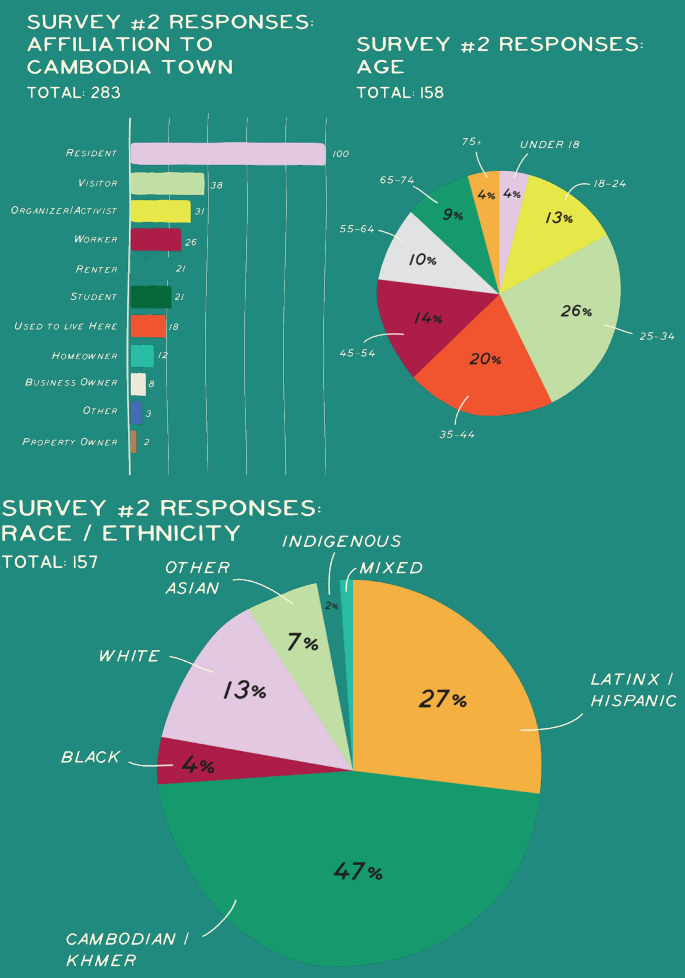


For the voting and participatory budget process, the projects were split into three categories including small, medium, and large-sized to determine a well-balanced list of projects with different timelines. All of which meet the community guiding principles from survey one which was" Affordable Housing, Education and Learning, Economics and Business, Livable and Healthy Community, Culture and Art, and Safety and Security. Overall, this engagement's main goal was to narrow down the broad categories the community stated into possible future projects for Cambodia Town.

A total of 183 surveys were collected over the span of 2 months online and in-person. The analysis of the survey responses showcase the following project priorities: Street Trees + Vertical Gardens, Youth Educational Center + Cafe, and Affordable Housing Developments with Community Services. These were the updated community project priorities from the first community project

FIGURE 3.10

Results from Survey #2 - Affiliation to Cambodia Town, Race/Ethnicity



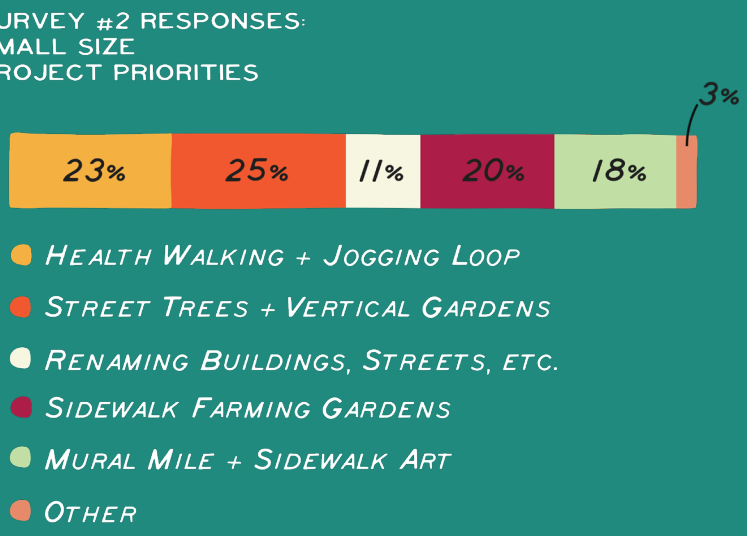
engagement with residents and stakeholders from our online community forum. The community marked these projects as high importance because of the following issues currently dealt with in the neighborhood such as lack of green space, lack of youth opportunities, and lack of affordable housing. As a result, this was an update to the community's project priorities to address immediate needs.

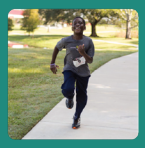
UPDATED TOP PROJECT PRIORITIES

- **TOP SMALL PROJECT: STREET TREES + VERTICAL GARDENS**
- **TOP MEDIUM PROJECT: YOUTH EDUCATIONAL CENTER + CAFE**
- **TOP LARGE PROJECT: AFFORDABLE HOUSING DEVELOPMENTS WITH COMMUNITY SERVICES**

FIGURE 3.11

Small Project Priorities from Survey #2





HEALTH WALKING + JOGGING LOOPS
HIGH PRIORITY

Create a walking/jogging loop using sidewalks to be physically active with exercise signage and wayfinding, allowing for health fitness events.

Responsible Agency: Department of Parks, Recreation & Marine & Department of Health and Human Services & Department of Public Works



STREET TREES + VERTICAL GARDENS
HIGH PRIORITY

Plant more multicultural and shade providing trees in the neighborhood to create opportunities for gardening up on walls or other vertical elements.

Responsible Agency: Department of Public Works & Office of Sustainability



RENAMING BUILDINGS, STREETS, PARKS, ALLEYS + DISTRICTS
LOW PRIORITY

Rename buildings, streets, parks, alleys, and districts to significant people in the community.

Responsible Agency: Office of Equity & Department of Public Works & Department of Development Services & Department of Parks, Recreation and Marine



SIDEWALK FARMING GARDENS
HIGH PRIORITY

Create space using the sidewalk parkways for community to farm and for small businesses and organizations to grow their own crops.

Responsible Agency: Department of Public Works & Office of Sustainability



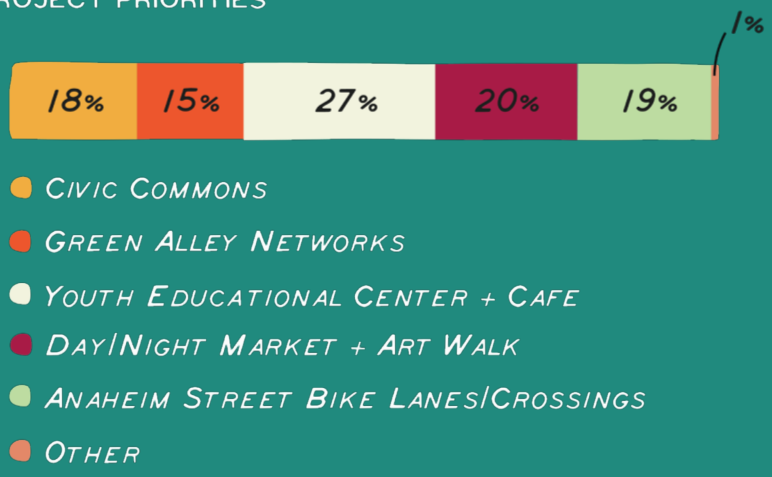
MURAL MILE + SIDEWALK ART
MEDIUM PRIORITY

Create murals and other art pieces along the sidewalk throughout Cambodia Town that reflect the culture and history of the community and host mural tours.

Responsible Agency: Department of Parks, Recreation and Marine & Long Beach Arts Council & Economic Development Department

FIGURE 3.12

Medium Project Priorities from Survey #2





CIVIC COMMONS

MEDIUM PRIORITY

Combine MacArthur Park and Mark Twain Library campuses to create a unified core for cultural programming and services for the unhoused population.

Responsible Agency: Department of Parks, Recreation & Marine & Department of Libray Services & Department of Public Works & Office of Equity & Department of Development Services & Department of Health and Human Services



GREEN ALLEY NETWORK

LOW PRIORITY

Transform the alleys in Cambodia Town to be cleaner, safer, and provide environmental benefits, starting with the alleys on the 1600 to 1700 Block.

Responsible Agency: Department of Public Works & Office of Sustainability & Department of Parks, Recreation & Marine



YOUTH EDUCATIONAL CENTER + CAFE

HIGH PRIORITY

Create an educational center for youth with free internet, tutoring, recording studio, and classes that focuses on job training, technology, art, and civic engagement.

Responsible Agency: Economic Development Department & Department of Parks, Recreation and Marine & Department of Technology and Innovation



DAY/NIGHT MARKET + ART WALK

HIGH PRIORITY

Create a space, open day and night, for community to interact through food and art, promoting Cambodia Town's diverse cuisines, fresh produces, and local artists.

Responsible Agency: Long Beach Arts Council & Economic Development Department & Department of Health and Human Services & Department of Development Services



ANAHEIM STREET PROTECTED BIKE LANES & SAFE CROSSINGS

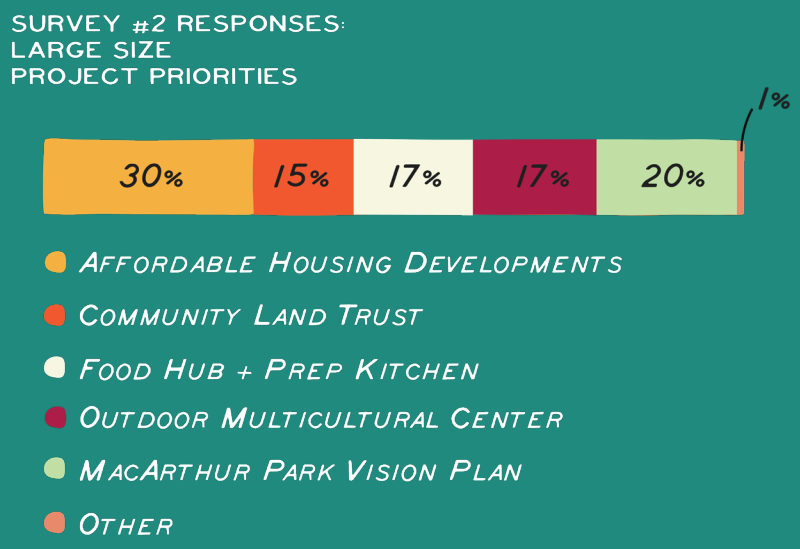
MEDIUM PRIORITY

In Alignment with the Anaheim Streetscape Project and ACZIP Project, create protected bike lanes and safe pedestrian crossings along Anaheim that are fully separated from cars.

Responsible Agency: Department of Public Works & Long Beach Tranist & Department of Development Services

FIGURE 3.13

Large Project Priorities from Survey #2





AFFORDABLE HOUSING DEVELOPMENTS WITH COMMUNITY SERVICES

HIGH PRIORITY

In Alignment with the ACZIP Project, Create housing that is affordable for current Cambodia Town residents (including unhoused populations) including services and amenities that support the surrounding neighborhood.

Responsible Agency: Department of Development Services & Department of Health and Human Services



COMMUNITY LAND TRUST

LOW PRIORITY

Establish a "community land trust" to address high rent costs and to gain community ownership of the land for housing, business, parks, etc.

Responsible Agency: Department of Development Services & Department of Economic Development & Office of Equity



FOOD HUB/PREP KITCHEN

MEDIUM PRIORITY

Create a food supply center that offers healthy and quality food packages to those in need and local markets while also providing a space for communal commercial kitchen.

Responsible Agency: Department of Development Services & Department of Health and Human Services & Department of Economic Development



OUTDOOR MULTICULTURAL CENTER

MEDIUM PRIORITY

Create an outdoor museum connecting and uplifting all cultures and the history of Cambodia Town.

Responsible Agency: Office of Equity & Department of Development Services & Department of Parks, Recreation and Marine & Department of Economic Development & Long Beach Arts Council



MACARTHUR PARK VISION PLAN

HIGH PRIORITY

Improve MacArthur Park in Cambodia Town to include a walking path, exercise equipment, improved community center, healing fountain, safety improvements, and cultural programs.

Responsible Agency: Department of Parks, Recreation and Marine & Department of Public Works

FOCUS GROUPS POEM

Perfect Community.
Nice Buildings but It's not really that.
every crack in a building has a story
perfect Cambodia Town, everybody united
not just Cambodians,
every race represents us whole
all races united
as community care
Communication and unification: we have to unify
start now, it will be better in 10 years
that's what I want my kids to see
I hope it's us that see the progress
and not us that have to leave
What I want for the future
may be very ambitious
but if I can't see that myself
then I hope that my grandkids can

The words from this poem was taken directly from the responses we heard from the community through our second round of focus groups.

FOCUS GROUPS

The focus groups were a combination of inner-community dialogue as well as participatory activities such as a virtual engagement adaption (mural.co board discussion and voting) of survey 2 from the community forum. The goal of these focus groups was to provide a smaller space for community members to engage in deeper conversations about the community guiding principles, personal narratives, and project prioritizations. Regardless of these intended goals, shifting the engagement towards figuring out how to be non-extractive worked away from the issues of traditional research and planning. Consequently, this built on the education engagement Cambodia Town Thrives carried out at the community forum by building out artistic and creative ways of engaging participants. For example, participants have the possibility of creating haiku and other artworks within this space to help express what they may feel and think of their Cambodia Town community. Additionally, the creative pedagogies were meant to segway into vulnerable dialogue to validate personal experiences all while critiquing the systemic barriers that pose delays to progressive change. Through 9 focus groups, Cambodia Town Thrives narrowed down community projects, confirmed community guiding principles, and empowered the community with art, dialogue, and education.

"I WOULD ENVISION THE PERFECT CAMBODIA TOWN, EVERYBODY UNITED AND BEING ABLE TO WALK AND SEE EVERYONE HAVING CONVERSATIONS ON EACH CORNER."

The focus groups, co-facilitated with Khmer Girls in Action (KGA), Educated Men with Meaningful Messages (EM3), Best Start Long Beach, AOC7 Neighborhood Group, Long Beach Residents Empowered (LiBRE), Long Beach Immigrant Rights Coalition (LBIRC), and United Cambodian Community (UCC) because Cambodia Town Thrives had the intention to uplift the voices that were not captured in the first round of surveys. The voices of parents, youth, older adults, residential tenants, small businesses, Latinx, and Black residents were uplifted in these discussions to talk about the difficult issues many are facing in this current moment. For example, the issues of cross-community violence and racism is something that impacts cross-solidarity development. Many of those in the Black community and older Cambodian adults community talked about wanting to create opportunities to learn about each other's history. The idea of sharing built this feeling of collectivism to heal and grow as a community in order to make the community-driven Vision Plan possible. As stated by one Latinx community member, "I would like for the Cambodian, Hispanic, Black, and other communities to come together all united and interact, all races united."

"WE NEED MORE EDUCATION SO THAT KIDS/YOUNG ADULTS CAN BE EDUCATED SO THAT THEY DON'T GO OUT AND PARTICIPATE IN DANGEROUS ACTIVITIES."

