



EAST LA COMMUNITY CORPORATION



TRABAJANDO JUNTOS...WORKING TOGETHER

# PORTFOLIO

Real Estate Development 2014



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*Completed Rental Development: Lorena Terrace*

# Organizational Overview

**East LA Community Corporation (ELACC)** is a 501(c)(3) non-profit community development corporation based in Boyle Heights, Los Angeles. Since 1995 ELACC has been dedicated to harnessing housing and community development resources for the benefit of low-income residents of Boyle Heights and Unincorporated East Los Angeles.

**ELACC's vision** is simple - to help the members of a 95% Latino community create an environment that supports a productive, healthy, and fulfilling life.

**ELACC's mission** is to advocate for economic and social justice in Boyle Heights and East Los Angeles by building grassroots leadership, developing affordable housing and neighborhood assets, and providing access to economic development opportunities for low and moderate income families.

ELACC has leveraged and raised over **\$281 million** dollars to build and maintain affordable rental and homeownership units for families. As of today, **87 single family homes** and **473 rental units** have been developed, including **208 units that are currently in construction** and another **131 units that are in predevelopment**.



*Homes in Boyle Heights*

# Eliminating Eastside Blight

ELACC improves Boyle Heights and East Los Angeles by acquiring blighted or vacant sites and then renovates the existing property or builds new housing. The blighted sites are often brought to ELACC's attention from local community members who make up the foundation of the community organizing department.

**Lorena Terrace** is built on a site previously declared unsuitable for construction due to its steep grade. ELACC transformed this vacant lot into 49 units of affordable housing and a child care center.



*611-619 South Lorena Street, Boyle Heights, 90023*

**Las Margaritas** had 6 units of vacant housing that was home to squatters and criminal activity. Now the first building of scattered site project Las Margaritas has been completely rehabbed for six households.



*319 N Cummings Street, Boyle Heights, 90033*



## **Linda Vista Apartments Phase II**

is a joint venture development with AMCAL and ELACC and will comprise 97 units of affordable housing for seniors. The development is an adaptive reuse of the former Linda Vista Hospital. Ten units will be for seniors at 30% area median income or below, 24 units will be for seniors at 30-45% AMI, 39 units will be for 45-50% AMI, and the remaining 23 units will be for 50-60% AMI.

### **Development Team**

Lead Developer | AMCAL

Supportive Services Provider | LifeSTEPS

Architect | Killefer Flammang

**Financing** | 9% Tax Credits, Los Angeles Housing Department Funds, Neighborhood Stabilization Program Funds, and Historic Tax Credits.

**Total Development Cost** | \$36,127,000

**Approximate Completion Date** | 2014



*610-630 S. St. Louis Street, 90033*

## Beswick Senior Apartments

is a new construction project of 33 senior affordable housing apartments for chronically homeless veterans over 55 years old. The building will be Enterprise Green Communities Certified, and will be affordable for households earning between 30-50% of the area median income. 33 of the units are one-bedroom while the managers units will be two-bedrooms. Each unit will have energy star appliances, AC/ heating systems and semi-private yards. Social services will be managed and provided by experienced veterans social service provider New Directions Inc.

### Development Team

Supportive Services Provider | New Directions Housing, Inc.  
Architect | Carde Ten Associates

**Financing** | 9% Tax Credits, Los Angeles Housing Department Affordable Housing Trust Fund, Housing Authority of the City of Los Angeles VASH and FHLB AHP

**Total Cost** | \$11,500,000

**Approximate Completion Date** | November 2014



3553 Beswick Street, Los Angeles, 90023

# In Construction

## **Sol y Luna Apartments**

is the new construction of 53 unit multifamily affordable apartments units on a 27,000 square foot site. The development will have one below grade parking level, an at-grade parking level with commercial space and 53 units on the 1<sup>st</sup> – 4<sup>th</sup> floors. There will be open space and community courtyards, on-site laundry facilities and internet access.

