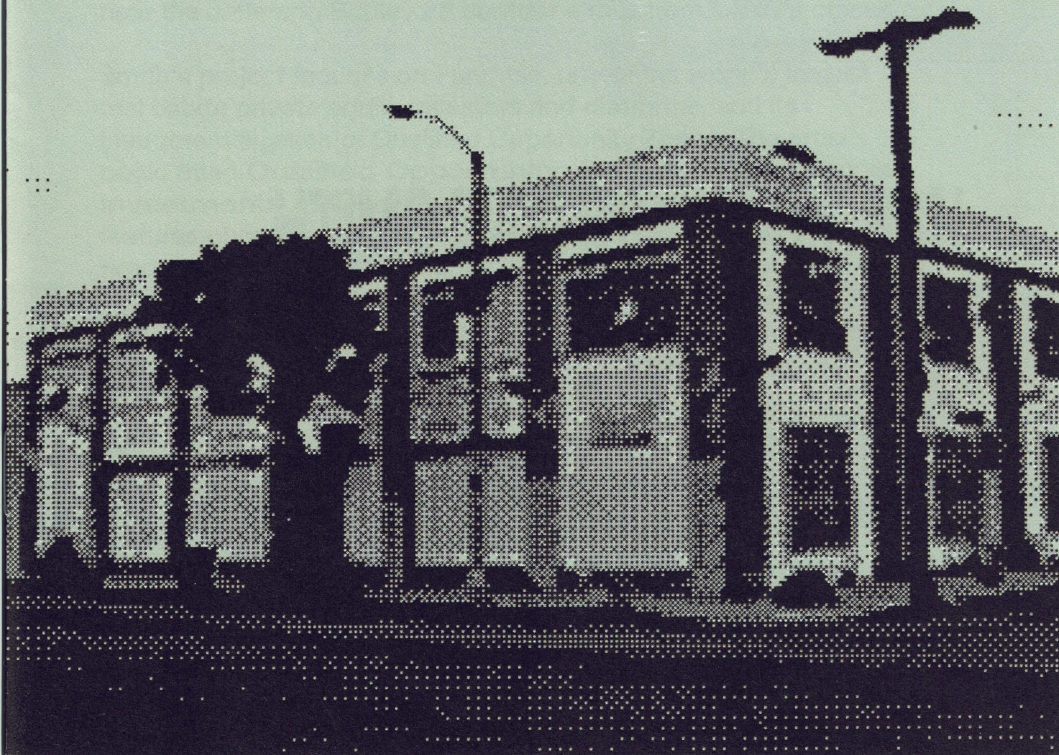


HARRISON KINNANE SMITH

QUALIFIED OPPORTUNITY

AUG. — OCT. 2026



Qualified Opportunity

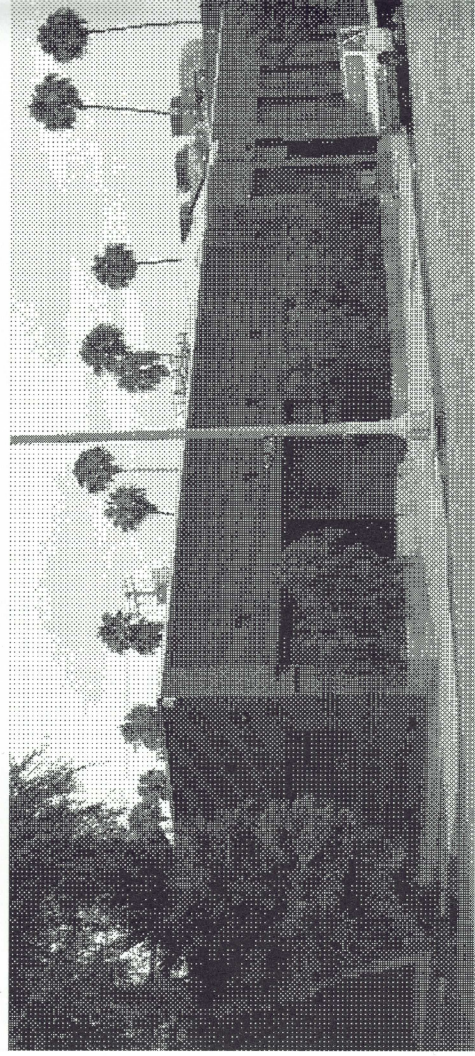
Los Angeles Nomadic Division (LAND) presents **Harrison Kinnane Smith: Qualified Opportunity**. The project, comprising a new publication and three public programs, examines how the federal Opportunity Zone program shapes real estate use and ownership in the West Adams neighborhood of South Los Angeles.

West Adams has been a contested site for housing rights throughout recent history. In 1945, the California Supreme Court struck down racially restrictive covenants in West Adams' wealthy Black enclave of Sugar Hill, two years ahead of the national ban. However, in 1954, that same Black community was demolished by the state to make way for the I-10 freeway. Today, West Adams falls under several Qualified Opportunity Zones (QOZs), designated through a federal program that has offered tax incentives for private real estate investment in designated tracts through 2027. Roughly nine out of the city's 194 QOZ tracts are situated within or intersect West Adams, including two near the Jefferson Boulevard corridor a mile from LAND's offices.

