Walnut Park Apartments | Community Engagement | July 2, 2020

Hollywood Community Housing Corporation
Vision:
Hollywood Community Housing Corporation envisions a more just society where all people have a place to call home, feel connected to their community and have access to meaningful opportunities.

English Speakers
Sarah Letts, Executive Director
Victoria Senna, Director of Housing Development
Riddhi Chakraborty, Housing Development Specialist

Spanish Speakers
Marcela Riviera, Director of Resident Services
Consuelo Lopez, Program Manager Resident Services
Yianeth Saenz-Solis, Housing Development Project Manager
HCHC | Portfolio

Partial Portfolio of HCHC’s Completed Buildings

- Gateway Apartments
- Palo Verde Apartments
- Dunning Apartments
- Palomar Apartments
- Views at 270
- Step Up on Vine
- Mariposa Pl. Apartments
- Waterloo Apartments

31 years
28 buildings
951 units

Summer 2020
HCHC | Resident Services

Breaking the cycle of poverty and changing the course of lives by providing real-life skills and resources

Books, backpacks, and bright futures

Afterschool Programs, ESL, and GED classes

Food Pantry

Life Skill Classes
HCHC | Housing Development

**UNDER CONSTRUCTION**

- **Stanford Avenue Apartments**
  - Uninc. LA county
  - 85 units
  - PSH/ Families

- **Florence Mills Apartments**
  - CD-9
  - 74 units
  - Large Families

- **Gramercy Place Apartments**
  - CD-10
  - 64 units
  - Seniors

**PRE-DEVELOPMENT**

- **Palm Vista Apartments**
  - CD-3
  - 91 units
  - PSH/ Families

- **Luna Vista Apartments**
  - CD-6
  - 73 units
  - PSH/ Families

- **Reese Davidson Community**
  - CD-11
  - 140 units
  - PSH

Summer 2020
Need for Affordable Housing

Median Income

- Walnut Park: $47,857
- LA County: $61,015
- California: $67,169

Source: ACS 2017, 5-year data

Rent Burden

- Walnut Park: 60.35%
- Florence/Firestone: 66.92%
- Huntington Park: 66.51%
- South Gate: 64.70%
- LA County: 62%

Source: ACS 2015, 5-year estimate. From data analyzed by [link](https://usc.data.socrata.com/stories/s/Rising-Rent-Burden-in-Los-Angeles/4wjy-s7d9/)

SD-1 Homeless Count (2019)

- Total: 14,115
- Individuals over 24: 12,519
- Veterans: 943
- Families 18-24 yrs.: 322
- Chronically Homeless: 4,391
- Families: 1,184


Walnut Park LA County California

Median Income

- Walnut Park: $47,857
- LA County: $61,015
- California: $67,169

Source: ACS 2017, 5-year data

Rent Burden

- Walnut Park: 60.35%
- Florence/Firestone: 66.92%
- Huntington Park: 66.51%
- South Gate: 64.70%
- LA County: 62%

Source: ACS 2015, 5-year estimate. From data analyzed by [link](https://usc.data.socrata.com/stories/s/Rising-Rent-Burden-in-Los-Angeles/4wjy-s7d9/)

Walnut Park Apartments

Summer 2020

Source: ACS 2015, 5-year estimate. From data analyzed by [link](https://usc.data.socrata.com/stories/s/Rising-Rent-Burden-in-Los-Angeles/4wjy-s7d9/)

Vision

Existing Condition:
- Six commercial businesses
- Deteriorating structure with back maintenance issues

Acquisition Process:
- Competitive Process

Visioning:
- Mission-driven to provide service-enriched affordable housing
- Promote economic diversity
Walnut Park Apartments

- 64 unit new construction with a mix of 1-, 2-, and 3-bedroom apartments.
- A 3 and 4-storied elevator building with one level of subterranean parking for residents, onsite resident managers, and supportive staff.
- 62 apartments will be income restricted at or below 60% of the area median income (AMI) for households.
- The remaining 2 apartments will be for onsite resident managers.
## Income and Rents