### **Development Team**

Architect | BirbaGroup Architects

**Financing** | 9% Tax Credits, Community Redevelopment Agency of Los Angeles, Federal Home Loan Bank AHP, Conventional Loan, Developer Contribution,  
Housing Authority of the County of Los Angeles - City of Industry

**Total Cost** | \$16,400,000

**Approximate Completion Date** | September 2014



*2917 - 2935 East 1st Street*

**Whittier Place Apartments** is a new construction project of 25 affordable special needs apartment. It has one and two bedroom units on a 24,400 square foot site. The development will have one below grade parking level and 25 units on the 1<sup>st</sup> – 3<sup>rd</sup> floors. There will be open space and community courtyards, on-site laundry facilities.

### **Development Team**

Supportive Services Provider | Los Angeles House of Ruth  
Architect | Gonzalez Goodale Architects

**Financing** | 9% Tax Credits, Community Development Block Grant, First 5 LA Funds, Federal Home Loan Bank AHP, Conventional Loan, Developer Contribution, Housing Authority of the County of Los Angeles HOME and General Funds

**Total Cost** | \$13,600,000

**Approximate Completion Date** | July 2015



4125-4131 Whittier Blvd & 837 S. Bonnie Beach Place



# Completed Rental

ELACC has completed 473 rental units in the city and county of Los Angeles since 1995. These include renovations of existing blighted properties and new construction developments.

## Linda Vista Apartments Phase I

is a joint venture development with AMCAL and ELACC. ELACC is the non-profit sponsor for the project. The development is an adaptive reuse of a former nurses quarters for the Linda Vista Hospital; it is now a 23 unit affordable senior housing development in Boyle Heights.

### Unit Mix

4 studio units

18 one-bedroom units

**Total Cost | \$8,934,000**

**Affordability Level | 50% AMI**

**Completed | April 2013**



610-630 S. St. Louis Street, 90033

## Alta Vista Apartments

is a joint venture development between ELACC and National Community Renaissance (National CORE), with ELACC providing tenant services. The development is a new-build 60-unit transit oriented 9% tax credit project in East Los Angeles, located across the street from the Metro Gold Line Atlantic Station. Alta Vista features 12 ground floor live/work units for small business owners. Other project amenities include three courtyards outfitted for barbecues, underground parking, a community room, a computer room, laundry rooms, and a playground. The development is a LEED Silver building.

### Unit Mix

30 two-bedroom units

30 three-bedroom units

**Total Cost | \$24.294,000**

**Affordability Level | 30% - 50% AMI**



5051 East 3<sup>rd</sup> Street, 90022

# Completed Rental

## Boyle Hotel-Cummings Block

is a historic rehabilitation and new construction 9% Tax credit project in Los Angeles. The historic hotel was built in the 1880s and had most recently housed mariachis and street vendors in its single room occupancy units. The 31 units in the historic hotel were renovated with new plumbing, mechanical and electrical systems, and were reconfigured to include a kitchen and bathroom in each. The new construction portion of the project includes 20 family units. There is also commercial space and cultural mariachi space on the ground floor levels.

### Unit Mix

32 studio units

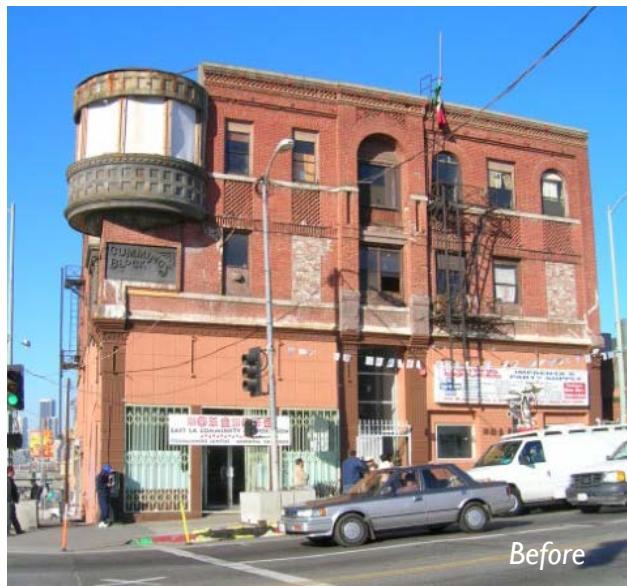
1 one- bedroom units

18 three-bedroom units

**Total Cost** | \$24,984,000

**Affordability Level** | 30%-60%AMI

**Completed** | Summer 2012





## Cuatro Vientos

is a 9% tax credit new construction project on what was previously vacant hillside land in the El Sereno neighborhood of Los Angeles. It will have 25 units of multifamily affordable housing, a community room, on site parking and energy efficient features. The development is within three separate buildings.