Smith's project focuses on Fundrise, one of the world's largest real estate private equity investors and platforms, and its instrumentalization of Qualified Opportunity Zones. The artist's book, titled **Qualified Opportunity: Fundrise Commercial Investments in West Adams, Los Angeles (2017-2026)**, features photographs and real estate data detailing every commercial property purchased by Fundrise in the Jefferson Boulevard corridor of central Los Angeles since the Opportunity Zone program began in 2017. The text seeks to contribute to the historic record of greater West Adams by indexing one company's outsized role in the neighborhood's ongoing transformation.

Alongside the publication, Harrison Kinnane Smith: **Qualified Opportunity** presents three public programs: a book launch conversation with artist Cauleen Smith, a walking tour of historic West Adams sites with artist Hunter Baoengstrum, and a lecture from researcher and architect Masha Hupalo, whose work explores how financial technology has impacted urban planning and reshaped systems of real estate ownership in the 21st century.

HARRISON KINNANE SMITH



Qualified Opportunity: Fundrise Commercial Investments in West Adams, Los Angeles (2017-2026)

At the center of Harrison Kinnane Smith's project is a new artist book, **Qualified Opportunity: Fundrise Commercial Investments in West Adams, Los Angeles (2017-2026)**. The publication includes photographs and real estate data culled from county records, indexing every commercial property purchased by Fundrise, one of the world's largest real estate private equity investors and platforms, on Jefferson Boulevard in the Los Angeles neighborhood of West Adams.

Inspired in equal measure by Ed Ruscha's *Every Building on the Sunset Strip* (1966) and Hans Haacke's *Shapolsky et al.* (1971), this work situates itself in the overlapping legacies of Los Angeles artists responding to the unique architectural and economic conditions of their city and research-based artists working to reveal the opaque intersections of public law and private finance that shape our communities.

Published by LAND with a limited run of 100 copies, books are available for purchase online at nomadicdivision.org.

Harrison Kinnane Smith

Harrison Kinnane Smith is an artist based in Los Angeles. His collaborative work and site-specific interventions critique public institutions and financial systems. He has been published by the Solomon R. Guggenheim Museum and included in exhibitions at François Ghebaly, Meier St/ and Frankfurt Ordorica galleries in LA; Romance Gallery and the Mattress Factory Museum in Pittsburgh; and Emmelines and SculptureCenter, NYC. Smith is a Co-Founder of PlaceHolder Gallery, LA and Affiliated Faculty and Co-Director of the Morning Star Research Center for the Afterlife of Slavery. He holds a BA from Yale University and an MFA from the University of California, Los Angeles.

Related Public Programs

QUALIFIED OPPORTUNITY: BOOK LAUNCH

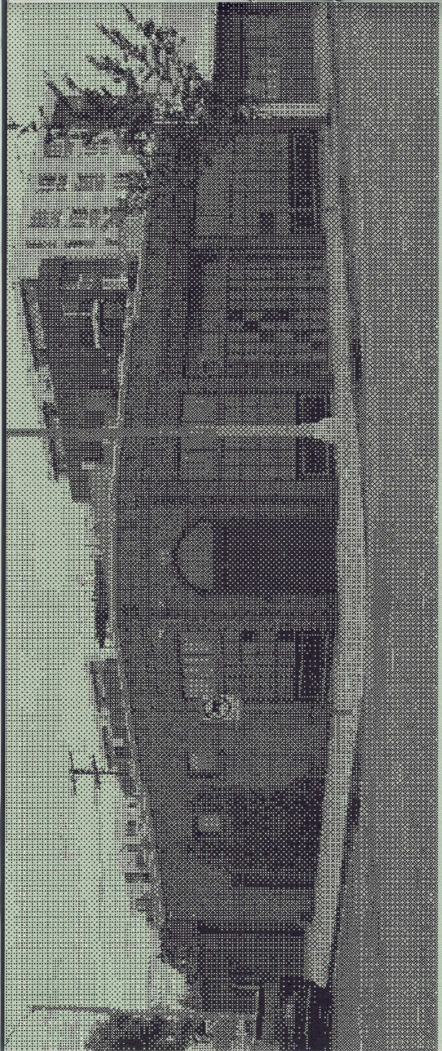
Marking the release of Harrison Kinnane Smith's **Qualified Opportunity: Fundrise Commercial Investments in West Adams, Los Angeles (2017-2026)**, join LAND for a conversation between Smith and Los Angeles-based interdisciplinary artist Cauleen Smith at Reparations Club in West Adams. This event continues both artists' ongoing exploration of race and real estate in West Adams, building on Cauleen Smith's recent project the *National Museum of the Aftermath* at OXY ARTS, curated by Harrison Kinnane Smith and Jon Rubin.

QUALIFIED OPPORTUNITY: INSPECTION 67-09272026

Los Angeles-based artists Harrison Kinnane Smith and Hunter Baoengstrum will lead a walking tour of West Adams, stopping at sites tied to the neighborhood's history of legal advocacy for Black homeownership. The tour will draw comparisons between present-day investment and development in the Jefferson Park Historic Preservation Overlay Zone and the adjacent West Adams Qualified Opportunity Zones.

