Councilman Gil Cedillo, County Supervisor Hilda Solis and others celebrated the groundbreaking of Taylor Yard Senior Housing, part of a new sustainable community development alongside a former rail facility and the revitalized Los Angeles River.

HCIDLA is proud to announce the soft launch of its free online affordable housing listing service at www.housing.lacity.org. The site provides detailed listings of affordable rental properties, including ADA accessible units, throughout LA County, with more properties to be added in the coming months.

HCIDLA was recognized by the National Association of Housing and Redevelopment Officials for its Affordable Trust Fund Online Application, and is also nominated for a National Awards of Excellence.

Mayor Eric Garcetti is asking all Angelinos to "Adopt the pLAn" and strive towards a more sustainable LA through commitments towards environment, economy and equity. Find out more at http://plan.lamayor.org/

TAYLOR YARD TRANSIT VILLAGE
MASTER PLAN UNDERWAY

Taylor Yard Transit Village, a five-phase master plan development in the Cypress Park community, is coming to fruition, starting with the introduction of the Taylor Yard project. The overall plan involves the creation of a sustainable community alongside the ever-evolving LA River. Revitalization of this area will potentially bring a positive physical and socio-economic impact to Los Angeles.

The Taylor Yard project, comprising of the first three phases of the master plan, is a joint development between the Los Angeles County Metropolitan Transportation Authority and McCormack Baron Salazar. The Taylor Yard site is part of a former rail facility; it was cleared of its rail infrastructure and soil contamination for residential uses.

Rio Vista Apartments, the first of the three initial phases, is a new construction of 86 units for low income individuals. The $29.6 million project consists of two-story townhome units, above ground floor garden units and individual front doors and patio spaces.

Taylor Yard Apartments, representing the second completed phase, is a new construction of 67 units reserved low income individuals. The project, with a total development cost of $21.8 million, consists of three 3-story apartment buildings wrapped around a central parking courtyard, with landscaping comprised of plants native to the LA River surroundings.

Lastly, a groundbreaking also took place for Taylor Yard Senior Housing, a $33.9 million new construction project consisting of 108 units for low income seniors. The project will be three residential floors above ground floor retail.

All three developments of the Taylor Yard project are anticipated to achieve LEED certification, and the units come equipped with Energy Star rated appliances. Each development will also have its own unique common areas, including community recreation rooms, tot-lots, courtyards, lounges, and landscaped terraces.

HCIDLA is extremely proud of its involvement in this project and the positive impact it will have on the community and future housing developments.
The numbers are in, and the results are unequivocally positive! Through the services of HCIDLA’s FamilySource System, low income families and individuals received free tax preparation through the Volunteer Income Tax Assistance program (VITA), resulting in over $9 million dollars in cash and savings. Here are some samples of the hundreds of stories (names have been changed for privacy purposes) depicting the actual impact VITA has on the community.

Cindy O., a stay-at-home mom with limited family income, sought help from VITA and received a refund of $2,169. She was then able to use the money to pay for childcare certificate and licensing, allowing her to kick-off her lifelong dream of starting a childcare business in her home, and in turn, secure a better future for her family.

The Johnson family consists of two teenage children, a father on disability, and a mother with limited income. They had fallen behind on their house payments, and were in jeopardy of losing their home. Fortunately, through VITA’s expertise, the Johnsons were pleasantly surprised to learn that they qualified for an Earned Income Tax Credit (EITC) refund of $5,446 and an additional $1,000 in Child Tax Credit, allowing them to save their home.

Ana G., a single mother of four underage children, was recently abandoned by her husband, leaving her in financial straits. She fortunately received nearly $2,000 in refunds, helping her catch up on her rent, overdue bills, and overall, get her life back in order.

The goal of ending veteran homelessness by 2017 took another step forward as Palm Communities celebrated the groundbreaking of Marmion Way Apartments on May 14, 2015. This is a 49-unit new construction project for low income individuals and families. Amenities include a fitness room, community room, laundry facilities, a community garden and landscaped courtyards. The total development cost for the project is $28,070,748, with HCIDLA funds totaling $3,473,070.

In line with the Mayor’s call for sustainability, Bridge Housing Corporation unveiled the LEED silver-certified Sage Park Apartments located in Council District 15 on April 23, 2015. This is a new construction of 90 residential units for low income individuals and families. Amenities include a fitness room, community room, laundry facilities, a community garden and landscaped courtyards. The total development cost for the project is $20 million, consisting of $4,333,928 in total development cost for Marmion Way Apartments is $20 million, consisting of $4,333,928 in HOME funds from City’s Affordable Housing Trust Fund.

HCIDLA continues to put a dent in Los Angeles’ affordable housing crisis with the grand opening of Sage Park Apartments and groundbreaking of Marmion Way Apartments.

- **CONSISTENT WITH AUTHORITY**—HCIDLA is closely monitoring the HOME block grant budget for the next fiscal year. The HOME grant is the City’s primary source of funding for the creation and preservation of affordable housing. The Senate Committee on Appropriations recently passed its FY16 Transportation, Housing and Urban Development, and Related Agencies (HUD) funding bill that would cut HOME funding from FY15’s $900 million to just $66 million in FY16. Just five years ago, HOME was funded at $1.8 billion.

- **STATE CAP & TRADE**—Six of the nine affordable housing projects within the City that were selected to submit proposals for the inaugural Affordable Housing and Sustainable Communities (AHSC) Program call for projects received an award, hitting the $15 million jurisdiction cap. HCIDLA is working closely with the Mayor’s Office, City Council and its housing partners to urge the California Strategic Growth Council to make a number of key changes to the AHSC process to ensure that Los Angeles receives a greater share of the program funds.