Another point raised within these discussions included prioritizing the creation of opportunities for future change makers such as the youth. In the youth focus group, many expressed fear and anxieties from hate crimes, violent attacks, and police surveillance and engagement. Safety is a major concern and many mentioned reinvestment into the community as a way to fix this issue through upstream solutions. Consequently, the concept of safety is intertwined with the need for providing equitable access to resources and opportunities for the community to thrive. Many also expressed not having a place to go because some do not consider their house to be a safe space. This has led many to roam the streets but the pandemic has made this issue even more difficult to manage. In relation to the parent focus groups, many parents expressed the concerns with not having enough to do within the area for their children which leads many youth down a dangerous path that leads to incarceration or death by violence. These parents wanted the best for their children because they try their hardest with work but it requires additional support from the community and City to make this collective vision possible. As expressed by a Latinx grandmother, "What I want for the future may be very ambitious but if I can't see that myself or my children, then I hope that my grandkids can."

"I THINK BEAUTIFYING THE COMMUNITY COLLECTIVELY CAN POSSIBLY HELP WITH OUR PSYCH; THIS IS SOMEWHERE I THINK WE CAN START TO TAKE PRIDE IN OUR COMMUNITY. WHEN PEOPLE ENVISION A PERFECT COMMUNITY THEY ENVISION NICE BUILDINGS BUT IT'S NOT REALLY ABOUT THAT, EVERY CRACK IN A BUILDING HAS A STORY TO IT AND I THINK THAT'S REALLY BEAUTIFUL."

Although culture and arts play a vital role in increasing community safety for some community members also expressed their concerns about the need for prioritizing different solutions that ties into the feeling of safety when

walking around, especially at night. This links with the common desire of creating opportunities to make Cambodia Town more lively past 6PM to support local businesses, increase foot traffic, and create more economic activity. Specific events like the night market is an intersectional approach that preserves culture and addresses safety. This can be an opportunity for learning how to bring different ethnic communities together to share culture, history, and space for healing as well as being intentional with various intersectional approaches to meet various community needs and priorities.

"RESPECT WILL UNIFY AND PUT EVERYONE ON THE SAME RESPECT LEVEL, WHICH BRINGS HUMBLENESS, LOYALTY, AND UNIFICATION; 10 YEARS FROM NOW, THAT'S WHAT I WANT MY KIDS TO SEE."

The community inevitably wants to improve their opportunities and resources but displacement and gentrification has inflicted a constant fear and trauma on residents to think about whether rent will be affordable or not. For example, many members talked about not being able to afford rent and are wary about whether they can stay in the area within the next 10 years. One youth mentioned, "It's really important to focus on rent and affordable housing, most people are moving out of the state because it's way cheaper. Rent for us is a super hard problem, especially for low-income families that are multi-generational so many families are sharing one house." The problem of affordability is widespread in the community from homes to businesses. Some businesses are now closing due to various factors related to rent, the pandemic, revenue loss, etc. Some have seen new apartments coming into the area and experience a fear for future displacement.

"I HAVE NOTICED SOMETIMES THAT THERE ARE NEW APARTMENT BUILDINGS AND I ASSUME THERE WILL BE MORE AND MORE AND REALISTICALLY, IN 10 YEARS, WE DON'T KNOW WHO IS GOING TO BE IN THOSE APARTMENTS. SO I HOPE IT IS US (COMMUNITY MEMBERS) THAT SEE THE PROGRESS AND NOT US THAT HAVE TO LEAVE THE CITY BECAUSE IT IS TOO EXPENSIVE."

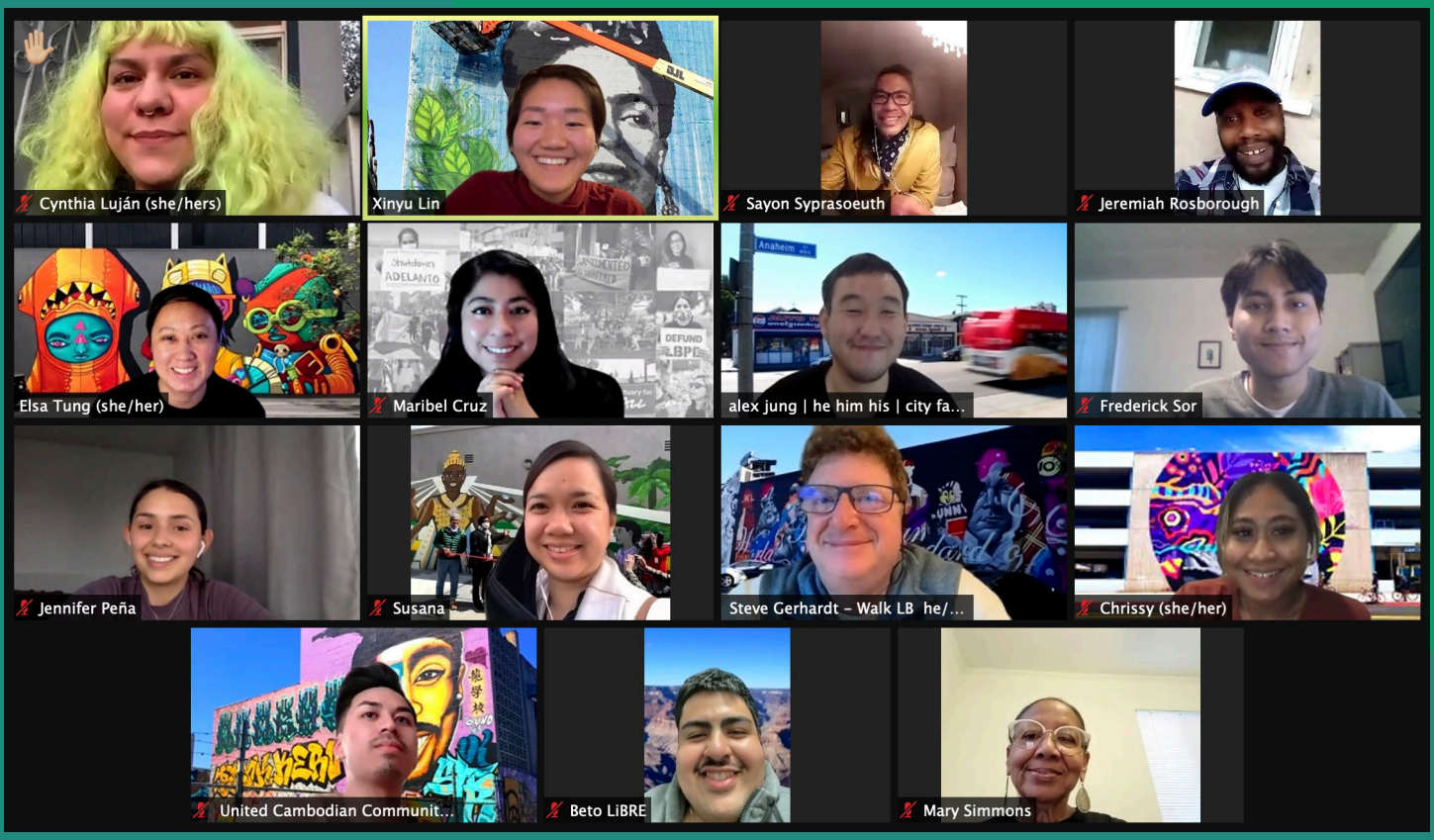
FINALIZED TOP PROJECT PRIORITIES (OVERALL)

Based on the results from the surveys, the outcomes were compared to the information shared by community members in the focus groups. Many mentioned similar values and desires that reaffirms the top project priorities for our community. The projects listed below were a general consensus of what projects need to be prioritized but it can be further refined in our future work as new insights may be contributed by the community. The organic nature of this community process showcased that priorities can change over time, especially when aiming to be more inclusive with the populations that might have been missed in these rounds of community engagements. Although this is an overview of general consensus, the Community Vision Plan is dynamic. The main takeaway from this current work includes the community wants to help everyone take pride in their neighborhood to have a sense of ownership in their community and want to create positive change. Pride in one's neighborhood can be established through various forms including reinvestment, meaning projects, services, etc. As a result, the main point being highlighted here is ownership in all aspects of life from education to home to art.

- **TOP SMALL PROJECT: STREET TREES + VERTICAL GARDENS**
- **TOP MEDIUM PROJECT: YOUTH EDUCATIONAL CENTER + CAFE**
- **TOP LARGE PROJECT: AFFORDABLE HOUSING DEVELOPMENTS WITH COMMUNITY SERVICES**

CHALLENGES

It was inevitable that challenges would occur throughout this Vision Plan process because the limited timeline imposed some constraints on the natural processes of grassroots and community planning. One of the main challenges includes reaching higher participation from the Black and Indigenous community in Cambodia Town in a timely manner. Multiple processes contributed to this broader issue such as the lack of internal connections, community displacement, and pandemic survival. The compounded impact of limited time and COVID-19 made it even more difficult to have enough capacity to engage with the community, especially Black and Indigenous, as envisioned which resulted in distanced and virtual engagements. This type of community engagement loses a human connection that is essential to building trust in the community.



Virtual spaces, such as the advisory committee meeting shown above, were relied on heavily for collaboration and outreach. It was a challenge to have the same level of community and access as in-person meetings.

Despite these challenges, Cambodia Town Thrives aimed to create virtual spaces with the community through advisory groups, community forums, and small group dialogue. These virtual engagements offered the opportunity to build out mutual aid services to address immediate needs such as food security, small business support, and more. Although these challenges continue to be a problem, Cambodia Town Thrives hope to address these issues in this ongoing work by consciously participating in existing movements in the Black and Indigenous communities all while continuing to uplift the current perspectives of Cambodian and Latinx people. This will be a long-term effort in pushing for collective liberation for all communities of color in Cambodia Town from multiple generations.

Many new virtual and online engagement strategies and tools were rapidly deployed to maintain connections with the community during the COVID-19 pandemic, some of which could be employed effectively even after our communities reopen, as long as the digital divide in our communities is addressed collectively.

These obstacles were essential learning experiences for Cambodia Town Thrives to adapt and make future improvements as part of a reflective and iterative process. This adaptive and dynamic nature of community planning provides a pathway to be intentional with truly accomplishing an equitable future Cambodia Town for all intersecting identities and ecologies that occupy the space. Consequently, this work has helped Cambodia Town Thrives identify aspects to improve to broaden the community inclusivity and representation of this project and future initiatives. As Cambodia Town Thrives move forward with this work, it is recommended that the collective expands its work by helping existing movements rather than asking other organizations to do more work outside of immediate needs programs because it will help build trust and solidarity. This model a village's cultural reciprocity practice that pushes toward the mission to work alongside one another towards liberation.



COMMUNITY RECOMMENDATIONS

This community-driven Vision Plan is essential to equitable growth within and for the community and it's execution will be carried out through the same collaborative spirit that was leveraged to create the plan itself . The community's labor and collectivism used to create this project shows the strong desire to co-create a future that belongs to the visionaries and dreamers of Cambodia Town. It will be a protracted endeavor to implement this Vision Plan based on the community priorities that were highlighted from our initial work, though the work is to start immediately to make the gains for those long-term objectives. The community priorities below highlight what project and principles need to be uplifted in the future development of Cambodia Town.

TOP GUIDING PRINCIPLES

Based upon the community voices gathered through community forums, surveys, stakeholder interviews, and focus groups, the Cambodia Town community recommends the following guiding principles, proposed community projects, community policies, and potential funding to the City of Long Beach in developing and investing in Cambodia Town. In order of priority, below are the top Guiding Principles as well as supporting data to justify their need:

Affordable Housing

Cambodia Town residents want to stay and live in Cambodia Town. With rising rents, working families are forced out of the neighborhood to live in more affordable areas. Cambodia Town has a high renter population and needs more accessible pathways to homeownership.

- Cambodia Town Renter Population - 82%
- 63% of these renters are rent-burdened, spending 30% or more of their income on housing costs
- Influx of Non-BIPOC (Black, Indigenous, and people of color) Homeowners - 30% in 2010 vs. 45% in 2018
- Unequal access to property ownership for BIPOC populations

Livable and Healthy Community

Cambodia Town stakeholders want a thriving environment that increases the health and lifespan of its residents.

- Particulate Matter 2.5 - Highest 95th-100th percentile
- Adult Obesity Rate - Cambodia Town: 45% vs. LA County: 21%
- No Health Insurance - Cambodia Town: 14.4% vs. National Average: 8.5%

Education and Learning

Cambodia Town stakeholders want to invest in the next generation. They want to create safe spaces for learning for youth that include cultural immersion, pathways to higher education, and workforce development.

- Graduation Rates for BIPOC - 89% (2018) vs. 82% (2010)
- Increase in educational attainment is a direct result of the community's progress and investment in youth development

Economics and Business

Cambodia Town stakeholders want the City to invest in the local Cambodia Town economy by supporting small businesses and providing workforce development opportunities.

- Median Area Income - Cambodia Town: $38,000 vs. LA County: $64,000
- Unemployment Rate - Cambodia Town: 14% vs. LA County: 9% vs. Long Beach: 10%
- Cambodia Town small businesses added $366,000 to Long Beach's annual fiscal report in 2016

Culture and Art

Cambodia Town wants to preserve and celebrate its diverse BIPOC community through culture and art.

- Cambodia Town Racial & Ethnic Demographics - Hispanic/Latinx: 60% & Asian and Pacific Islanders: 21% & Black/African American: 12% & White: 7%
- 70% of those who identify as Asian are Cambodians

Safety and Security

Cambodia Town stakeholders want the City to move beyond policing to investing in the community so that residents are socioeconomically secure and safe.

- Long Beach Police Department Stops - Latinx: 35% & Black: 36%
- Increased police stops leads to increased risk of being a victim of police brutality
- In 2015, 11 out of the 15 killings were men of color
- East Anaheim Street lacks safe crossings, pedestrian lights, and appropriate sidewalk widths

TOP 15 COMMUNITY PROJECTS

Our second round of public outreach identified what built environment projects the City of Long Beach and community should invest in for the future of Cambodia Town. Below are the top 15 community-identified projects from most prioritized to least prioritized as well as the description of each project.



Affordable Housing Developments with Community Services

Create housing that is affordable for current Cambodia Town residents (including unhoused populations) including services and amenities that support the surrounding neighborhood.

Cost $ $$ **$$$** Priority LOW MED **HIGH**

Shared Values **AFFORDABLE HOUSING** EDUCATION & LEARNING ECONOMICS & BUSINESS **LIVABLE & HEALTHY COMMUNITY** CULTURE & ART **SAFETY & SECURITY**



Youth Educational Center + Café

Create an educational center for youth with free internet, tutoring, recording studio, and classes that focuses on job training, technology, art, and civic engagement.

Cost $ **$$** $$$ Priority LOW MED **HIGH**

Shared Values AFFORDABLE HOUSING **EDUCATION & LEARNING** ECONOMICS & BUSINESS **LIVABLE & HEALTHY COMMUNITY** **CULTURE & ART** SAFETY & SECURITY



Street Trees + Vertical Gardens

Plant more multicultural and shade providing trees in the neighborhood to create opportunities for gardening up on walls or other vertical elements

Cost **$** $$ $$$ Priority LOW MED **HIGH**

Shared Values AFFORDABLE HOUSING EDUCATION & LEARNING ECONOMICS & BUSINESS **LIVABLE & HEALTHY COMMUNITY** CULTURE & ART **SAFETY & SECURITY**



Health Walking + Jogging Loops

Create a walking/jogging loop using sidewalks to be physically active with exercise signage and wayfinding, allowing for health fitness events.

Cost **$** $$ $$$ Priority LOW MED **HIGH**

Shared Values **AFFORDABLE HOUSING** **EDUCATION & LEARNING** **ECONOMICS & BUSINESS** **LIVABLE & HEALTHY COMMUNITY** **CULTURE & ART** **SAFETY & SECURITY**



Sidewalk Farming Gardens

Create space using the sidewalk parkways for community to farm and for small businesses and organizations to grow their own crops.

