



Frequently Asked Questions (FAQs) for HCHC's Walnut Park Apartments

About HCHC:

Hollywood Community Housing Corporation (HCHC) is a community-based nonprofit organization that builds and operates high-quality affordable rental housing and raises funds to provide a wide array of supportive services. Since its founding in 1989, HCHC has developed 29 properties which provide 951 apartment homes to low-income families, seniors, people with disabilities, and households experiencing homelessness. To learn more, please visit www.hollywoodhousing.org.

1. What is affordable housing and why do we need it?

Affordable housing typically serves people earning less than 60% of the area median income (AMI) for Los Angeles County, and can serve individuals or families, seniors, veterans, people with special needs, and others. HCHC develops and operates “permanent” housing which means people sign a lease and are obligated to pay rent and follow house rules. Other organizations operate shelters, “transitional” or “bridge” housing, but that is not what is proposed for Walnut Park Apartments.

Tenants of permanent affordable housing benefit from rents that are lower than market-rate apartment rents, which increases the amount of income that low-income households can spend on essential needs such as food, transportation, healthcare and education, thereby improving financial stability and well-being. Stability is further enhanced by on-site supportive services, which provide access to meaningful opportunities and resources to help households retain housing, improve health and economic outcomes.

For the past several decades, LA County has been caught in a severe housing affordability crisis. According to a May 2020 study by the California Housing Partnership Corporation (CHPC), 79% of extremely low-income and 40% of very low-income households in LA County are severely rent burdened, meaning these households spend more than half of their income on rent, compared to just 3% of moderate-income households. Based on CHPC's analysis, more than 500,000 low-income renters in Los Angeles County need access to affordable homes. The insufficient housing supply and persistent income inequality continue to increase homelessness. The County's annual count of homeless people in January 2020 (before the outbreak of COVID-19) documented more than 66,000 people – a 13% increase from 2019. A May 2020 report by the UCLA Luskin Institute on Inequality and Democracy found that another 36,000 households could end up evicted and homeless in LA County due to the pandemic. It is clear that more affordable housing is needed to address this humanitarian crisis.

If you have questions about Walnut Park Apartments or Hollywood Community Housing Corporation (HCHC), please email us at: walnutpark@hollywoodhousing.org.



2. What is proposed for Walnut Park Apartments?

Walnut Park Apartments will provide 64 apartments, including 32 one-bedroom, 20 two-bedroom, and 12 three-bedroom units. Sixty-two (62) apartments will be reserved for households earning at or below 50% of the Area Median Income (AMI) and two (2) unrestricted units will be reserved for resident managers. The new building will include a 1,400 SF community room with kitchenette and flexible meeting space, on-site laundry facilities, management and supportive services offices, landscaped outdoor areas with play area and community gardening space and one level of subterranean parking providing 48 spaces.

3. How will Walnut Park Apartments enhance the neighborhood?

HCHC's affordable housing properties are high-quality and attractive, and have won awards for design and historic preservation. HCHC works with award-winning design professionals, including architects, landscape architects and engineers, to create housing that achieves design excellence and environmental sustainability. There is no way to tell an affordable apartment building from a market-rate building except that, often times, HCHC's affordable properties are more attractive and better-maintained than market rate apartment buildings in the community. HCHC's diligent property and asset management team ensures that each building is well-maintained and will serve as a community asset for decades.

Walnut Park Apartments is designed by Koning Eizenberg Architects. KEA is a leading architectural firm that has collaborated with cities and nonprofit clients to create iconic architecture in urban settings that strengthen the community and context. Winner of over 160 awards for design, sustainability, and historic preservation, KEA has collaborated with HCHC on two of its previous housing developments, Harold Way Apartments and Waterloo Apartments.



Left: Harold Way Apartments; Right: Waterloo Apartments.

4. How does the design respond to the existing character of the neighborhood?

HCHC and the design team aim to preserve and enhance the existing character of the neighborhood, which primarily includes commercial uses along Pacific Blvd. and residential uses along Flower and Hope. In order to be consistent with the commercial street along Pacific, the community room, supportive services and property management offices will be located on the ground floor along Pacific Blvd. These spaces will have a storefront-like elevation, with intermittent glass facades, that allow for more eyes on the street and enhance the pedestrian experience. In addition, the design is respectful of single-family neighbors by creating a 10-foot set-back (which is greater than the 5 foot code requirement) and also reduces the building height from 4-stories along Pacific to 3-stories near the single family homes to allow for a 45-degree angle. This stepped down design ensures the adjacent single-family homes will continue to enjoy natural sunlight and ventilation, as they do at present. The design also takes cues from the Neighborhood Plan and the Walnut Park Pedestrian Plan and many of these strategies include the commercial-like facades along Pacific, the landscaping, and streetscaping plan.

5. Can I provide feedback about the design?

HCHC and the design team will host an online community design workshop in the fall of 2020. Community members will be invited to participate to learn more about the design and provide key stakeholder input. Please send an email to the address provided below, if you would like to be notified about the meeting.

6. How will Walnut Park Apartments be financed?

Walnut Park Apartments will be financed by a combination of public and private funds. Since rents are low, affordable housing properties can only support a small conventional bank loan. Therefore, public agencies at the state, local and federal levels provide the majority of funding. These agencies include, the CA Tax Credit Allocation Committee, the CA Debt Limit Allocation Committee, the CA Department of Housing and Community Development, the Los Angeles County Development Authority and the U.S. Department of Housing and Urban Development, among others. The primary source of funding for Walnut Park Apartments is the Low-Income Housing Tax Credit program administered by the state.