### Unit Mix

- 6 one-bedroom units
- 10 two-bedroom units
- 7 three-bedroom units
- 2 four-bedroom units

**Total Cost** | \$13,100,000

**Affordability Level** | 30%- 50% AMI

**Completed** | December 2011



5331 East Huntington Drive North El Sereno, 90032



# Completed Rental

## Las Margaritas

is a scattered site transit-oriented 9% tax credit project in Boyle Heights. The three sites are located near the Metro Gold Line. Two of the three projects were renovations while the third project is new construction. Together Las Margaritas provides 42 units of affordable housing in studios, one, two and three bedroom units.

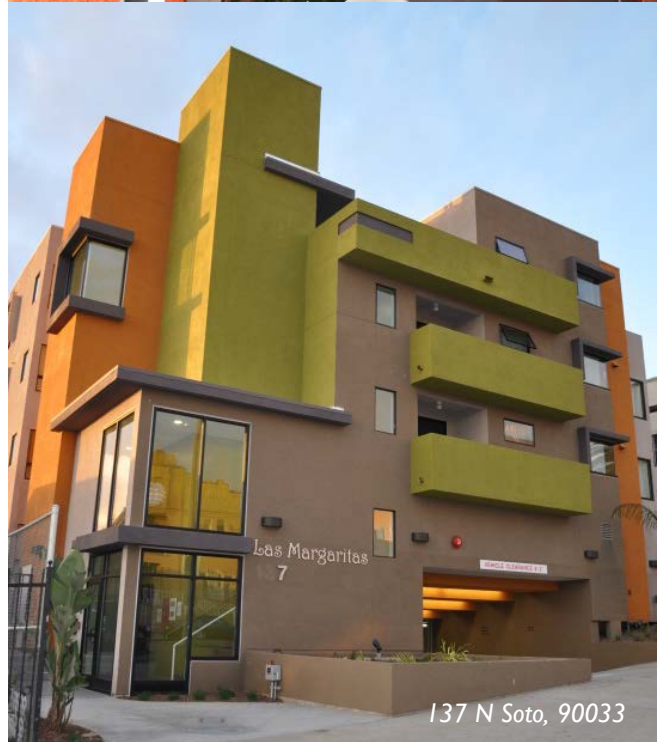
### Unit Mix

- 11 studios
- 10 one-bedroom units
- 7 two-bedroom units
- 12 three-bedroom units

**Total Cost** | \$14,849,000

**Affordability Level** | 30% and 50% AMI

**Completed** | November 2011



## Blades Apartments

is a rehabilitation development of three unit within two buildings. This property was acquired from Restore Neighborhoods Los Angeles. The units were completed in October 2012.

**Total Cost** | \$295,000

**Affordability Levels** | Less than 50% of AMI

**Completed** | October 2012



*811, 813, & 813 ½ Blades Street, 90063*

## Playground Apartments

is a rehabilitation project of five dilapidated units in the north portion of Boyle Heights near the LAC + USC Medical Center. The development consists of two- and three-bedroom units.

**Total Cost** | \$1,200,000

**Affordability Level** | 50% - 60% AMI

**Completed** | March 2006



*1462 Playground Street, 90033*

# Completed Rental



## Las Flores Apartments

was a new construction project that was developed in partnership with A Community of Friends (ACOF). It includes 25 units of one, two, three and four bedroom apartments and a child care center. The project houses both families and special needs populations. ACOF provides property management and social services.

### Development Team

**Community Partner** | ACOF

**Equity Partner** | Enterprise

**Architect** | Quatro Design Group

**Contractor** | Westport Construction

**Financing** | 4% tax credits, Enterprise, California Housing Finance Agency, Wells Fargo Bank, MHP, County of LA HOME and City of Industry Funds, County CDBG

**Total Cost** | \$10,100,000

**Affordability Level** | 40% - 50% AMI

**Completed** | August 2007

1063 S Eastman Avenue, Unincorporated East Los Angeles, 90023





611 S Lorena Street, 90023

## Lorena Terrace

is a 49 unit podium deck, terraced apartment complex that includes two community rooms, an outdoor patio, and a child care center. The unit type is a mix of one, two and three bedroom apartments. The John Stewart Company provides property management. ELACC's Tenant Services Program provides social services.