Cost **$** $$ $$$ Priority LOW MED **HIGH**

Shared Values **AFFORDABLE HOUSING** **EDUCATION & LEARNING** **ECONOMICS & BUSINESS** **LIVABLE & HEALTHY COMMUNITY** **CULTURE & ART** **SAFETY & SECURITY**



MacArthur Park Vision Plan

Improve MacArthur Park in Cambodia Town to include a walking path, exercise equipment, improved community center, healing fountain, safety improvements, and cultural programs.

Cost $ $$ **$$$** Priority LOW MED **HIGH**

Shared Values **AFFORDABLE HOUSING** **EDUCATION & LEARNING** **ECONOMICS & BUSINESS** **LIVABLE & HEALTHY COMMUNITY** **CULTURE & ART** **SAFETY & SECURITY**



Day/Night Market + Art Walk

Create a space, open day and night, for community to interact through food and art, promoting Cambodia Town's diverse cuisines, fresh produces, and local artists

Cost $ **$$** $$$ Priority LOW MED **HIGH**

Shared Values **AFFORDABLE HOUSING** **EDUCATION & LEARNING** **ECONOMICS & BUSINESS** **LIVABLE & HEALTHY COMMUNITY** **CULTURE & ART** **SAFETY & SECURITY**



Anaheim Street Protected Bike Lanes + Safe Crossings

Create protected bike lanes and safe pedestrian crossings along Anaheim that are fully separated from cars.

Cost $ **$$** $$$ Priority LOW **MED** HIGH

Shared Values AFFORDABLE HOUSING EDUCATION & LEARNING ECONOMICS & BUSINESS **LIVABLE & HEALTHY COMMUNITY** CULTURE & ART **SAFETY & SECURITY**



Civic Commons

Combine MacArthur Park and Mark Twain Library campuses to create a unified core for cultural programming and services for the unhoused population.

Cost $ **$$** $$$ Priority LOW **MED** HIGH

Shared Values **AFFORDABLE HOUSING** **EDUCATION & LEARNING** ECONOMICS & BUSINESS **LIVABLE & HEALTHY COMMUNITY** **CULTURE & ART** **SAFETY & SECURITY**



Food Hub + Prep Kitchen

Create a food supply center that offers healthy and quality food packages to those in need and local markets while also providing a space for communal commercial kitchen.

Cost $ $$ **$$$** Priority LOW **MED** HIGH

Shared Values AFFORDABLE HOUSING **EDUCATION & LEARNING** **ECONOMICS & BUSINESS** **LIVABLE & HEALTHY COMMUNITY** CULTURE & ART SAFETY & SECURITY



Outdoor Multicultural Center

Create an outdoor museum connecting and uplifting all cultures and the history of Cambodia Town.

Cost $ $$ **$$$** Priority LOW **MED** HIGH

Shared Values AFFORDABLE HOUSING **EDUCATION & LEARNING** ECONOMICS & BUSINESS LIVABLE & HEALTHY COMMUNITY **CULTURE & ART** SAFETY & SECURITY



Mural Mile + Sidewalk Art

Create murals and other art pieces along the sidewalk throughout Cambodia Town that reflects the culture and history of the community and host mural tours.

Cost **$** $$ $$$ Priority LOW **MED** HIGH

Shared Values AFFORDABLE HOUSING **EDUCATION & LEARNING** ECONOMICS & BUSINESS **LIVABLE & HEALTHY COMMUNITY** **CULTURE & ART** SAFETY & SECURITY



Green Alley Network

Transform the alleys in Cambodia Town to be cleaner, safer, and provide environmental benefits, starting with the alleys on the 1600 to 1700 Block.

Cost $ **$$** $$$ Priority **LOW** MED HIGH

Shared Values AFFORDABLE HOUSING EDUCATION & LEARNING ECONOMICS & BUSINESS **LIVABLE & HEALTHY COMMUNITY** CULTURE & ART **SAFETY & SECURITY**



Community Land Trust

Establish a "community land trust" to address high rent costs and to gain community ownership of the land for housing, business, parks, etc.

Cost $ $$ **$$$** Priority **LOW** MED HIGH

Shared Values **AFFORDABLE HOUSING** EDUCATION & LEARNING ECONOMICS & BUSINESS LIVABLE & HEALTHY COMMUNITY CULTURE & ART SAFETY & SECURITY



Renaming Buildings, Streets, Parks, Alleys + Districts

Rename buildings, streets, parks, alleys, and districts to significant people in the community.

Cost **$** $$ $$$ Priority **LOW** MED HIGH

Shared Values AFFORDABLE HOUSING **EDUCATION & LEARNING** ECONOMICS & BUSINESS LIVABLE & HEALTHY COMMUNITY **CULTURE & ART** SAFETY & SECURITY

TOP COMMUNITY POLICIES

Our third round of public outreach also identified what public policies and programs the City of Long Beach should pursue for the future of Cambodia Town. Below are the top directions for community-identified policies and programs:

1. AFFORDABLE HOUSING

With the implementation of the City of Long Beach's Anaheim Corridor Improvement Plan, Anaheim and Walnut Development, and a Community Land Trust, these are policy recommendations the community has co-developed with the Cambodia Town Thrives team in regard to affordable housing:

- Develop stronger tenant protection policies by closing the "substantial renovation" loophole in the CA Tenant Protection Act to disband "legal" evictions of tenants for "substantial renovation" as well as provide tenant consultation and housing assistance when necessary (credit counseling, financial literacy, etc.).

- Ensure Black, Indigenous, and POC residents, especially of low-income and extremely low-income, have access to affordable housing by applying the City's new Inclusionary Housing Ordinance to Cambodia Town — this policy would require new apartment developments of 10+ units to set aside 11% of units for Very Low Income households.

- Establish community ownership by enacting the Tenant Opportunity to Purchase Act (TOPA) to enable tenants to exercise a first right of purchase when a property goes up for sale. This Long Beach Community Land Trust movement is part of the larger efforts in California to build local purchasing powers for community ownership that aligns with residents' and stakeholders' priorities — keeping capital investment and circulation within the community.

2. EDUCATION/LEARNING

With the implementation of the City of Long Beach's Youth Strategic Plan, these are policy recommendations the community has co-developed with the Cambodia Town Thrives team in regard to education and learning:

- Work with community organizations, residents, and youth on developing multi-ethnic historical and community knowledge (Tongva, Black, Latinx, Cambodian) to cultivate a physical and social space for cross-solidarity learning (after-school programs, language exchange, childhood education, financial education/literacy, mental health services, community gardens, etc.)

3. ECONOMICS/BUSINESS

With the implementation of the City of Long Beach's Economic Recovery Plan, these are policy recommendations the community has co-developed with the Cambodia Town Thrives team in regard to economics and businesses:

- Organize a community support system for community-serving small businesses within the city government to offer business owners support services as well as an opportunity to voice their opinions in future policies, programs, and designs.

- Support informal businesses such as street vending and home occupations through technical assistance, access to capital, inclusive design, affordable permits, and accessible procedures.

- Improve economic opportunities for workforce development through local hiring and living wage provisions that guarantee equitable living conditions while also cultivating a physical space that offers job training and resources in collaboration with local organizations.

4. LIVABLE/HEALTHY COMMUNITY

With the implementation of the Healthy Market Partnership Program and MacArthur Park Vision Plan, these are policy recommendations the community has co-developed with the Cambodia Town Thrives team in regard to livable and healthy community:

- Provide financial and social support services for community organizations and community-serving small businesses to develop assets of community health, wellness, and trauma relief as a pathway towards building collective mental fitness (culturally and linguistically appropriate therapy or peer support for both children and adults through movement, music, etc.).

- Develop a community food pantry/hub that provides healthy and quality foods from farm to table rather than grocery to table which emphasizes the need to continue building out urban agricultural spaces for gardening, farming, etc.

- Rezone incompatible land uses, such as industrial uses, near homes, schools, and parks to re-purpose it into community assets such as urban farms, playgrounds, open space, etc. as part of the ACZIP.

5. CULTURE/ART

With the implementation of the Long Beach Arts Council mural project, these are policy recommendations the community has co-developed with the Cambodia Town Thrives team in regard to culture and art:

- Make Cambodia Town an official culturally designated neighborhood in Long Beach that acknowledges the multicultural/multi-generational community (Black, Indigenous, and POC) as well as protect the community from displacement, gentrification, etc.

- Support community efforts to grow existing and develop new cultural programs, events, signage, festivals, and art to uplift the distinct characteristics of Cambodia Town.

- Enable inclusive community ownership of creative space as well as provide additional, affordable, and accessible studio spaces for people to meet up, organize, and heal.

6. SAFETY/SECURITY

With the implementation of the City of Long Beach's Racial Equity and Reconciliation Initiative, these are policy recommendations the community has co-developed with the Cambodia Town Thrives team in regards to safety and security:

- Undo current governmental surveillance in Cambodia Town by decreasing policing and police violence and creating a community-led accountability safety model.

- Expand the City of Long Beach Community Ambassadors Program, an alternative/unarmed approach to supporting public safety, especially for parks and open spaces with high policing.

- Work with homeless service providers to train and match individuals experiencing homelessness with jobs or vocational training to maintain parks, sidewalks, streets.

7. RESILIENT/THRIVING COMMUNITY

With the implementation of the City of Long Beach's Healthy Market Partnership Program and MacArthur Park Vision Plan, these are policy recommendations the community has co-developed with the Cambodia Town Thrives team in regard to resilient and thriving community:

- Develop opportunities for urban agriculture and community gardening within homes, schools, parks, and more to broaden access to local healthy foods.
- Create a network of well-maintained public and private green infrastructure for the community.

8. TRANSPORTATION/ACCESS

With the implementation of the City of Long Beach's Anaheim Streetscape Plan, these are policy recommendations the community has co-developed with the Cambodia Town Thrives team in regard to transportation and access:

- Create safe routes to schools, parks, and other landmarks by improving the pedestrian environment along these routes

- Design all street projects as "complete streets," making the street network better and safer for people walking, biking, driving, riding transit, and moving actively with assistive devices instead of for fast-moving vehicles.

- Create places for people by safely sharing the roadway or by completely transforming it into public open space.

9. PARKS/RECREATION

With the implementation of the MacArthur Park Vision Plan, these are policy recommendations the community has co-developed with the Cambodia Town Thrives team in regard to parks and recreation:

- Create a Master Plan for equitable/inclusive construction, design, and investment in parks and open space in Cambodia Town.

- Jointly develop parks and affordable housing to both green the neighborhood and prevent displacement (Reference LA Regional Open Space and Affordable Housing Collaborative).

- Increase the City's "Park Impact Fee" to charge developers higher fees to fund the City's park system.

10. HEALING/RESTORATIVE COMMUNITY

With the implementation of the City of Long Beach's Youth Strategic Plan and Racial Equity and Reconciliation Initiative, these are policy recommendations the community has co-developed with the Cambodia Town Thrives team in regard to healing and restorative community:

- Involve local youth in the creative planning for cultural preservation while also giving value, weight, and power to their perspectives.

- Rename parks and streets to culturally significant figures the community value to develop community ownership

- Hold healing circles and peacekeeping spaces within our community to address past historical and current traumas.

- Create, promote, maintain, and improve access for religious, cultural, and ceremonial practices for the Tongva community.

POTENTIAL FUNDING

Please note that these funding sources have various timelines that fluctuate each year. Cambodia Town Thrives hope to find ways to connect these timelines with the ongoing movement of this Vision Plan. Each funding source is tailored to a specific community priority which aims to build out the physical projects. In order to make the Cambodia Town Community Vision Plan feasible, Cambodia Town Thrives recommend the following funding opportunities for the City of Long Beach to consider reinvesting into Cambodia Town:

1. AFFORDABLE HOUSING

- Development
  - Long Beach - LBCIC
  - Long Beach Housing Trust Fund
  - Low-Income Housing Tax Credit [LIHTC]
  - US HUD - Vouchers: VASH and PBV
  - State - Affordable Housing Sustainable Communities [AHSC]
  - Other State funding
  - LA County Measure HHH
- Advocacy, Organizing, and Policy
  - California Community Foundation (CCF) and the Southern California Association of Governments (SCAG) (Affordable Housing and Community Land Trust)
  - The Strong, Prosperous, And Resilient Communities Challenge (SPARCC) (Affordable

Housing and Community Land Trust)
- Enterprise Community Partners
- Housing Organizing Funds (United Way of Greater LA)

2. EDUCATION/LEARNING
- Ford Foundation
- Gates Foundation
- AAPI Fund

3. ECONOMICS/BUSINESS
- Capital Improvement Fund
- Long Beach Economic Recovery Plan
- Corporate Foundations including Union Bank, Citi Foundation, Bank of America, Cathay Bank, etc
- Small Business Administration

4. LIVABLE/HEALTHY COMMUNITY
- California Climate Investments Grant Programs
- Grants Environmental Enhancement and Mitigation Funds (EEMP)
- California Climate Investments Grant Programs
- Port of Long Beach Grants
- UniHealth Foundation

5. CULTURE/ART
- California Arts Council
- Arts Place
- Los Angeles County Department of Arts and Culture
- Long Beach Arts Council
-

6. SAFETY/SECURITY
- Measure A
- Caltrans Sustainable Transportation Planning Grant Program Office of Traffic Safety (OTS)

7. RESILIENT/THRIVING COMMUNITY
- The California Endowment
- Community Transformation Grants
- Community Grant Program

8. TRANSPORTATION/ACCESS
- Active Transportation Program
- State Transportation Improvement Program (STIP)
- Metro

9. PARKS/RECREATION
- Proposition 68 (Open Space)
- Land and Water Conservation Fund California
- State Department of Fire and Forestry's Urban and Community Forest grants
- Park Development Impact Fee

10. HEALING/RESTORATIVE COMMUNITY
- Cannabis Reparation Tax (Reference Evanston, Illinois)
- California Reparations Plan
- Long Beach Racial Reconciliation Plan
- Mental Health Services Act
- LA County Department of Mental Health
- CA State Department Office of Health Equity



CONCLUSION

Cambodia Town Thrives started as collective work in addressing the immediate displacement threats against critical cultural businesses and institutions in Cambodia Town within Poly and East Anaheim Plazas. This work has grown and developed into a Community Vision Plan that is an evolving document co-created by the multi-ethnic and multi-generational community of Cambodian Town. This Plan represents what the community believes should be the future of the neighborhood and how the City of Long Beach invests in the neighborhood. However, this Community Vision Plan is just one element of the broader community work for justice. Cambodia Town Thrives strives to create a holistic approach in navigating community dynamics to build out collective support and care for one another through this community work for justice. The community has the knowledge, history, cultural expertise, planning skills, and desire to plan and implement equitable community and economic development. The City of Long Beach must value, recognize, and consider the Cambodia Town community Vision Plan in any future development of Cambodia Town including the Housing Element Update, Anaheim Corridor Zoning Investment Plan, and Anaheim Streetscape Plan. Cambodia Town Thrives will continue to hold the City accountable to equitable development and reinvestment in the community by uplifting the Cambodia Town community Plan, the community's guiding principles, proposed projects, and recommended policies.