QUALIFIED OPPORTUNITY: "THE ME DECADE" NEVER ENDED

In this lecture, "The Me Decade" Never Ended, researcher and architect Masha Hupalo draws attention to the different scales, situations, and moods of the commonly perceived pessimistic seventies, and to how they brought us to the speculative present of housing. Today's dynamic environment of real estate profit capture in Los Angeles was long in the making, but some of its most important foundations were laid in the 1970s, "the Me Decade." During his presidency, Richard Nixon suspended all federal housing subsidy programs and announced that foreign-held U.S. dollars would no longer be convertible to gold, turning them into fiat money with no intrinsic value. Locally, Californians started a tax revolt, and Los Angeles moved toward anti-growth policies to preserve the residential character of the city and property prices.

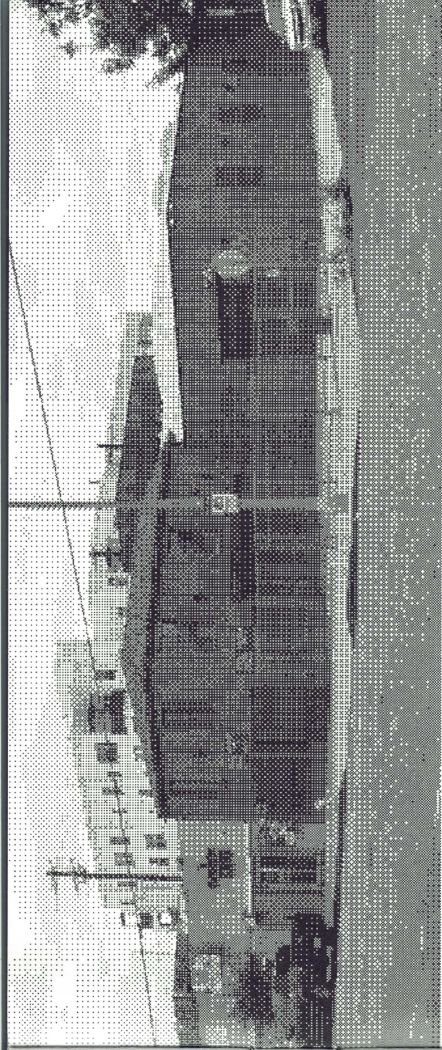


Public Program Participants

CAULEEN SMITH is a filmmaker who builds installations to hold time and consider the generative possibility of the mundane objects around us, “the fragile, the forgotten, the flawed, the fugitive.” Her singular foray into narrative filmmaking, *Drylongso* (1998), was restored in 2025 and is now finding new audiences through its distribution with Janus films and the Criterion Collection. Smith (b. Riverside, California, 1967) lives and works in Los Angeles, CA. She is a professor of art at UCLA in the interdisciplinary program. She serves on the board for the Mike Kelley Foundation for the Arts.

HUNTER BAOENGSTRUM (b. 2000, Huntington Beach, CA) is an artist, urban planner, and cyclist who lives and works car-free in Los Angeles. As the founder and general manager of the City of Los Angeles Bureau of Infrastructure Inspections, Baoengstrum researches and leads critical, site-specific group bike rides and walks that exploit loopholes in public space to survey the financial, cultural, and historical implications of technocratic planning.

MASHA HUPALO is a researcher and architect who writes and teaches in Los Angeles. Her current work focuses on the way policy and high-frequency data inform planning and design, the legal construct of territory and borders, and new forms of governance and ownership.



Credits & Support

Qualified Opportunity is commissioned by Los Angeles Nomadic Division (LAND) and organized by Christopher Mangum-James, LAND deputy director, with Astrid Kayembe, LAND operations coordinator.

This project is funded through the Mohn LAND Grants established by Pamela and Jarl Mohn. The initiative provides Los Angeles-based artists resources and support to present site-responsive, transdisciplinary work across Los Angeles County.

LAND's 2026 projects are supported by the LAND Artist Fund with lead support from Karyn Kohli, Offield Family Foundation, and Perenchio Foundation. Generous support is provided by the Fran and Ray Stark Foundation, Ruth Arts, Ben Weyerhaeuser, and the Patrick and Aimee Butler Family Foundation. Additional support is provided by the Goodman Family Foundation, the Los Angeles Visual Arts (LAVA) Coalition, Berry Stein, the Los Angeles County Board of Supervisors through the Department of Arts and Culture, Brenda Potter, the San Francisco Foundation, and LAND's Nomadic Council.



Los Angeles Nomadic Division

Founded in 2009, Los Angeles Nomadic Division (LAND) is a nonprofit arts organization committed to connecting people and places through site-responsive public art and programs.

Over the years, LAND has produced projects ranging from large-scale sculptural commissions to a cross-country billboard campaign, multimedia performances, artist-run workshops, a city-wide presentation of multi-channel videos, and more. LAND has presented over 500 artists across over 300 discrete projects and programs, reaching millions of people.

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