### Development Team

Equity Partner | National Equity Fund, Inc.  
Architect | Quatro Design Group  
Contractor | Ruiz Brothers Construction Co.

**Financing** | 4% Tax Credits, National Equity Fund Inc, Citibank, City of LA Affordable Housing Trust Fund, City of Industry Funds, HCD Multifamily Housing Program, Metropolitan Transportation Authority, FHLB AHP

**Total Development Cost:** \$15,000,000

**Affordability Level** | 30% - 50% AMI

**Completed** | November 2006



# Completed Rental



200-202 North Kern Avenue, 90022

## Kern Villa

(also known as Camino de Los Arbolitos) is a rehabilitation development of 49 units in 8 buildings. There is a central courtyard and tot lot. The unit type is a mix of two and three bedroom apartments. The John Stewart Company provides property management. ELACC's Tenant Services Program provides social services.

### Development Team

Equity Partner | Enterprise  
Architect | Mark Billy + Richard Warner  
Architects  
Contractor: ICON Builders

**Financing:** 9% Tax Credits, Housing and Urban Development Section 8 Project Based Vouchers, Enterprise Social Investment Corporation, U.S. Bank, FHLB AHP

**Total Development Cost:** \$8,500,000

**Affordability Level |** 30% - 60% AMI

**Completed |** January 2006



## Las Mariposas

is 21 rehabilitated units in five scattered properties throughout Boyle Heights as part of the EHOP program.

All properties were vacant prior to construction. ELACC is the property manager for Las Mariposas.

### Development Team

General Contractor | Various

**Financing** | California Community Reinvestment Coalition, City of Los Angeles Housing Department, Metropolitan Transportation Authority, Low Income Investment Fund

**Total Development Cost** | \$2,000,000

**Completed** | January 2006



# Completed Rental



952 South Record Avenue, 90023

## Los Girasoles

is a new construction development of 11 units. The project consists of a community room, laundry room, outdoor play area, high speed internet access and private secure parking. The unit mix consists of one, two, three and four bedroom units. John Stewart Company is the property manager for the development.

### Development Team

Investor | Alliant Capital  
Architect | Quatro Design Group  
Contractor | Ruiz Brothers

**Financing** | 9% tax credits, Alliant Capital, California Community Reinvestment Coalition, Bank of the West Affordable Housing Program, County of LA HOME, City of Rosemead HOME

**Total Cost** | \$2,300,000

**Affordability Level** | 45% - 50% AMI

**Completed** | November 2003



417- 419 North Soto Street, 90033

## Paseo del Sol

is a rehabilitation development of 7 units. The project has a community room and a laundry room, and private secure parking. ELACC is the property manager for the development.

### Development Team

Architect | Kivotos Architects

Contractor | Ruiz Brothers Construction

**Financing** | City of Los Angeles, NPP, TNI, Community Redevelopment Agency of Los Angeles, Enterprise Foundation, Metropolitan Transportation Agency, County of Los Angeles Community Development Commission, State of California Office of Trade and Technology

**Total Development Cost** | \$1,100,000

**Affordability Level** | 45% - 50% AMI

**Completed** | October 2002



# Completed Rental



732 Indiana Street, 90023  
3807, 09 & 11 Percy Street, 90023

## Percy and Indiana

is a rehabilitation development of 7 units. The two buildings on the site total 2,616 square feet in size, with each unit at 645 square feet. ELACC is the Property manager for the development.

**Financing** | County of Los Angeles, Enterprise Foundation, AHP, Citibank

**Total Cost** | \$350,000

**Affordability Level** | 50% AMI

**Completed** | April 1999



121- 123 1/2 Chicago Street, 90033

## Arco Iris

is a rehabilitation development of 5 units. The two buildings on the site total 2,616 square feet in size, with each unit at 645 square feet. This property was acquired by the Los Angeles Police Department. The site became the new Hollenbeck Division Headquarter office.

**Financing** | County of Los Angeles, City of Los Angeles, Citibank

**Total Development Cost** | \$597,000

**Affordability Level** | 50% AMI

**Completed** | 2002

# Completed Homeownership

ELACC has completed **87 homeownership units** in the city and county of Los Angeles in its 19 years of existence. These affordable home purchases allow working families to build wealth and have a property to call their own.