As the future of Cambodia Town continues to be shaped, it must continue to be rooted in the stories of the community. The next step of the Cambodia Town Thrives collaborative is to advocate for the implementation of this Vision Plan, resulting in a community that is thriving and empowered. Through all of this community groundwork, the Cambodia Town community envisions a future with an abundance of resources that infuses the community with a sense of pride, ownership, unity, and solidarity. Although the community's priorities are broken down to specific needs, the biggest and most powerful takeaway is the simple idea of listening to the community and uplifting the community's voice, especially those most marginalized. The poetic nature of survival has been undermined for generations; it is time to acknowledge past mistakes and shift the arc towards justice. We thank you for reading and reviewing this Plan and appreciate your contribution to fulfilling this community vision.

CAMBODIA TOWN THRIVES IS A GRASSROOTS COLLECTIVE THAT AIMS TO UPLIFT COMMUNITY PERSPECTIVES AND VOICES TO SHAPE THE FUTURE VISION AND DEVELOPMENT OF CAMBODIA TOWN.



APPENDICES

CASE STUDIES



UPLAN (NORTH LONG BEACH)

PITFALLS INCLUDE A LACK OF COMMUNITY ROOTS AND INVOLVEMENT

The Uptown Planning Land Use & Neighborhood Strategy [UPLAN] is a collaborative effort between the City of Long Beach and the North Long Beach community to come up with policies and projects to guide future land use, housing, and transportation development and create a new vision for North Long Beach. The goal of the UPLAN is to improve the quality of life and access to jobs, services, and community resources in North Long Beach. UPLAN is the first step in bringing the city's zoning regulations into alignment with the General Plan Land Use Element, which was passed in 2019 after twelve years of drafting. Phase 1 of UPLAN was completed in Spring 2019 with new zoning recommendations for the Atlantic Avenue and Artesia Boulevard corridors. Phase 2 is expected to finish in 2021 and includes visioning and development standards for other areas of North Long Beach such as residential areas.

The significance of the ACZIP is that the Anaheim Corridor Zoning Improvement Plan [ACZIP] is the City of Long Beach Planning Bureau will lead a similar long-term planning effort for Cambodia Town in 2021. It is important to understand how the new land-use PlaceTypes overlay helps build more inclusionary and affordable housing in a community that consists primarily of older housing stock, limited commercial potential, and outdated public infrastructure. This is an effective approach to building more affordable housing, but there are still loopholes in the development process that allow developers to bypass the CEQA process.. As a result, the Cambodia Town Vision Plan lays out detailed language on how future land use, housing, and transportation development should look like as led by the Cambodia Town community.

PLACETYPES are a new land use concept introduced in the City of Long Beach's Land Use Element update in 2019. PlaceTypes allow for a mix of compatible land uses to occur in the same location.

The UPLAN has developed many of the zoning districts and development standards that will be applied within the ACZIP which includes the entirety of Cambodia Town. With the significant increase in allowable development intensity within these areas, there is the opportunity to capture the increased land value to serve the community through public benefits including but not limited to affordable housing inclusions, mobility enhancements, new public open spaces, and cultural facilities. It is yet to be determined how much the UPLAN will leverage the increased allowable development capacity to serve current Uptown residents and stakeholders.



MIDTOWN BUSINESS IMPROVEMENT DISTRICT VISION PLAN

PITFALLS INCLUDE A TOP-DOWN APPROACH

Visioning efforts have been done within Cambodia Town in the past years but most struggled to authentically engage residents and stakeholders in the process and thus the plans did not completely reflect the community voice. One of these efforts include the Midtown Plan Improvement District Vision Plan, which was a plan initiated and proposed by the committee to beautify Cambodia Town in hopes of increasing economic flow into a Cambodian cultural hub. However, this plan received a great deal of backlash from the community because it ignored the nuances of gentrification and displacement. This plan lacked community support because it did not represent what the community wanted for the future of Cambodia Town; it took a traditional top-down planning approach that negatively deteriorated the community's trust for any future visioning efforts. Consequently, the Cambodia Town Thrives initiative aims to include residents, business owners, and strong grassroots community organizations in the ground-truthing and decision-making process to help continue to reconcile and build community trust and power. As a result, any visioning efforts moving forward for this community will require extensive community engagements to champion what the community wants.

TOP-DOWN PLANNING is a traditional approach to planning that involves defining goals and tasks at higher levels of regional authority. Community voices are often diminished or ignored in this process.

SUSTAINABLE LITTLE TOKYO (LOS ANGELES)

CULTURAL SIGNIFICANCE FOR JAPANESE COMMUNITY

ECONOMIC VITALITY means that people in a given area having decent jobs, vibrant businesses, and profitable investments.

Sustainable Little Tokyo (SLT) is a coalition of community organizers, artists, and other community members that developed a collective community vision through a series of community engagements. Their main goal was to not only preserve Little Tokyo's historical and cultural significance to the Japanese community but also create a space that serves the multi-cultural and multi-generational population. Little Tokyo's position as an economic hub brought forward concerns on whether further development would reflect the community's culture, needs, and desires.

Through their community Vision Plan and engagement activities, SLT developed a model that builds upon existing assets towards the future identity of Little Tokyo. This model includes the neighborhood's priorities of mobility, strong community fabric, sustainability, complete balance, and human scale, and inclusive economic vitality. These values were important in the visioning process because the new Metro Line and other housing development projects posed the future threat of displacement.

SLT's Community Vision Plan is an example for how the Cambodia Town Thrive Vision Plan should shape future City planning and development in the community. One of the main takeaways is SLT's conscious effort to invest resources and labor to engage with Japanese older adults and other multi-ethnic residents. This process helps ensure community members contribute to the future development of Little Tokyo and are meant to stay.





GRAHAM STREET: A COMMUNITY-DRIVEN NEIGHBORHOOD VISION PLAN (PUGET SOUND)

MULTICULTURAL PRESERVATION

Through a multi-ethnic coalition of various nonprofit organizations (Cham, Somali, Vietnamese, Islam, Pilipinx, etc.), the community developed a community-driven Vision Plan for Graham Street in Seattle, Washington. This Vision Plan's goal is to develop Graham Street in a way that benefits both the existing community and new people. One highlight of this plan includes the City establishing a continuous connection with not only the residents but also the organizations that helped establish the community-driven Vision Plan.

Through a series of community engagements, many community desires, concerns, and needs were gathered to help guide the planning & decision-making process. These priorities include transportation, housing affordability, and small business development. As a result, this community Vision Plan shows how to properly include a diverse set of community priorities while considering how to address lingering threats like displacement and safety.

Cambodia Town has developed a sense of community and stability over time through the collaborative efforts of residents, stakeholders, and community partners — a value that the City of Long Beach should acknowledge as essential collaborators going forward. This community asset is important to foster in the Vision Plan like Graham Street because it will help to fulfill the need for multi-cultural preservation.

BARRIO LOGAN (SAN DIEGO) COMMUNITY VISION

CULTURAL & HISTORIC PRESERVATION

Barrio Logan is one of the oldest and most culturally-rich urban neighborhoods in San Diego. This community represents an ideal example of neighborhood preservation throughout development speculation and economic changes. The Barrio Logan Community Plan accomplishes this level of cultural preservation by planning for the future with historical grounding. Overall, this community plan was designed to guide growth and redevelopment within Barrio Logan. Cambodia Town is a community with a rich and diverse history similar to Barrio Logan which calls the need to incorporate strong elements for cultural preservation for the Vision Plan.





JADE DISTRICT VISIONING PLAN (PORTLAND)

MULTI-CULTURAL VISIONING

Jade District Vision Plan was a multicultural visioning plan in Southeast Portland, Oregon. Residents, small business owners, and other community stakeholders engaged with the project to determine similar priorities across multi-ethnic communities such as the need for green space, community gatherings, and safety.

One of the strengths of this project was the active engagement of a multi-ethnic community, not only in the community activities but also in the urban design process. This inclusive practice uplifts their knowledge and expertise to plan and design which ensures that the plan is grounded and relevant to the existing community and implementable in the future. The importance of validating informal planning practices outside of the dated, traditional pathways is to increase community engagement. This Vision Plan ultimately pushed to translate urban design concepts into less complex jargon which provided community members the autonomy in imagining and designing their community's future.

This methodology of planning is one to consider in the processes of redeveloping Cambodia Town through the VIsion Plan and future planning efforts. Residents in Cambodia Town have generations of knowledge that are forgotten in the written histories in textbooks. The rich history and culture of Cambodia Town are deeply rooted in a multi-ethnic community that has the power to uplift a unique set of values, ideas, and designs for a collective community-driven Vision Plan.

GREEN SPACE is land that is partly or completely covered with grass, trees, or other vegetation. Examples include parks, community gardens, and cemeteries.

The **LEVELS OF COMMUNITY ENGAGEMENT**:

1. sharing information
2. consultation
3. planning together
4. acting together

RESTORE OAKLAND

RESTORATIVE JUSTICE & ECONOMICS

Restore Oakland is a restorative justice and economics center that is also home to Ella Baker Center for Human Rights, Restaurant Opportunities Centers United, and an advocacy center. This community hub is a place that mobilizes community members by transforming traditional justice and economic systems. Restore Oakland works to rethink how to properly reinvest and build upon community assets in Black, Indigenous, and POC communities. This increases access to valuable resources for vulnerable populations (incarcerated, unhoused, etc.) and breaks the cycle of poverty through restructuring public safety through community perspectives.

This practice of restorative justice and economics are worth exploring for the Cambodia Town Vision Plan and community engagements as it will help address overarching systemic issues by providing fundamental resources to confront systemic issues related to poverty. This Vision Plan offers the opportunity to explore reinvestment practices into lower-income communities and to build upon new and existing community assets.

RESTORATIVE JUSTICE means to focus on repairing the harm caused and 'restoring' harmony as much as possible between offender, victim/survivor and society.





THAI TOWN COMMUNITY VISION PLAN

COMMUNITY ENTREPRENEURSHIP

Thai Town's Neighborhood Vision Plan pushed to incorporate community needs into future developments to address both social and economic inequities and unrest (1992 LA Uprising). Cambodia Town is currently situated in a similar political and social context as Thai Town was with the current COVID-19 pandemic, Black Lives Matter protests for racial justice and Gender Equity Movement. As a result, it is essential to learn from Thai Town's Vision Plan and incorporate effective strategies previously implemented.

Entrepreneurship is a strong community asset in many ethnic enclaves such as Thai Town and Cambodia Town; it plays a crucial role in improving the financial well-being and building generational wealth in the community. Local stores managed and owned by people in the community generate local money circulation which helped strengthen neighborhood reinvestment. This circulation model was integrated into Thai Town's Vision Plan to help spark a local economy for all the small businesses. Cambodia Town follows Thai Town's footsteps which calls for the need for governmental support, especially in the Vision Plan as well as accessing economic services and resources, to help small businesses sustain over time and during economic crises.

The **GENDER EQUITY MOVEMENT** is the fight for fairness of treatment for men, women, and nonbinary folks according to their respective needs.



EXPO NEIGHBORHOOD SPECIFIC PLAN

The City of Los Angeles was updating local zoning and development standards to respond to transit improvements with the creation of the Metro Expo Light Rail line, with a goal to increase the density of residential units and jobs along the corridor. Increased development intensity became allowed through the Expo Neighborhood Specific Plan, resulting in substantial higher land values. To capture some of the value created through this regulatory environment, the planning document includes sections related to the requirement of new developments to provide public benefits in the form of affordable housing, mobility enhancements, and open space.

The specific plan also included a substantial array of urban design standards and guidelines to ensure that the new developments appropriately fit within the existing neighborhood while reflecting a future context. The inclusion of public benefits as part of all private [not affordable housing] ensures that the investments in public infrastructure remains local and is not only paid via developer impact fees that then get distributed throughout the City.

BOYLE HEIGHTS

GENTRIFICATION & DISPLACEMENT

The Boyle Heights Community Plan is one of 35 Community Plans across the City. These 35 plans are neighborhood specific-plans that partake the city's general land use element. These community plans are designed to be sensitive to local contexts regarding housing, zoning policies, and so forth. For instance, the Boyle Heights Community Plan emphasizes promoting affordable housing, vibrant commercial and residential districts, and preserving Boyle Heights' rich and diverse history and community. This Plan prohibits permits that demolish multi-family homes unless a proposed project will provide an equivalent or greater number of units (Los Angeles City Planning, 2020).

Despite this Community Plan's positive intent, the threat and reality of displacement has led to organizing and activism from local residents along with other actors to combat gentrification; an example of this is affordable housing and zoning reforms. Boyle Heights and Highland Park are examples of neighborhoods in the City of Los Angeles that have been impacted by gentrification.

The once working-class community has shifted in demographics for both the businesses and residents. It is clear that displacement and gentrification are taking place throughout Long Beach. Therefore, it is important to work with Cambodia Town on a Vision Plan that creates strong anti-eviction policies, affordable housing, and houselessness prevention programs because it will not only preserve the community but also serve as an influential model for other cities worldwide.





ACQUIRE, RESTORE, INSPIRE, SUSTAIN, ENGAGE (ARISE)

SELF-DETERMINATION

ARISE has developed a community land trust strategy that allows them to leverage their decision-making power within their community. Although having land ownership to provide affordable housing is essential, it is also important to develop self-sustainability by developing not only the physical infrastructure but also build residents' knowledge in planning. Consequently, ARISE collaborated with Designing Justice + Designing Spaces, a nonprofit design organization, to build a physical and social plan to preserve and create local opportunities. This local development allowed residents to develop their trade skills and collective ownership to build community wealth. Overall, it will be essential for the City Long Beach to explore how self-determination through potential Community Land Trust can be a driving asset within Cambodia Town because shifting land ownership to the community can help spark creative solutions.

SAWTELLE JAPANTOWN

CULTURAL & HISTORICAL ERASURE

In 2007, the Japantown project identified 43 historic Japantowns across California, but only a few still exist today. Corporate developments are taking over these spaces instead of Japanese businesses. Sawtelle Japantown Association (SJA) is a community organization that is focused on the preservation and growth of Sawtelle, Japantown. The threat of losing Sawtelle as a Japantown may be seen as inevitable "progress" similar to gentrification and displacement. However, replacing the old with the new erases ethnic identities, culture, and history. This community example shows the importance of preserving culture and history which is an essential part of Cambodia Town's identity that needs to be incorporated into the Vision Plan.

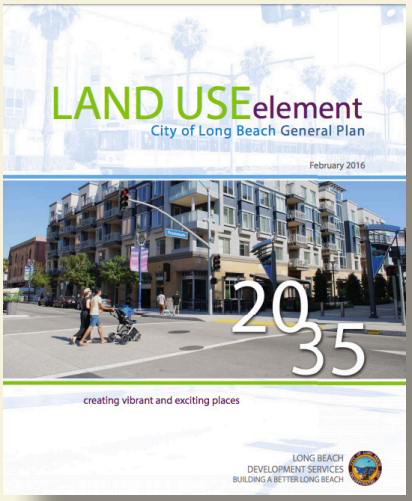


A **COMMUNITY LAND TRUST** is collective ownership of neighborhood land.

SELF-DETERMINATION is the process by which a group of people form their own state and choose their own government.

LITERATURE REVIEW

LONG BEACH GENERAL PLAN
LAND USE ELEMENT



The Land Use Element, updated in 2019, is a chapter within the City of Long Beach General Plan that outlines the next steps for establishing land-uses across the City. The City of Long Beach is now updating the related zoning codes to reflect the updated Land-Use and Urban Design Elements of the General Plan. This is also an opportunity for the City to fix its old zoning processes that have promoted segregation and other discriminatory practices. Zoning is an urban planning practice that divides areas of a city into zones. These zones are then designated on what can and cannot be built there. Long Beach plans to update its aging zoning models with a PlaceType model. Through PlaceType zoning, it will promote more specific, mixed, broader, and flexible zoning practices. This updated model can help further clarify any zoning contradictions that may occur during the development process. Specifically, it can help integrate pedestrian accessibility and other transportation modes to create more holistic, equitable communities.