### 2020 INCOME LIMITS*

<table>
<thead>
<tr>
<th></th>
<th>2 PERSON</th>
<th>3 PERSON</th>
<th>4 PERSON</th>
<th>5 PERSON</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 30% AMI</td>
<td>$27,030</td>
<td>$30,420</td>
<td>$33,780</td>
<td>$36,510</td>
</tr>
<tr>
<td>Up to 50% AMI</td>
<td>$45,050</td>
<td>$50,600</td>
<td>$56,300</td>
<td>$60,850</td>
</tr>
<tr>
<td>Up to 60% AMI</td>
<td>$54,060</td>
<td>$60,840</td>
<td>$67,560</td>
<td>$73,020</td>
</tr>
</tbody>
</table>

*Incomes are based on Los Angeles General Gross Rent Limits 2019 publications and are subject to change.

### 2020 RENT LIMITS*

<table>
<thead>
<tr>
<th></th>
<th>STUDIO</th>
<th>1-BEDROOM</th>
<th>2-BEDROOM</th>
<th>3-BEDROOM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 30% AMI</td>
<td>$548</td>
<td>$587</td>
<td>$705</td>
<td>$814</td>
</tr>
<tr>
<td>Up to 50% AMI</td>
<td>$913</td>
<td>$979</td>
<td>$1,175</td>
<td>$1,357</td>
</tr>
<tr>
<td>Up to 60% AMI</td>
<td>$1,096</td>
<td>$1,175</td>
<td>$1,410</td>
<td>$1,629</td>
</tr>
</tbody>
</table>

*Incomes are based on HUD publications and are subject to change.
Amenities

Amenities will include:

• Large community room for meetings and gatherings
• 2 onsite managers with management and supportive service offices
• Onsite laundry with high efficiency machines and Central A/C and heat
• Gated parking and security system
• Landscaped outdoor courtyard and community gardening space

Public Improvements (if, AHSC is awarded):

• Sidewalk improvements and bike lanes to local community spaces
• Transit improvements and bus passes for residents
Timeline

- **Sept 2019**: Site Acquisition
- **July 2020**: Appeal Hearing
- **Site Hearing Engagement**
- **Feb 2021**: AHSC Application
- **Phase I Community Engagement**
- **Apr 2022**: Project fully funded
- **Construction Period**
- **Phase II Community Engagement**
- **Nov 2022**: Const. Start
- **Nov 2024**: Const. End & Leased-up
- **Ongoing funding applications**
Entitlements

Requested Entitlements:
- Administrative Housing Permit under the older Density Bonus Law
- SB-35 Streamlining Process

Incentives Requested:
- Density Bonus (off-menu)
- Setback reduction (off-menu)
- Additional Story (on-menu)

Additional Considerations:
- Additional setback next to single family homes
- 45 degree step-back to next to single family homes
- Commercial-looking frontage along Pacific
Community Concerns

Parking:

• Core mission of carbon reduction by reducing vehicle usage in a transit-rich area

• No parking needed per code

• Balancing need and mission – provided car parking and bike parking

• Walking promotes local businesses
Community Concerns

Height & Massing:

• Residential use according to WP Specific Plan
• Proposed height and floors allowable under State Density Bonus Law within the County’s Housing Permit Process
• Density request within State and local law limits
• Set backs and Step backs are more than code requirement
• Trees along the rear for additional privacy
Community Concerns

Health and Safety Benefits:

• Reduces vehicle usage and pollution – walkable and safe neighborhood
• Use of public transit promotes better air quality
• Eyes on the Street
• Common areas and some apartments will be accessible for persons with mobility, vision, and hearing impairment
• Large apartments for families include multi-generational households – new housing opportunity
Community Concerns

**Property Management as a practice to address crime:**

- HCHC’s positive track record in managing properties
- Rigorous tenant selection process
- Two onsite staff managers for quick response
- Strict resident house rules and enforcement
- Well-lit building and sidewalks
- Quick response to graffiti removal and maintenance
Community Concerns

Home Values and Homeownership:

- HCHC’s portfolio includes properties in Santa Monica and Hollywood
- Studies have shown affordable buildings do not negatively impact home values
- Award-winning architects design buildings
- Design charettes with community for inputs
Next Steps

- Continued communication with community members and partners
- “Walking Tour” of HCHC Portfolio
- Design workshop with the community members