7. Are the current commercial tenants being displaced?

Commercial tenants with an active lease when the site was acquired by HCHC are protected by state and federal relocation laws. HCHC and its relocation consultant will adhere to the laws and provide the commercial tenants with the prescribed financial assistance, as well as practical assistance, to find new commercial spaces for their businesses.

8. When will the building construction begin? How long is the construction period?

The construction timeline is contingent upon securing all necessary financing and we anticipate it will take more than 2 years to assemble all of the construction financing. In HCHC's experience, it takes a minimum of 18 months to construct a 64-unit property with one level of subterranean parking, but it may take a few months longer.

9. How are tenants selected for occupancy?

Units will be marketed in accordance with the Affirmative Fair Housing Marketing Plan Guidelines. Marketing and lease-up activities typically start 4-6 months before the end of construction. HCHC will market the units to the local community through community organizations, neighborhood groups, schools, and governmental agencies to develop a diverse pool of applicants, including those who may be least likely to apply. In order to be eligible for tenancy, applicants must meet income, tenancy and other eligibility criteria. Eligible applicants will be matched to the available unit type that meets their needs (e.g. household size and income level).

10. Will tenants have a lease and pay rent? What are the specific income and rent limits?

All tenants will sign a lease, have legal rights and responsibilities, and pay rent. For affordable housing, there is a maximum rent that can be charged for an apartment and a corresponding maximum household income at initial occupancy. The maximum rents that can be collected are set by the government funding programs and updated once a year. For example, Low-Income Housing Tax Credits (LIHTC) are a key source of financing for affordable rental housing. Each year a state agency, the California Tax Credit Allocation Committee (TCAC), publishes maximum incomes for the residents (income limits) and maximum rents the landlord may charge (rent limits).

Most recent maximum income limits can be found here:

<https://www.treasurer.ca.gov/ctcac/rentincome/20/income/13-income-limits-pis-post-042420.pdf>

Most recent maximum rent limits can be found here:

<https://www.treasurer.ca.gov/ctcac/rentincome/20/rent/14-rent-limits-pis-post-042420.pdf>

2020 INCOME LIMITS*	2 PERSONS	3 PERSONS	4 PERSONS	5 PERSONS
Up to 30% AMI	\$27,030	\$30,420	\$33,780	\$36,510
Up to 50% AMI	\$45,050	\$50,600	\$56,300	\$60,850
Up to 60% AMI	\$54,060	\$60,840	\$67,560	\$73,020

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

2020 RENT LIMITS*	STUDIO	1-BEDROOM	2-BEDROOM	3-BEDROOM
Up to 30% AMI	\$548	\$587	\$705	\$814
Up to 50% AMI	\$913	\$979	\$1,175	\$1,357
Up to 60% AMI	\$1,096	\$1,175	\$1,410	\$1,629

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

11. How much parking is available in the building?

Walnut Park Apartments will have one level of subterranean parking with 48 spaces for residents and staff. HCHC's approach to parking seeks to balance the needs of future residents and the broader community with state and local public policy objectives to reduce vehicle dependence and encourage other modes of transportation including public transit, biking and walking. Due to the proximity of major transit to the site, the Los Angeles County zoning code does not require the Walnut Park Apartments to provide any parking. However, HCHC is aware of the need for parking in the Walnut Park community, which is currently exacerbated by overcrowding, and we have done our best to balance two considerations.

By reducing car dependence, HCHC hopes that residents will be more likely to walk, bike and take public transit to local businesses which will in turn enhance the economic vitality of the area.

12. How will Walnut Park Apartments be staffed?

There will be two full-time building managers who will live on-site and with alternating schedules will perform the management duties 7-days a week. Supportive services staff will have offices and use the community rooms at Walnut Park Apartments, but will not live on-site. HCHC will be responsible for the management of the building and oversight of the services to be delivered to the residents.

13. How is a disruptive tenant evicted?

Occasionally HCHC may have to evict tenants that are negatively impacting the peaceful enjoyment of the building for others, or otherwise violate their lease. We follow required legal

procedures and engage outside counsel to ensure that we follow the relevant laws and ordinances.

14. How will HCHC help the neighborhood prevent crime?

HCHC implements best practices in building operations and management and has 31-years of experience working with local neighborhood watch groups and local law enforcement. HCHC finds that new developments deter crime by bringing more activity to a neighborhood and providing more “eyes on the street”. Residents of HCHC’s properties have a strong sense of ownership and pride in their community, and look out for their neighbors and one another. Additionally, the building will have staff on-site 24/7.

Furthermore, Walnut Park Apartments was designed to meet principles of CPTED, which stands for Crime Prevention Through Environmental Design. CPTED is a set of building design principles that deter crime. These design features include windows on the street level, well-lit walkways and corridors, the elimination of dead spaces that can create blind spots, closed circuit cameras around the building and periphery, and more. The building and parking garage will have secure entry for residents and visitors, and the property will be gated.

15. The Walnut Park community is overcrowded and this project will bring more people. What is your solution?

Walnut Park Apartments will not contribute to overcrowding, rather it will bring more density to reduce overcrowding. The most widely used metric used to measure overcrowding is the number of people per room. Per the U.S. Dept of Housing and Urban Development, overcrowding is defined as more than one person per room. Overcrowding creates a health and safety hazard and is known to have many negative health impacts. By increasing housing density and offering a range of unit sizes, Walnut Park Apartments will reduce overcrowding and ensure that families have an appropriate-sized unit relative to the size of their household.

Overcrowding is one of the contributing factors to the ongoing rise of homelessness, including a growing percentage of families, children, and students who are suddenly experiencing homelessness for the first time.