In Cambodia Town, PlaceType zoning is focused on business development. For example, work from Midtown Business Improvement District aimed to help the East Anaheim corridor through beautification initiatives, branding, and promotional campaigns, fixing aging sites, developing abandoned and vacant areas, and celebration of local cultures. The development of tourism through the Anaheim Corridor can bring short-term stability. However, it can also lead to increased evictions of long-time residents. For example, in Los Angeles Chinatown when it reinvented itself into a tourist hub after years of business decline, business owners had the primary say in this transition which eventually led to the displacement of long-term residents. With this in mind, efforts like the ones previously stated can have great beneficial outcomes but also can have dire negative consequences. The ACZIP plans to specify land use PlaceTypes in Cambodia Town, and it is important that this planning effort prioritizes the needs of the existing business and residential community and accommodates future growth demands.

One of the essential considerations through the ACZIP planning process is how to balance potentially competing interests and who will benefit and who will suffer in redevelopment efforts throughout Long Beach. The importance of place and community are not explicitly defined or stated in these long-term plans or models. These official plans and actions focus significantly on improving the structure of neighborhoods and their potential economic importance but focus little on the people who live there and the community's unique problems, instead designating much as "Traditional Neighborhood" to allude to retaining their current physical make-up.

The complication is that despite the intention of color-coding one area versus the other adjacent area, they are interconnected and one's physical change will impact the other. It is important not to forget the voices of the neighborhood that are targeted and near areas for

ZONING is an aspect of urban planning in which a municipality or other tier of government divides land into areas called zones, each of which has a set of regulations for new development that differs from other zones.

redevelopment. Therefore, it is highly important to center the voices of the marginalized people of Cambodia Town. Their voices and expertise should not be ignored, downplayed, or unrecognized, and instead leveraged to establish a more well-informed plan that is championed for its implementation.

KEY ELEMENTS

LU Policy 1-2: Support high-density residential, mixed-use, and transit-oriented development within the downtown, along transit corridors, near transit stations, and at neighborhood hubs.

LU Policy 5-2: Connect employment and higher education centers to other activity centers and adjacent neighborhoods via walking, biking, and transit routes.

LU Policy 6-9: Encourage the redevelopment of parcels with poor land utilization such as single-use commercial structures on parcels over 5,000 square feet.

LU Policy 6-10: Discourage fiscally draining land uses such as public storage, vacant lots, and outdoor storage.

LU Policy 7-4: Encourage degraded and abandoned buildings and properties to transition to more productive uses through adaptive reuse or new development.

LU Policy 10-1: Ensure neighborhoods contain a variety of functional attributes that contribute to residents' day-to-day living, including schools, parks, and commercial and public spaces.

LU Policy 10-8: Incentivize the inclusion of public amenities, community facilities, full-service grocery stores, child care, and accessible open space areas in large mixed-use projects.

LU Policy 11-1: Require that land use plans, policies, and regulations promote health and wellness and reduce barriers to healthy living.

LU Policy 11-3: Support land use and policy decisions that promote local urban agriculture, community gardens, and local food production throughout the city.

LU Policy 11-4: Reduce disproportionate concentrations of unhealthy food sources within neighborhoods, especially near schools and sensitive uses.

LU Policy 12-3: Encourage the universal design of housing products and environments, making them usable by a wide range of people with different physical and mental abilities.

LU Policy 13-1: Promote an equitable distribution of housing types for all income and various cultural groups throughout the City; avoid creating concentrations of below-market-rate housing in underserved and low-income neighborhoods.

LU Policy 14-1: Remedy existing deficiencies in blighted and underserved neighborhoods by providing public facilities, amenities, improvements, and services equitably throughout the City.

LU Policy 14-2: Promote land-use policies and economic development strategies that embrace the diverse population of Long Beach.

LU Policy 14-3: Avoid concentrating undesirable uses, service facilities, and infrastructure projects in any manner that results in an inequitable environmental burden on low-income or minority neighborhoods.

LU Policy 14-4: Establish livable communities across all neighborhoods that encourage walking, bicycling, using public transit, and exercising outdoors, and that provide for economic and social opportunities for all community members.

LU Policy 14-5: Work to comprehensively improve residential neighborhoods with improvements that promote health and prosperity.

LU Policy 14-7: Directly address Environmental Justice through programs and investments that reduce compound health risks within disadvantaged communities. Evaluate new land uses in a manner that is conscious of the cumulative impacts of pollutants and history of pollutant burden and public under-investment in disadvantaged communities.

LU Policy 14-8: Prioritize investments in disadvantaged communities that increase access to and availability of healthy food choices. Recognize the role of food apartheid and unhealthy food in community health, and seek to restore balance and a variety of food choices, including full-service grocers, markets, and farmers markets across all communities.

LU Policy 15-1: Inform and involve residents and facilitate neighborhood participation in implementing development and infrastructure projects and other planning programs or tasks.

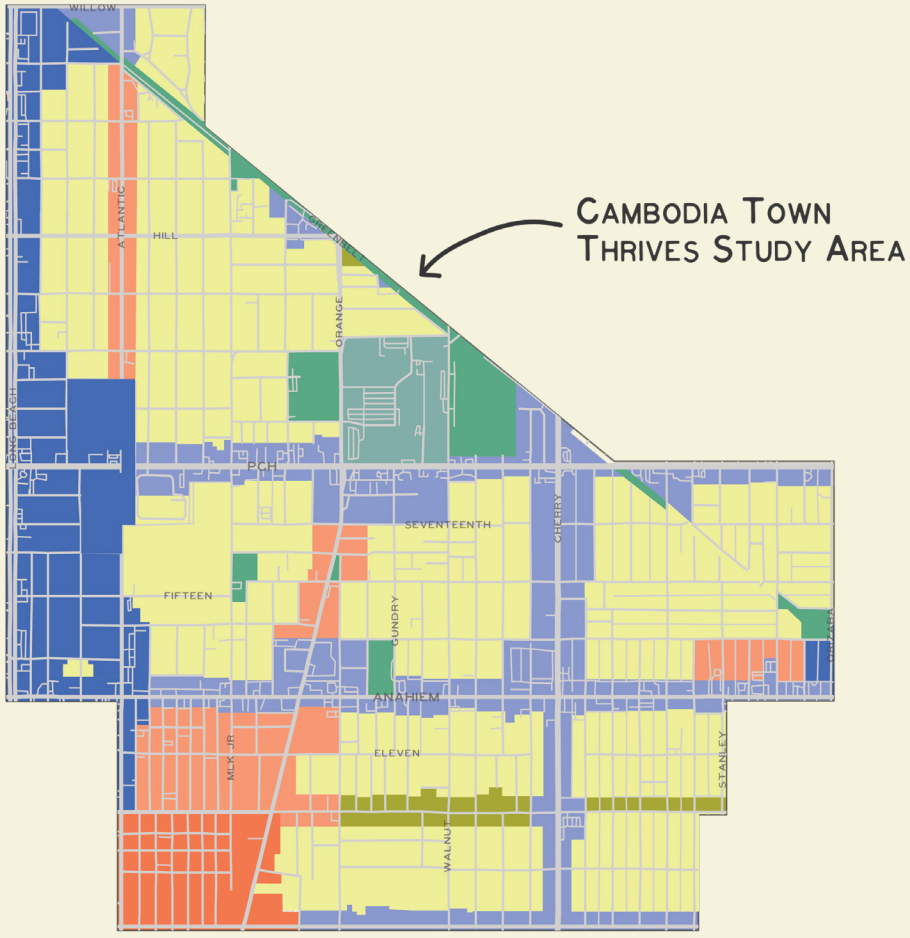
LU Policy 15-2: Foster an environment of trust, fairness, and equality that supports individuals of diverse ethnic, cultural, religious, and socio-economic backgrounds in planning City projects and programs.

FIGURE

Land Use Element

Land Uses [PlaceTypes]

- Founding & Contemporary Neighborhood [Residential]
- Multiple Family Residential Low Density
- Multiple Family Residential Moderate Density
- Neighborhood Serving Center or Corridor Moderate Density
- Transit Oriented Development Low Density
- Downtown
- Open Space
- Regional Serving Facility





LU Policy 15-3: Consult with California Native American tribes early in the planning process to ensure their concerns are appropriately reflected in planning initiatives and projects.

LU Policy 15-4: Work with the Native American community to identify ways of incorporating, appreciating, and highlighting Native American history and culture in public art, museums, events, and where applicable, development projects.

LU Policy 16-2: Improve the environmental conditions of low-income and minority populations experiencing disproportionate environmental burdens by improving the physical conditions, safety, health, livability, and prosperity of their neighborhoods.

LU Policy 16-3: Develop public health equity and environmental protection programs that promote equity and that provide for the fair treatment of all Long Beach residents regardless of gender, sexual orientation, race, age, culture, religious beliefs, income, and geographic location.

LU Policy 16-7: Address Environmental Justice through public infrastructure investments in disadvantaged communities. These investments should address compound and unique health risks by reducing and limiting air pollutant exposure, providing health care infrastructure, using clean and renewable energy where available, and improving active living and transportation options, as well as access to safe recreation, food, and housing options.

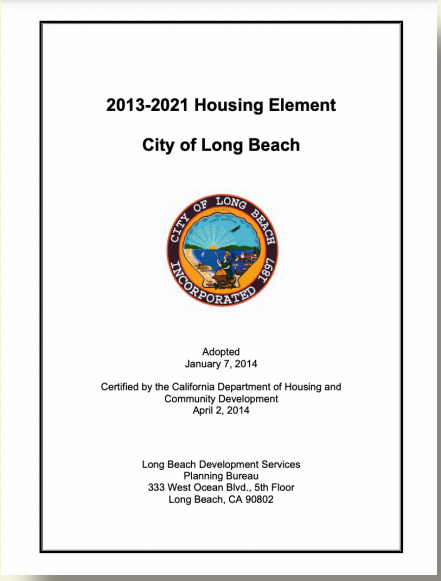
LU Policy 16-11: Work with residents to seek out proactive, forward-looking strategies not only to clean up but also to protect neighborhoods already overburdened by adverse environmental conditions.

LU Policy 17-3: Prioritize improvements in underserved neighborhoods to remedy deficiencies in infrastructure, public facilities, and services.

LU Policy 17-5: Serve a wide range of community needs by providing increased access to community uses at schools (i.e., health clinics, counseling centers, recreational and other social services) outside of school hours, starting in neighborhoods with a lack of sufficient public facilities, infrastructure, and services.

LU Policy 18-7: Prioritize the location of new parks in underserved or low-income communities with the lowest ratio of park space per thousand residents.

LONG BEACH GENERAL PLAN HOUSING ELEMENT



The City of Long Beach General Plan is a governing document created to guide the future development of the City of Long Beach. The Housing Element, updated in 2014, is a chapter within the General Plan that outlines the next steps for addressing housing-related issues in the City.

Long Beach has over 176,000 housing units including single-family homes, mobile homes, apartments, town homes, and condominiums. The City of Long Beach will focus on fostering future housing growth in the downtown region, transit corridors, and major hubs of activity. The City is actively preserving and constructing more affordable housing to improve economic opportunities and living conditions in areas with high overcrowding and rent burdens. Some challenges in achieving equitable housing include ensuring the quality and affordability of the housing stock, ensuring that suitable housing is available for persons of all economic segments, directing reinvestment in lower-income areas, assisting individuals and families with special housing needs, and meeting the needs of a diversifying community.

Although the Housing Element's goals help build more accessible affordable housing (single-room occupancy, etc.) and houselessness assistance (transitional & supportive housing), the document fails to recognize past mistakes and neglect such as restrictive covenants and redlining. It is important to acknowledge these racist practices and structures in order to move forward with proper reparations for housing justice. Ultimately, stronger affordability and houselessness prevention programs will determine the future living conditions of vulnerable populations. As required by State law, the Housing Element must be periodically updated and the City of Long Beach is currently updating the Housing Element, which is set to release for 2021.

KEY ELEMENTS

HE Policy 1.1: Direct local financial assistance to affordable housing projects.

HE Policy 1.2: Continue implementing the Section 8 Housing Choice Voucher (HVC) program and work with property owners to increase acceptance of Housing Choice Vouchers.

HE Policy 1.3: Where the City provides financial assistance, requires the inclusion of affordable units.

HE Policy 1.4: Work with property owners, nonprofit housing providers, and tenants to encourage the preservation of assisted multi-family units at risk of conversion to market rents.

HE Policy 1.5: Continue the City's rehabilitation loan and grant programs to assist in the preservation of affordable housing units.

HE Policy 2.1: Continue to implement the City's density bonus program to provide incentives for housing that is accessible and affordable to lower-income households, seniors, and disabled persons (including persons with developmental disabilities).

HE Policy 2.2: Support continued efforts to implement and expand the Continuum of Care program for (houseless) persons. Implement the feasible components of Within Our Reach: A Community Partnership to Prevent and End Homelessness (Houselessness), Long Beach's 10-Year Plan Report.

HE Policy 2.3: Support provision of housing to address the needs of the disabled (including persons with developmental disabilities), the mentally ill, persons with substance problems, persons with HIV/AIDS, veterans, and other groups needing transitional and supportive housing.

HE Policy 2.4: Encourage the universal design of housing products and environments, making them usable by a wide range of people with different physical and mental abilities.

HE Policy 2.5: Integrate and disperse special needs housing within the community and in close proximity to transit and public services.

HE Policy 2.7: Proactively seek out new models and approaches in the provision of affordable housing, such as co-housing and assisted living facilities.

HE Policy 3.1: Encourages the maintenance and improvement of the housing stock and the neighborhood context.

HE Policy 3.7: Continue to support the creation of healthy neighborhoods by addressing public safety issues, performing ongoing property inspections, eliminating threats to public health, and promoting business establishments that offer healthy food choices.

DID YOU KNOW?

A **TRANSIT CORRIDOR** is a generally linear, walkable area around the stations of a transit line.

TRANSITIONAL & SUPPORTIVE HOUSING is housing used to facilitate the movement of people experiencing houselessness into permanent housing and independent living.

REPARATIONS are the making of amends for a wrong one has done, by paying money to or otherwise helping those who have been wronged.

HOUSING JUSTICE is the goal of high-quality, safe housing for all genders, races, ethnicities, disabilities, ages, and more. It means the end of housing discrimination and the fulfillment of all communities' needs.



HE Policy 3.9: Provide education and outreach to tenants regarding the City's Code Enforcement program and their rights as a tenant to be provided decent, safe, and sanitary housing.

HE Policy 4.7: Assist in establishing partnerships of nonprofit organizations, affordable housing builders, and for-profit developers, to provide greater access to affordable housing funds.

HE Policy 4.10: Promote mixed-generation housing that accommodates both families and elderly households.

HE Policy 5.2: Offer financial and/or regulatory incentives, such as density bonuses and fee reductions/waivers, where feasible, to offset or reduce the costs of developing affordable housing.

HE Policy 6.1: Provide home purchasing opportunities, with an emphasis on providing affordable options for low and moderate-income households.