*Las Casitas, Completed 2005*



*South of First Street between Utah and Clarence Streets in Boyle Heights*

## Las Casitas

are 39 detached condominiums for homeownership. The units are three and four-bedroom homes. Each condominium is two-stories, has a semi-private yard, and an attached garage. All households pay in to a homeowner association.

### Development Team:

Architect | Quatro Design Group

Contractor | Dreyfuss Construction

**Financing** | Housing Authority of the City of Los Angeles, City of LA Housing Trust Fund, Bank of America, FHLB AHP

**Total Cost** | \$9,500,000

**Completed** | August 2005



# Completed Homeownership



4063, 65 & 67 Michigan Avenue, 90063

## **Carmelita Homes**

are three affordable detached condominiums for homeownership on a 10,000 square foot site. Each home has three-bedrooms and two and one half bathrooms with an attached two-car garage. The homes range in size from 1,704 to 1,798 sq. ft. including garages. This development replaces a food processing factory next to a community park.

### **Development Team**

Architect | E.B.E. Associates

Contractor | J's Gunite Inc.

**Financing** | LA County, The Enterprise Foundation, FHLB AHP, Citibank,

**Total Development Cost** | \$645,000

**Completed** | February 2004





1810, 14, 30 & 36 Pomeroy Avenue, 90033

**Pomeroy Homes** are 4 affordable three-bedroom, two-bath single family homes. Each home was sold to a first time homebuyer.

**Financing** | Los Angeles Housing Department, The Enterprise Foundation, AHP, Washington Mutual, North American Mortgage Company

**Total Development Cost** | \$500,000

**Affordability Level** | 50% - 80% AMI

**Completed** | 1999

# Completed Homeownership



## Enterprise Home Ownership Partners

and ELACC provided construction management and marketing of rehabilitated vacant HUD foreclosed properties for 25 homeownership opportunities for low-income households. Homeownership education was provided for the first time homebuyers participating in this program.

### Development Team

Multiple General Contractors

**Financing** | Enterprise Foundation,  
City of Los Angeles Housing Department

**Total Cost** | \$130,000-\$180,000 per home

*25 sites throughout Boyle Heights and Highland Park neighborhoods of Los Angeles*

# Predevelopment

ELACC has **131 units** in the predevelopment pipeline. **55 units** will be affordable rental apartments in the city of Los Angeles while **76 units** will be for affordable single family homeownership in the City of Santa Fe Springs and Los Angeles.

ELACC is committed to a community outreach model during the predevelopment process that listens to local residents concerns and questions. During the outreach process for Beswick Senior Apartments, ELACC addressed neighbors concerns on parking, building size and green space. A series of community meetings, like the one pictured below, were held to ensure neighbors participated in the design process.



*Beswick Senior Apartments - Community Meeting in March 2009*



## **1<sup>st</sup> and Soto TOD – Cielito Lindo Apartments**

will be a 50 unit affordable multi-family development for low income families. It will have 10,000 square feet of commercial/retail on the ground floor and is located across the street from the Eastside Goldline Extension of the MTA Hard Rail line, Soto Street Station.

### **Development Team**

Architect | Gonzales Goodale Architects

**Proposed Financing** | Federal Home Loan Bank AHP, Housing and Community Investment Department HOME Funds, HCD Infill Infrastructure Grant; Low Income Housing Tax Credits, HCD TOD Funds

**Total Development Cost** | Approximately \$22,000,000

**Approximate Completion Date** | July 2016



2407-2419 E 1<sup>st</sup> Street, Los Angeles, CA

# Predevelopment

## Lakeland Laurel Homes

will be new construction of 48 detached homes for sale at the northwest corner of Lakeland Road and Laurel Street in Santa Fe Springs, CA. The neighborhood, which will be built in two phases, includes 33 three-bedroom homes and 15 four-bedroom homes. The homes, ranging in size from 1,730-1,850 square feet, will have private yards and attached garages. There will be pedestrian walkways, ample landscaping and shared green, open spaces for families to enjoy.