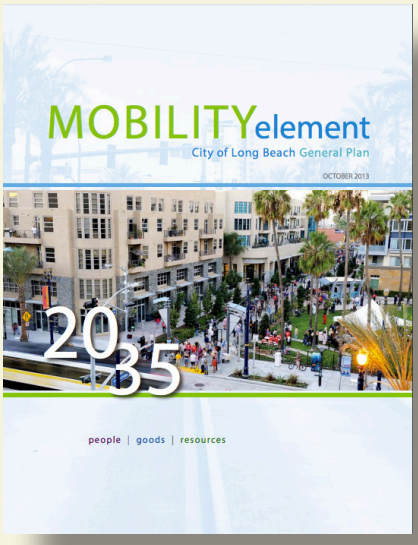
HE Policy 6.2: Utilize homeownership assistance programs as a mechanism to expand affordable housing opportunities and accommodate large families.

HE Policy 7.2: Continue to enforce notification and relocation assistance for low-income households displaced due to demolition, condominium conversion, and persons displaced due to code enforcement activities of illegally converted or substandard residential dwellings.



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Caption Source

LONG BEACH GENERAL PLAN
MOBILITY ELEMENT



The Mobility Element, updated in 2013, is a chapter within the City of Long Beach General Plan that outlines the next steps for addressing transportation-related issues in the City. The Mobility Element focuses on creating safe, efficient, and balanced mobility networks to enhance air, ground, and water transportation practices. This 20-year plan aims to improve local and regional transportation, enhance residents' quality of life, and work away from vehicle dependency. Overall, the Mobility Element works to balance the needs of all roadway users, broaden accessibility, and encourage active transportation. The integration of mobility elements for Cambodia Town will help decrease the pollution burden, increase transportation accessibility, and connect local and regional networks. Within the Mobility Element, East Anaheim Street, the central transportation corridor of Cambodia Town, is identified as a Major Avenue, Pedestrian Priority Area, Primary Transit Route, Parking Impacted Area, and Local Delivery Truck Route. Anaheim Street from Alamitos Avenue to Redondo Avenue is identified as a Pedestrian Priority Area and Primary Transit Route, and the City plans to place capital and operational improvements that promote pedestrian and transit travel that is safe and enjoyable. The Anaheim Streetscape Plan, led by public works, should consider these improvements along with bicycle facilities that provide for safer travel.

KEY ELEMENTS

MOP Policy 1-5: Recognize the important function of alleys in the transportation network. Consider alleys, especially continuous alleys, a valuable resource for pedestrian connectivity, access to abutting properties for loading and unloading, locate utilities, and store/dispose of waste.
MOP Policy 1-6: Involve citizens in transportation planning and project design decisions for improving the City's "complete streets" and bicycle and pedestrian networks.

MOP Policy 1-7: Maintain all roadways, paths, and sidewalks in a good state of repair.

MOP Policy 1-13: Increase multi-modal access to major employers and educational institutions, including Long Beach Community College.

MOP Policy 1-14: Use universal design techniques to accommodate pedestrians of all ages and abilities and ensure compliance with the Americans with Disabilities Act.

MOP Policy 1-15: Pursue programs that reduce vehicle speeds and cut-through traffic on local streets.

MOP Policy 2-5: Clarify transit routing and make transit information, including arrival times, available at all transit centers, bus stops, on all buses, and on light rail trains.

MOP Policy 2-6: Ensure high-quality, on-street access to transit stops and stations.

MOP Policy 2-9: Identify streets or street segments where special design treatments are desired to achieve community goals.

MOP Policy 2-10: Support the temporary closure of streets for community and commercial activity that encourages residents to see their streets as public spaces and promote biking and walking in the City.

MOP Policy 2-11: Consider every street in Long Beach as a street that bicyclists and pedestrians will use.

ACTIVE TRANSPORTATION is a self-propelled, human-powered mode of transportation, such as walking, bicycling, or skateboarding.

POLLUTION BURDEN describes the potential exposures to pollutants and the adverse environmental conditions.

ECO-GENTRIFICATION is a process in which cleaning up pollution or providing green amenities increases local property values and attracts wealthier residents to a previously polluted or disenfranchised neighborhood.

MOP Policy 2-13: Continue to use innovative designs to expand and enhance the bikeway network and increase public safety

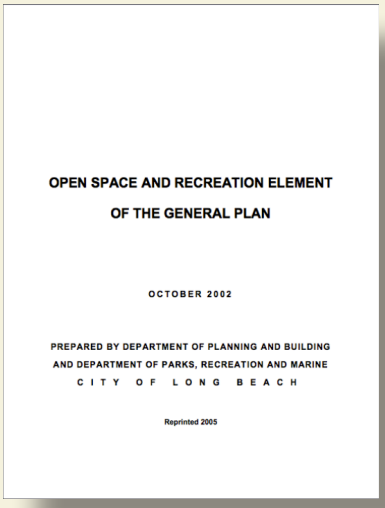
MOP Policy 2-19: Where feasible, widen sidewalks to improve the pedestrian environment by providing space for necessary infrastructure, amenities, and streetscape improvements.

MOP Policy 2-23: Expand green color pavement at selected bike facilities to alert motorists and bicyclists of conflict areas and share the right-of-way with bicyclists.

MOP Policy 5-2: Reduce vehicle miles traveled (VMT) and vehicle trips through the use of alternative modes of transportation and TDM.

MOP Policy 6-3: Where appropriate, encourage the conversion of on-street parking space for expanded sidewalk widths or landscaping.

LONG BEACH GENERAL PLAN
OPEN SPACE & RECREATION ELEMENT


OPEN SPACE AND RECREATION ELEMENT
OF THE GENERAL PLAN

OCTOBER 2002

PREPARED BY DEPARTMENT OF PLANNING AND BUILDING
AND DEPARTMENT OF PARKS, RECREATION AND MARINE
CITY OF LONG BEACH

Reprinted 2005

The Open Space and Recreation Element, updated in 2002, is a chapter within the City of Long Beach's General Plan that outlines the next steps for addressing open space-related issues in the City. The guidelines for open space planning is prioritizing the development of more recreational spaces, prioritizing areas that lack access to parks, and open space. The Element also highlights specific issues, goals, policies, and implementation programs in using open space and preserving natural resources. Additional open space will be developed to meet the current population demands and health recommendations.

These efforts will help enhance the overall health of residents in park-poor communities such as Cambodia Town—the City's goal is to reach an average of 8.0 acres in open space per 1,000 people. However, this element must be examined carefully to make sure no further

displacement pressures like eco-gentrification are placed on Cambodia Town. Gentrification pressures have been generated by similar park improvements and other public facilities, thus future community enhancements should consider potential impacts.

KEY ELEMENTS

OS Policy 1.3: Incorporate environmentally sustainable practices in City programs and projects.

OS Policy 2.1: Reserve, at a minimum, the existing amount of open space for community gardens and strive to create more.

OS Policy 4.1: Create additional recreation open space and pursue all appropriate available funding to enhance recreation opportunities.

OS Policy 4.3: Keep park lands open and green by limiting the amount of parking lot and building coverage areas within parks.

OS Policy 4.6: With the help of the community, plan, and maintain park facilities at a level acceptable to the constituencies they serve.

OS Policy 4.7: Continue to solicit citizen participation in the creation of new park space and recreation facilities.

OS Policy 4.8: In creating additional recreational opportunities, priority shall be given to areas of the City that are most underserved.

OS Policy 4.10: Require all new developments to provide usable open space tailored to the recreational demands they would otherwise place on public resources.

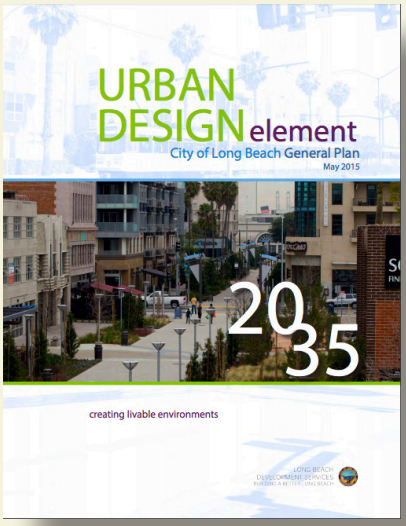
OS Policy 4.11: Identify and increase the use of all underutilized potential public recreation resources to best serve the community, and work with the Long Beach Unified School District to enhance community recreational opportunities at Long Beach schools.

OS Policy 4.13: Give special consideration to handicapped and disadvantaged residents in accessing public recreation resources.

PLACE-KEEPING is the active care and maintenance of a place and its social fabric by the people who live and work there.

Being **CULTURALLY AND LINGUISTICALLY SENSITIVE** means being aware and practicing methods that respect the culture and language of the community.

LONG BEACH GENERAL PLAN URBAN DESIGN ELEMENT



The Urban Design Element, updated in 2019, is a chapter within the City of Long Beach General Plan that outlines the next steps for addressing urban design-related issues in the City. The Urban Design Element lays out guidelines detailing how contributions to the built environment must build upon the City of Long Beach's physical character and identity. These changes are made to improve the relationships between the other elements of the General Plan including Housing, Mobility, Open Space, and Land-Use. The overarching goal of this Element is to strengthen the connection between existing and new structures with recreation, economic opportunities, and transportation facilities. This aspect of community-building is essential to establishing place-keeping and to connect people to the entire environment.

This element lacks specific language on fostering cultural preservation and designation for ethnic enclaves such as Cambodia Town. For example, the signage guide sets limitations for small business owners along the East Anaheim Corridor because it requires store names to have English, and do not accommodate additional space for other languages. This is problematic for some small business owners because many do not speak English and their store's name is a representation of their community's culture. Many Cambodian stores along the East Anaheim Corridor have Khmer and Spanish names that should be embraced rather than adjusted to accommodate the needs of outsiders. As a result, the urban design element can be further broadened to be culturally and linguistically sensitive to the multi-ethnic community in Cambodia Town.



KEY ELEMENTS

UD Policy 1.5: Prioritize and revitalize streetscapes in existing neighborhoods and targeted areas of change to provide well-lit streets, continuous sidewalks, consistent paving treatment, and improved crosswalks at intersections.

UD Policy 1.6: Identify streets that can be reconfigured to accommodate a variety of improvements, such as wider sidewalks with trees, bike paths, dedicated transit lanes, and landscaped medians or curb extensions that make the streets more attractive and usable, consistent with Complete Streets principles.

UD Policy 1.8: Promote universal design in public and private development to ensure accessibility for people of all abilities.

UD Policy 2-1: Encourage a mix of building forms that embrace key historic resources of a neighborhood, encouraging architectural preservation and allowing for innovative renovations to older structures that will contribute to neighborhood character.

UD Policy 2-3: Promote enhancement of the built environment through façade improvements, quality and context-sensitive infill development, and landscaping.

UD Policy 2.4: Incorporate aesthetic elements such as pedestrian lighting, gateway landscape treatment, and ornamental landscaping throughout the City.

UD Policy 2-9: Encourage the use of aesthetically designed common trash enclosures in alleys for multiple businesses to create more attractive and walkable environments.

UD Policy 3-1: Preserve important neighborhood characteristics that create a sense of place, including buildings, landmarks, development patterns, design features and materials, streetscapes, signs, landscaping, public amenities, and open spaces.

UD Policy 3-3: Encourage collaboration among local neighborhood residents, businesses, places of worship, schools, and service providers to build neighborhood cohesiveness, foster neighborhood improvements, and promote appropriate infill and regeneration of existing neighborhoods.

UD Policy 4.3: Provide locations for amenities and uses that encourage community interaction and healthy lifestyles such as farmers' markets, demarked walking routes, street festivals, and performing spaces.

UD Policy 5.1: Provide opportunities for public access to fresh food through the encouragement of urban agriculture, edible sidewalks, and community gardens.

UD Policy 5.3: Provide a range of passive and active areas that promote safe, healthy places for exercise, recreation, family gatherings, and respite within walking distance of all neighborhoods.

UD Policy 6-1: Prioritize improvements to remedying infrastructure, public facilities, and service deficiencies to underserved neighborhoods and business hubs.

UD Policy 6-3: Maintain adequate and sustainable infrastructure systems to protect and enhance the health and safety of all Long Beach residents, businesses, institutions, and regional serving facilities.

UD Policy 9-2: Protect districts that are part of the City's history and possess a unique neighborhood character.

UD Policy 10-1: Embrace the cultural diversity and heritage prevalent within Long Beach through public art, signage, and preservation of historic structures.

UD Policy 10.2: Collaborate with regional artists, residents, and community members during the design process to infuse public art and cultural amenities into a project.

UD Policy 11-1: Incorporate public art and cultural amenities as community landmarks, encouraging public gathering and wayfinding, large and small.

UD Policy 16-1: Provide opportunities for mixed-use development within focused locations (areas of change and target areas) to provide opportunities for live-work, affordable and mixed-income housing, and commercial and residential mixes in a medium to a high-density setting.

UD Policy 16-6: Create natural surveillance by placing physical features, activities, and people in a way that maximizes visibility and fosters positive interaction among users of private and public space.

UD Policy 20-5: Preserve the existing urban fabric through the preservation of mature trees, historic structures, and cultural amenities.

UD Policy 20-6: Provide traffic calming measures such as roundabouts or narrowed intersections, where appropriate, to slow automobile speeds and allow pedestrians and cyclists to safely share the street.

UD Policy 30-1: Preserve and enhance access to existing open space through improvements to existing facilities and wayfinding programs for new and existing open spaces.

UD Policy 30-2: Seek opportunities to provide new publicly accessible open spaces and linkages to the greater open space network within residential projects.

UD Policy 30-3: Look for opportunities on underutilized streets to be repurposed, where unused roadway can become open space (i.e., an enlarged parkway, greening unpaved alleys, linear or pocket park).

UD Policy 32.1: Ensure adequate public facilities and services to support the community.

UD Policy 32.2: Encourage the development of additional community facilities [such as meeting spaces] available for low-cost use to ensure equitable access.

UD Policy 33-2: Identify opportunities within neighborhoods and at schools to create and maintain community gardens.

UD Policy 33-3: Transform underused lots and public properties into vibrant, social, public spaces to accommodate community gatherings and events.

LONG BEACH BICYCLE MASTER PLAN



As part of the Mobility Element, the 2018 Long Beach Bicycle Master Plan is a guide of recommendations that pushes for bicycling to be an essential mode of mobility to grocery stores, work, school, etc. Through this 25-year vision plan, Long Beach established strategies to have less automobile dependency on by 2040. Some completed and ongoing projects include the Los Angeles River Bicycle Path and Harding Street Project. These projects have helped with the traffic calming efforts and enhanced connectivity between schools and open spaces.

This plan envisions a future where bicycling will be the easiest, most convenient way to run errands, get to work or school, or travel for recreation. The City of Long Beach's goal of developing a bicycle-friendly city will help resolve issues like traffic congestion, poor air quality, climate change, poor public health, and diminishing quality of life. These issues are all important to Cambodia Town because residents currently live in these conditions.

Multiple regions in Eastside Long Beach have more than 300 residents and workers with no vehicle ownership. There is a need to shift transportation investments away from automobiles towards bicycling (US Census Bureau, 2009-2013). The increased development of public infrastructure for bicycling can help decrease the high collision rates within communities like Cambodia Town. The Bicycle Master Plan proposes 15th Street as a 8-to-80 bike way facility, that is

meant to support east-west bicycle connectivity, instead of East Anaheim Street. The Plan also identifies safety improvements at the intersection of East Anaheim Street and Orizaba Avenue.

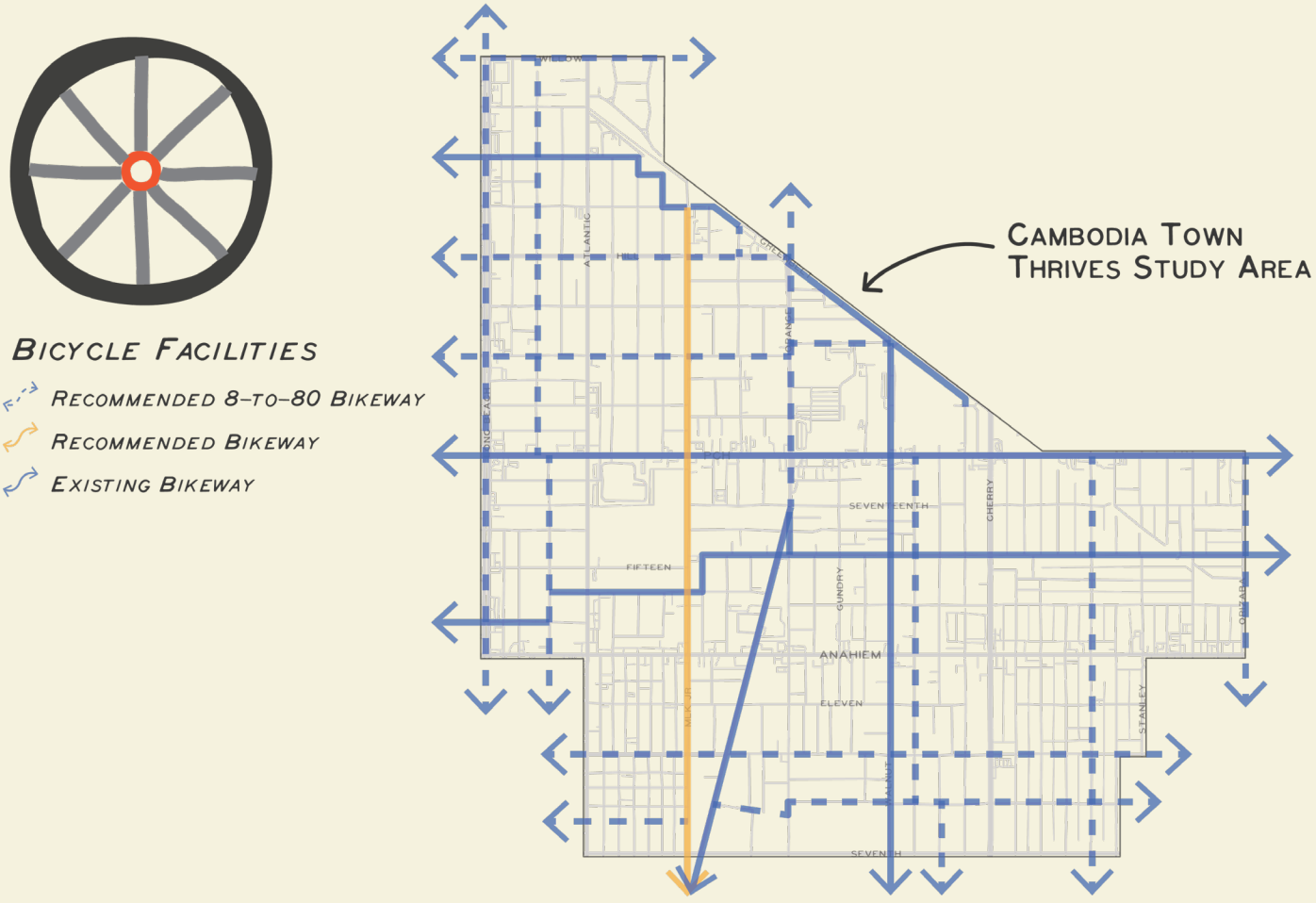
The shift in mobility prioritizations is a step forward, but not everyone can access bicycles due to economic means, physical impairment, and an overall sense of safety. These are essential factors to consider in future transportation development projects as prioritizing bicycles over cars does not fully encompass the voices of all vulnerable communities; it is important to center the perspectives of the disabled, vision impaired, etc. to truly build a more equitable city. Additionally, for Cambodia Town residents to bicycle along 15th Street instead of East Anaheim Street that hosts several key destinations, creating gaps in the larger bicycle network.

TRAFFIC CALMING is a tactic to combat speeding and other unsafe behaviours of drivers in the neighbourhoods.

A **8-TO-80 BIKEWAY FACILITY** is designed so that anyone between the ages of 8 and 80 years old can ride bicycles easily and comfortably.

FIGURE

Bicyclist and Pedestrian Hisk Risk Areas



KEY ELEMENTS

BMP Policy 1.1: Expand, improve, and connect the bikeway network to provide a viable transportation option for all levels of bicycling abilities.

BMP Policy 1.3: Implement a citywide speed limit of 15 miles per hour in school zones.

BMP Policy 2.2: Continue to expand citywide bike parking supply including short-term and long-term facilities for commercial and residential land uses and public rights-of-way.

BMP Policy 2.4: Work with Long Beach Unified School District to ensure quality bike racks are installed at all Long Beach schools.

BMP Policy 3.1: Maximize bicycle amenities at transit stops and stations to meet demand.

BMP Policy 4.1: Continue and expand existing bicycle-related programs citywide and at Long Beach schools.

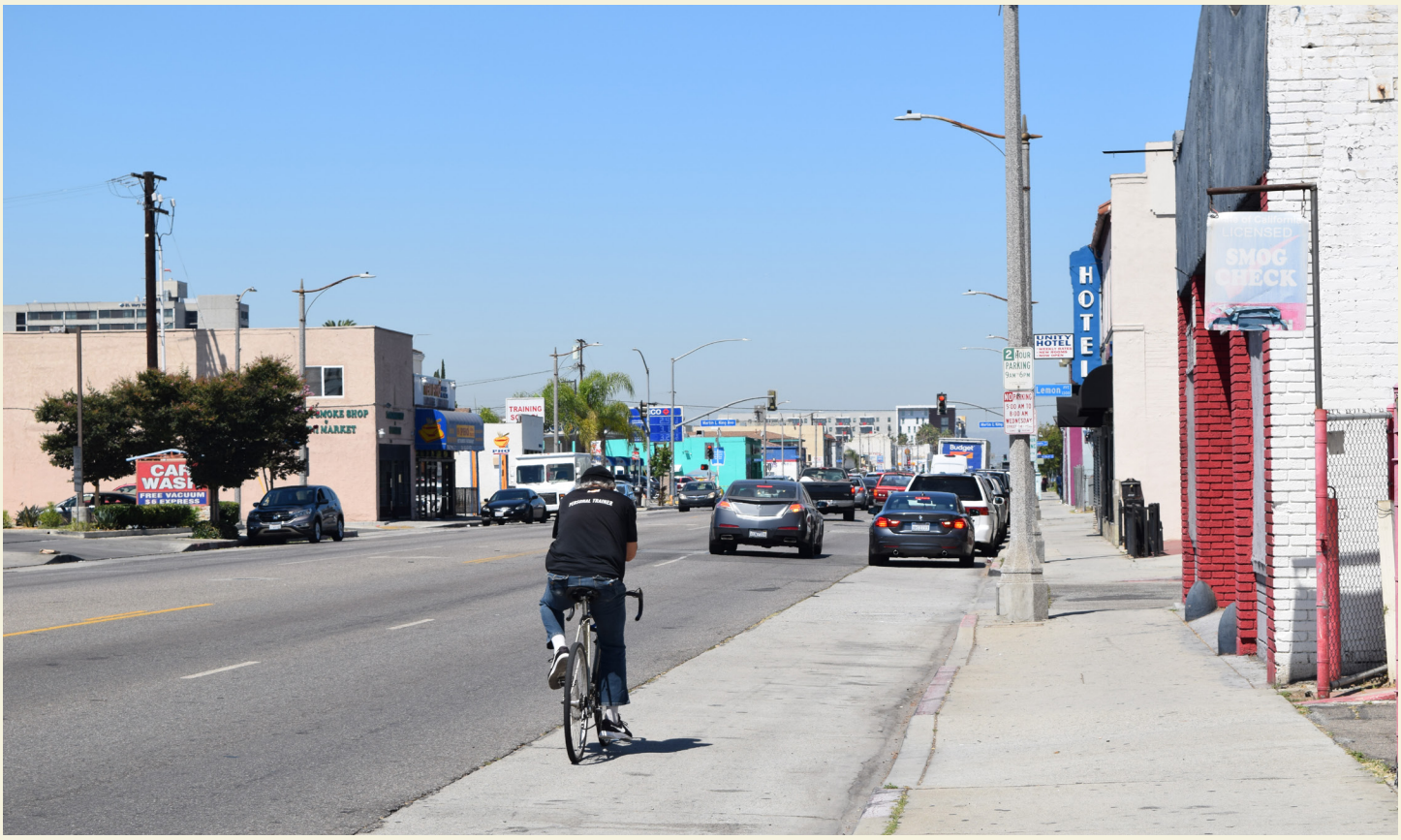
BMP Policy 4.2: Support and encourage third-party bicycle education classes and bicycle repair workshops for adults and students.

BMP Policy 5.1: Hold at least 25 percent of the offered adult bicycle education classes and bicycle repair workshops in identified disadvantaged communities.

BMP Policy 5.3: Prioritize the implementation of projects in historically underserved communities, areas with high pollution rates, and along corridors with relatively high fatality and injury rates.

BMP Policy 8.5: Identify opportunities to remove travel lanes from roads where there is excess capacity to provide new or improved bicycle facilities.

BMP Policy 9.1: Where feasible, conduct before-and-after studies prior to implementing a bicycle project in order to measure the efficacy of the facility.



On Anaheim Street, the number of traffic collisions involving bicyclists are high based on the design of the road.

CX3 PEDESTRIAN IMPROVEMENT MASTER PLAN



As part of the Mobility Element, the CX3 Pedestrian Plan aims to improve walkability and active transportation options for those in Central, West, and North Long Beach. Through robust community engagement, research, and assessments, the Plan identifies opportunities to improve active transportation infrastructure in these historically disinvested neighborhoods, such as Cambodia Town. In Long Beach, transportation infrastructure has changed over time to prioritize the mobility of vehicles. For example, the initial construction of Los Angeles highways in the 1930s prioritized cars and people with the economic means to access individualized and privatized transportation. This change in transportation ultimately led to white flight, neighborhood segregation, and inner-city disinvestment in public infrastructure. New reinvestments today need to prioritize different modes of transportation for all groups of people.

The CX3 Pedestrian Plan is a step towards equitable public transportation infrastructure investment that promotes walkability, enhances healthy lifestyle choices, and broadens accessibility to those of different levels of physical abilities (disable, sight impairment, etc.). The essential goal of this Plan is to assess existing conditions of public infrastructure in the CX3 study areas, including Cambodia Town, and to identify community-led policies and projects that will improve the pedestrian environment. Overall, this goal will help establish a framework (tools, projects, policies, and programs) that would ultimately improve the living conditions of historically neglected communities.

Transportation accessibility and pedestrian mobility are important in Cambodia Town because there is a lack of public infrastructure for meeting the needs of pedestrians over vehicles. Specifically, the disability rate is higher for residents in Cambodia Town in comparison to Los Angeles' average. Cambodian older adults (65 and above) have a disability rate of 60% which highlights the need to plan for an aging community with impaired mobility (Adebiyi et al., 2013). For East Anaheim Street, the CX3 Pedestrian Plan envisions East Anaheim Street as a complete street, providing both vehicular traffic calming and pedestrian crossing enhancements including additional marked crosswalks with traffic signals, sidewalk expansions, intersection bulb-outs, crossing islands, enhanced crosswalks, and landscaped medians. The Plan also identifies East Anaheim Street as having one of the highest levels of transit ridership in Long Beach, and proposes bus-only lanes, with the bulb-outs serving as a transit platform which allows for easier and faster boardings.

DID YOU KNOW?

WHITE FLIGHT describes the phenomenon of White people moving out of urban areas, particularly those with significant minority populations, and into suburban areas.

NEIGHBORHOOD SEGREGATION is the physical separation of two or more groups into different neighborhoods.

DISENVESTMENT is the withdrawal or reduction of an investment.

IMPAIRED MOBILITY refers to a disability that affects a range of movements.

A **COMPLETE STREET** is a street designed to prioritize safety, comfort, and access for all people including people with disabilities, people who cannot afford or do not have access to a car, and Black, Native, and Hispanic or Latino/a/x communities.

RELEVANT PROJECTS

Vision Zero (pg. 176): An effort to reduce traffic-related deaths to zero by a specific time frame. Methods include increased enforcement, engineering, and education. For example, street redesign through traffic calming efforts can decrease speeding by physically altering the street. Furthermore, increased educational campaigns through media, schools, and health can spur change in behaviors. In regards to Cambodia Town, some of the most dangerous intersections are located in the neighborhood, in particular the intersection of Anaheim and Atlantic.

Atlantic Avenue Safety Improvements (pg.187): This project enhances pedestrian safety by adding traffic calming devices and pedestrian crossing engagements along Atlantic Avenue between 7th Street and Willow Street. Other efforts include adding/ replacing street lights, landscape medians, intersection bulb-outs, and crossing islands.

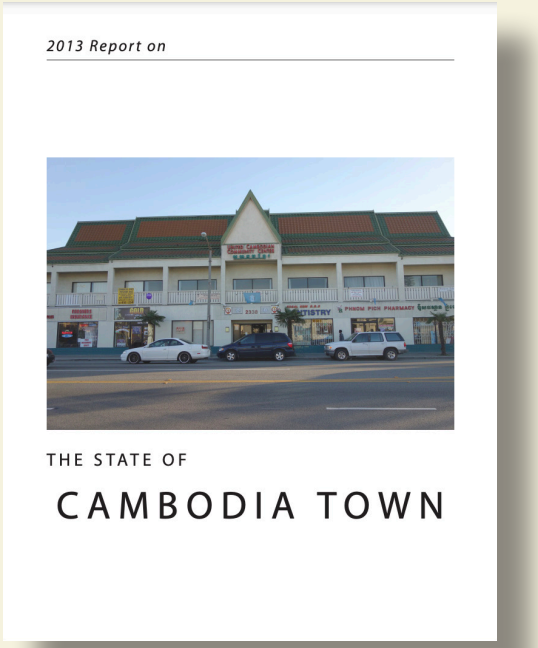
11th Street Safety Improvements (pg.193): Street improvement project that primarily enhances pedestrian safety along 11th Street between Atlantic and Gardenia Avenue. This project's goal is to provide a safe(r) route to Lincoln Elementary School from the east-west route of Anaheim Street. Lincoln Elementary School primarily serves residents of Cambodia Town.

East Anaheim Complete Street (Prioritized Future Project) (pg. 254): Provides traffic calming and improves pedestrian crossing enhancements along Anaheim Street between Junipero Avenue and Atlantic Avenue right in the heart of Cambodia Town. Enhancements include additional marked crosswalks with traffic signals, intersection bulb-outs, crossing islands, improved fading crosswalks, and landscape barriers/medians between traffic and pedestrians.

15th Street Neighborhood Connector (pg. 205): Proposed neighborhood connected that mostly transverse along 14th street from Magnolia Ave to Cherry Avenue. Neighborhood connectors expand current bicycle infrastructure along with pedestrian paths to increase the connectivity among neighborhoods to make alternative modes of transportation feasible, safe, and efficient.



THE STATE OF CAMBODIA TOWN REPORT



This report by UCLA Center for Neighborhood Knowledge in 2013 examines Cambodia Town in five key areas — demographic trends, socioeconomic characteristics, housing trends, health, and community concerns — with secondary data from the US Census Bureau and original survey response data. From the 1960-1980s, Asians accounted for less than 5% of Cambodia Town's population. Cambodia Town's population has shifted over time and the Asian population grew to about 25% of the entire neighborhood population. The high population of Asians (mostly Cambodians) in the neighborhood is a result of the migration from Cambodia.