### Development Team

Co-Developers | ELACC and National CORE

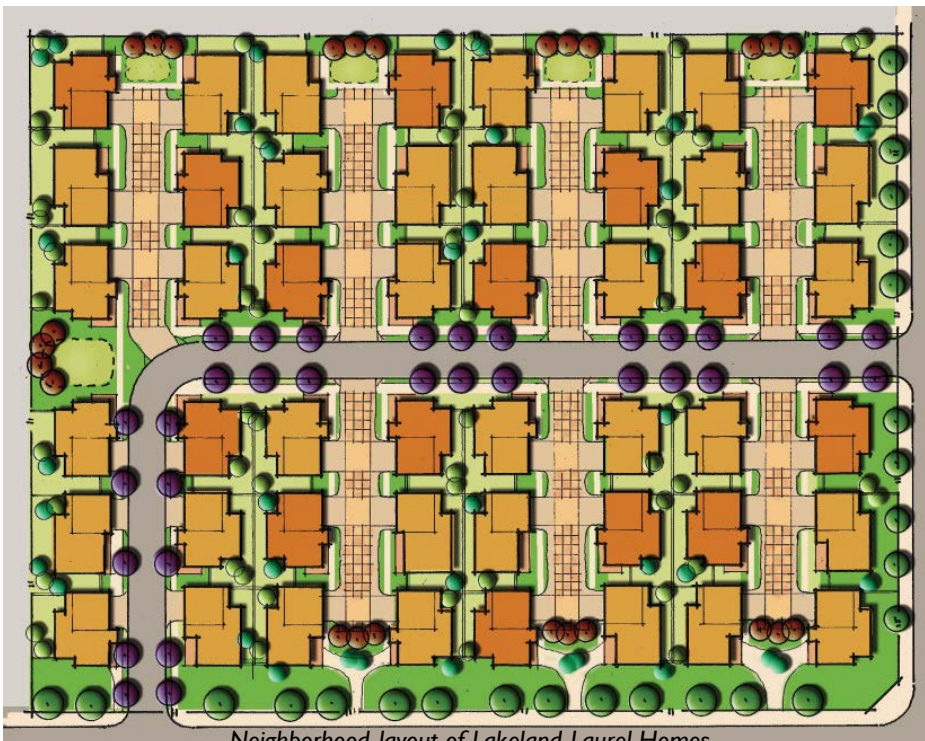
Architect | Quatro Design Group

**Proposed Financing** | Federal Home Loan Bank AHP, City of Industry/ HOME Funds, Homebuyer 3% Down payment, Developer Subsidy, Conventional Loan

**Total Cost** | Approximately \$11,300,000

**Affordability Level** | 80% - 120% AMI

**Approximate Completion Dates** | 27 units in Phase I, 21 units in Phase II



Neighborhood layout of Lakeland Laurel Homes  
13231 and 13241 Lakeland Road, Santa Fe Springs, CA

# Awards & Recognitions

## ***Developer of the Year – 2014, 2012, 2005***

Southern California Non-Profit Housing  
(SCANPH)

## ***Preservation's Best - 2014***

National Trust Community Investment  
Corporation

## ***National Preservation Honor Award - 2013***

Richard H. Driehaus National Preservation  
Awards

## ***Housing Development of the Year - 2012, 2004, 2003, 1999***

Southern California Non-Profit Housing  
(SCANPH)

## ***Outstanding Community Service - 2010***

Loyola Marymount University Latino Alumni  
Association

## ***Recipient of Jim and Patty Rouse Award - 2007***

Enterprise Community Partners

## ***Certificate of Recognition to Maria Cabildo for Kern Villa - 2007***

Gloria Molina State Senate Majority Leader 24<sup>th</sup>  
Senate District

## ***Northeast Los Angeles Social Justice Award - 2006***

Jack Scott 21<sup>st</sup> State Senate District Certificate  
of Recognition

## ***Certificate of Appreciation - 2006***

Jose Huizar Los Angeles City Council District  
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## ***Strategic Partner Award – 2006***

Citibank Community Stars

## ***Certificate of Appreciation – 2005 - 2006***

Jackie Goldberg 45<sup>th</sup> State Assembly District

## ***Neighborhood Turnaround Partner Award – 2002***

Local Initiatives Support Corporation

## ***Certificate of Appreciation - 2002***

Ed Reyes Los Angeles City Council District 1