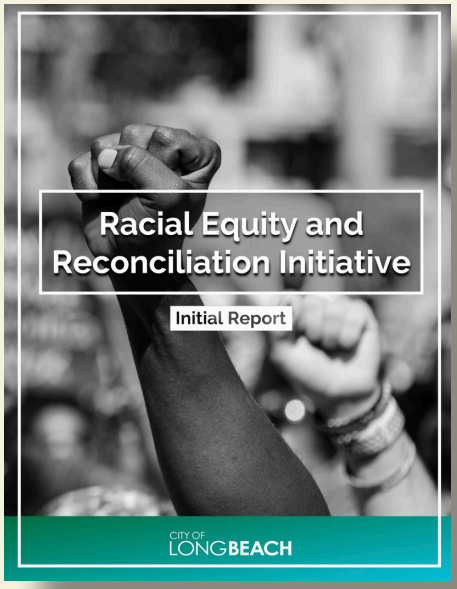
In terms of economic status, Cambodia Town's median household income ($34,000) is substantially lower than LA County's average ($56,000). Moreover, economic limitations impact health outcomes by not providing enough resources for a community with greater health needs. Almost 40% of Cambodian residents in Cambodia Town are uninsured which poses a great risk for those that have shown higher rates of diabetes, stroke, liver disease (APIAHF, 2006), and post-traumatic stress disorder (PTSD). 70% of Cambodian refugees in Long Beach suffer from PTSD while another 51% suffer from severe depression (RAND, 2005; Marshall et al., 2005).

This quantitative report indicates the continuous community changes in Cambodia Town. These changes are important to understand in order to know what type of community the City of Long Beach will be working with. For example, it will be essential to have trauma-informed staff when working with residents to further understand their community vision. This work will help the City differentiate between what is and is not desirable for the community's future.

SECONDARY DATA is information that has been collected in the past by someone else.

TRAUMA-INFORMED means recognizing the presence of trauma symptoms and acknowledging the role trauma may play in an individual's life.

LONG BEACH RACIAL EQUITY AND RECONCILIATION INITIATIVE



In light of the Black Lives Matter protests, the City of Long Beach is committed to addressing racial inequity in the past and present. Deeply-rooted racism and anti-Black sentiments are present in the City's current policies and built environment including housing, healthcare, education, and employment. This marginalization history shows the need to implement anti-racist policies that would help build a more equitable Long Beach.

"LONG BEACH ACTIVELY ENGAGES IN ONGOING RACIAL RECONCILIATION INITIATIVES TO DISMANTLE AND ELIMINATE SYSTEMIC RACISM, RECOGNIZING THE NECESSARY STARTING POINT IN THIS COUNTRY IS DISMANTLING ANTI-BLACK PRACTICES AND INSTITUTIONS AND REPLACING THEM WITH THOSE THAT ENSURE EQUITY FOR ALL." (LONG BEACH RACIAL EQUITY & RECONCILIATION INITIATIVE, 2020).

DID YOU KNOW?

ANTI-BLACK SENTIMENTS is discrimination towards people who identify as Black.

MARGINALIZATION is the treatment of a person, group, or concept as insignificant.

ANTI-RACIST means to challenge racism and actively change the policies, behaviors, and beliefs that perpetuate racist ideas and actions.

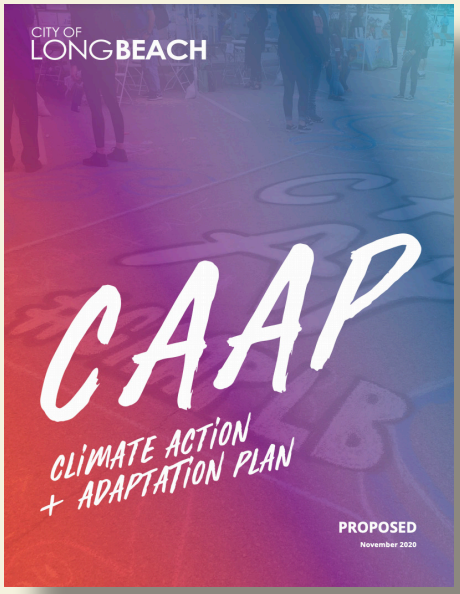
RACIAL RECONCILIATION means addressing the need for community restoration in regards to race-based issues.

SYSTEMIC RACISM refers to the systems and structures that have procedures or processes that disadvantage Black, Indigenous, and POC communities.

ANTI-BLACK PRACTICES are practices that dehumanizes and systematically marginalizes Black people.

Based on this document, the City of Long Beach is publicly announcing their commitment to end systemic racism by changing its internal structure, investing more into community safety and violence reform, redesigning police approaches to community safety, and improving overall health by eliminating social and economic disparities. As the City makes this promise for social justice, it is important that these values are implemented in every project including the Cambodia Town Vision Plan. Social justice cannot be entirely achieved without working with the community to fix past problems. Therefore, the City needs to value community residents as experts that can help create community-based solutions.

LONG BEACH CLIMATE ACTION AND ADAPTATION PLAN



The City of Long Beach's Climate Action and Adaptation Plan is a comprehensive planning document outlining the City's proposed approach both to address climate impacts to the city and to reduce the city's impact on the climate through reducing greenhouse gas emissions. Some adaptation measures that the city proposes in the plan attempts to act on the issues of extreme heat, air quality, drought, and flooding. These action steps are meant to address the causes of climate change and reduce the impact people have on the climate system by reducing our future greenhouse gas (GHG) emissions. The plan will help guide the implementations of new policies, programs, incentives and requirements to help mitigate and adapt to climate change to improve the resiliency of the community. This plan is relevant to Cambodia Town's Vision Plan because this community deals with the issue of high pollution burden (above 95th percentile). Contributors to this neighborhood pollution issue include nearby refineries and high traffic flow. Future development needs to consider how to combat these pollution burdens to increase the overall health of the community including residents and local greenery (urban farm/crops, etc.).

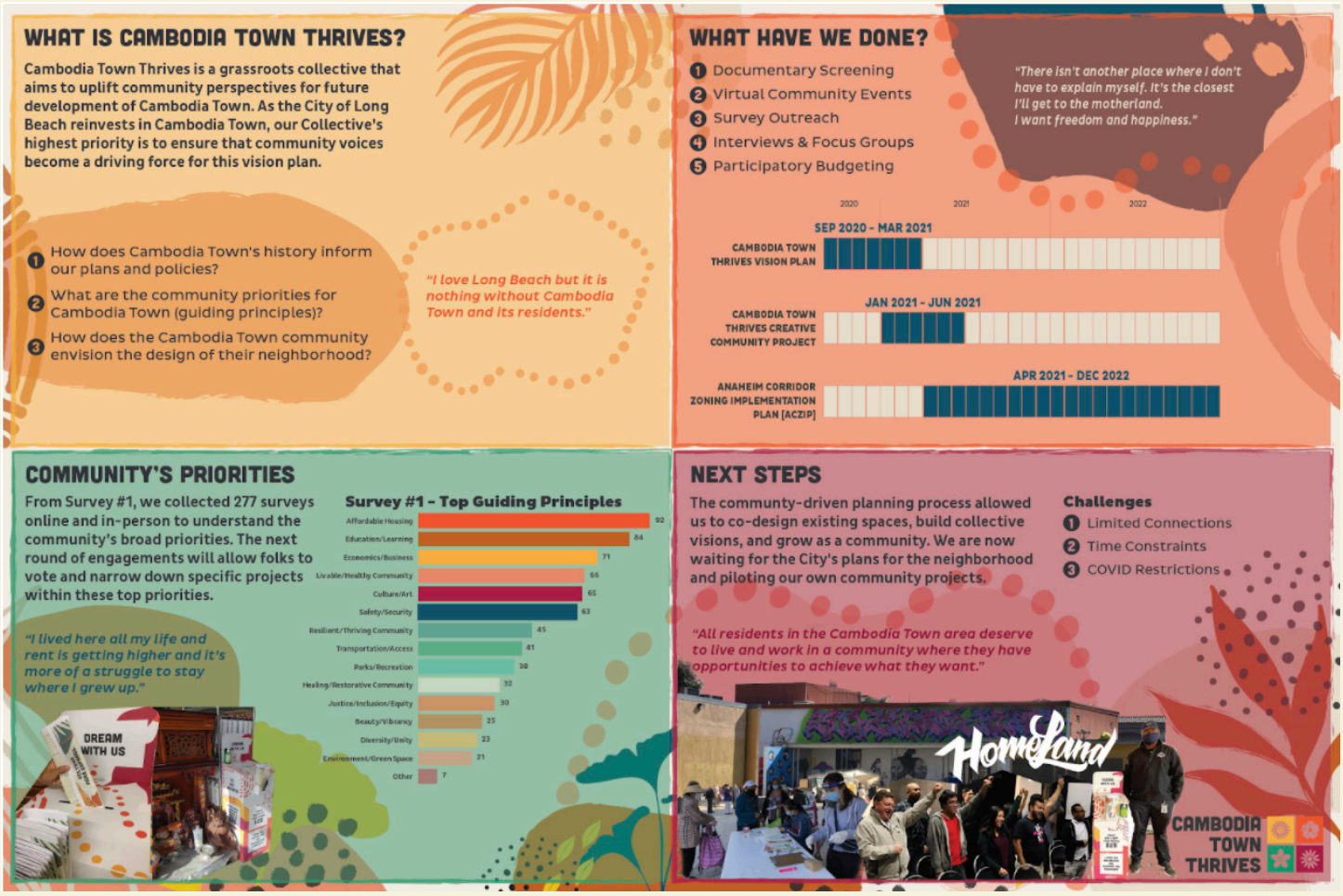
MACARTHUR PARK VISION PLAN



MacArthur Park, along with the Homeland Cultural Center, Gamboa Theater and Mark Twain Library form the civic nucleus of Cambodia Town. The park's concentration of public assets, its location within the Midtown Business District, and the density of surrounding residential areas makes it one of the most well used parks in the city. Due to its heavy use and importance in the community, the City of Long Beach and Friends of MacArthur Park partnered with nonprofit design organization City Fabrick and the Los Angeles Neighborhood Trust to engage local residents and stakeholders to develop a vision for improving the park.

The team worked with residents to assess the park's programmatic needs and assets, as well as the physical conditions of the park. With the collective assessment of park opportunities and challenges, residents and stakeholders were engaged in a series of interactive workshops that built upon layers of input and actions to ultimately develop the vision plan. The plan includes improvements to the Homeland Cultural Center to increase programming and flexibility, creation of a walking trail with outdoor fitness equipment, expansion of the field to support AYSO league play, and development of a multi-use plaza to support cultural programming. The MacArthur Park Vision Plan is being used for strategic investment, including a State Urban Greening application to implement the first phase.

ADDITIONAL GRAPHICS



GLOSSARY

ACTIVITY HUB: A center point where multiple events occur.

AFFORDABLE HOUSING: Reasonably priced housing costs for people of all income levels, especially for those with extremely low incomes.

ANTI-BLACK SENTIMENTS: Discrimination towards people who may identify with the black race.

COLLISION ZONES: An area where two or more bodies collide with each other.

DISPLACEMENT: Forcefully moving something or someone from its place or position.

ECO-GENTRIFICATION: a process in which cleaning up pollution or providing green amenities increases local property values and attracts wealthier residents to a previously polluted or disenfranchised neighborhood.

ECONOMIC VITALITY: The result of many people in a given area having decent jobs, viable businesses, and/or profitable investments, with very few people at a poverty level.

ENTREPRENEURSHIP: The activity of setting up a business or businesses, taking on financial risks in the hope of profit.

ENVIRONMENTAL RACISM: The way in which minority group neighborhoods (populated primarily by people of color and members of low socioeconomic groups) are burdened with a disproportionate number of hazards, including toxic waste facilities, garbage dumps, and other sources of environmental pollution and foul odors that lower the quality of life.

EQUITABLE DEVELOPMENT: An approach for meeting the needs of underserved communities through policies and programs that reduce disparities while fostering places that are healthy and vibrant.

FOOD APARTHEID: The racially discriminatory political structures that past and present impact food access and control.

GENTRIFICATION: Gentrification is a process of changing the character of a neighborhood through the influx of more affluent residents and businesses.

GREEN SPACE: An area of grass, trees, or other vegetation set apart for recreational or aesthetic purposes in an otherwise urban environment.

HIGHWAY STREET: Any public or private local road where vehicles travel at high-speed limits that may even exceed city laws.

MARGINALIZATION: Treatment of a person, group, or concept as insignificant.

OPEN SPACE: Any open piece of land that is undeveloped (has no buildings or other built structures) and is accessible to the public.

OVERCROWDING: The presence of more people or things in space than is comfortable, safe, or permissible.

PARK-POOR: A neighborhood lacking parks for public use.

PARTICULATE MATTER 2.5: A mixture of solid particles and liquid droplets found in the air that is harmful to one's respiratory health.

PLACEKEEPING: The active care and maintenance of a place and its social fabric by the people who live and work there. It is not just preserving buildings but keeping the cultural memories associated with a locale alive while supporting the ability of local people to maintain their way of life as they choose

PLACEMAKING: a multi-faceted approach to the planning, design, and management of public spaces. Placemaking capitalizes on a local community's assets, inspiration, and potential, with the intention of creating public spaces that promote people's health, happiness, and well-being.

PLACETYPE ZONING: Describe types and intensities of land use as well as important design characteristics such as building orientation, height, and street connectivity based on the existing conditions of a neighborhood.

PROP 14: This was a November 1964 ballot proposition that amended the California state constitution, nullifying the Rumford Fair Housing Act.

RECONCILIATION: The process of ensuring a past mistake is fixed.

REDLINING: The refusal of a loan or insurance to someone because they live in an area deemed to be a poor financial risk which was based on racism that thinks lowly of people of color.

RENT BURDEN: When renters are paying more than 30 percent of their income for housing.

REPARATIONS: The making of amends for a wrong one has done, by paying money to or otherwise helping those who have been wronged.

RESTORATIVE ECONOMICS: An invitation for communities to come together and form relationships that allow them to reimagine a new way of being grounded in cooperation instead of competition, inclusion instead of exclusion, and abundance instead of scarcity.

RESTORATIVE JUSTICE: An approach to justice in which one of the responses to a crime is to organize a meeting between the victim and the offender, sometimes with representatives of the wider community.

RESTRICTIVE COVENANTS: A restriction on the use of land so that the value and enjoyment of were preserved for white homeowners and buyers.

SELF-SUSTAINABILITY: The states of needing little or no help and managing one's own resources, life, etc. independently.

SOCIAL AND ECONOMIC DISPARITIES: Inequitable distribution of economic assets and income as well as between the overall quality of each person's existence within society.

SYSTEMATIC DISENFRANCHISEMENT: Having had your rights or privileges taken away, or being deprived by an oppressive state.

SYSTEMIC RACISM: Systems and structures that have procedures or processes that disadvantage Black, Indigenous, and POC communities.

SELF-DETERMINATION: The process for one to determine its own statehood and forms its own governance.

TRANSIT CORRIDOR: An area that is defined by one or more modes of transportation like highways, railroads, or public transit which share a common course.

ZONING REGULATIONS: Zoning is a method of urban planning in which a municipality or other tier of government divides land into areas called zones, within which certain land uses are permitted or prohibited.

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