Slowly but Surely

Homelessness is unfortunately still on the rise, but the Los Angeles Housing and Community Investment Department (HCIDLA) continues to chip away and stay the course with the introduction of two new permanent supportive housing developments.

May 31, 2017 marked the grand opening for Crest Apartments, a 64-unit project located in Council District (CD) 2. Developed in partnership with Skid Row Housing Trust, it targets individuals who are homeless and chronically homeless, with 23 units specifically set aside for veterans. The modern Crest Apartments boasts a Platinum LEED-certified facility, and offers its residents a plethora of services including physical and mental healthcare services, substance abuse, rehabilitation and detox services, counseling, peer support groups, life skills and employment training. HCIDLA contributed $4.2 million to the total $23.5 million development cost.

Also joining the grand opening party is Marmion Way Apartments, which opened its doors on May 4, 2017. Jointly developed by Palm Communities and PATH Ventures, this new permanent supportive housing development in CD 1 adds 49 affordable units, 24 of which will provide housing for homeless veterans and their families. The site was previously an empty lot, and was selected due to its proximity to the Veterans Affairs Ambulatory Care Center and adjacent Metro Rail Gold Line station. In addition, it was designed specifically with the surrounding community in mind, and includes elements that evoke the historic heritage of the Cypress Park neighborhood. Its total development cost is $21.7 million, with HCIDLA providing roughly $5.3 million in funding.

It’s currently estimated that permanent supportive housing reduces public costs by over $27,000 per person a year. While there’s obviously no easy road to ending homelessness, HCIDLA is extremely optimistic that the availability of new tools, as well as upcoming legislation, will further add much needed housing in Los Angeles and help battle the ongoing crisis.
Anthony, a formerly homeless veteran, and his young family are proud residents at Marmion Way, a new permanent supportive housing development in Cypress Park.

Crest Apartments
25 years and counting

Amid all the excitement and anticipation of last April’s opening of the Phases & Faces of Affordable Housing in Los Angeles Bridge Gallery Exhibit was a small ceremony that took place in the City Hall park commemorating 25 years of affordable housing. Prior to the grand opening of the Exhibit, a tree and plaque were unveiled on the City Hall lawn in honor of the late Gary Squier, the first general manager of what is now known as HCIDLA. His vision and ideals 25 years ago to provide affordable housing to all Angelenos provided the framework that still lives on through HCIDLA’s mission and vision. HCIDLA General Manager Rushmore Cervantes, Controller Ron Galperin, Deputy Mayor Brenda Shockley, the Squier family, friends and others were on hand to not only pay tribute, but recognize the fact that as far as we have come since the inception of the organization, so many challenges remain as we strive towards the goal of eliminating homelessness and providing affordable housing for all Angelenos. Appropriately enough, an elderly homeless man slept only a few feet away from the tree, giving everyone a stark reminder of how real the problem is. It is our hope that the flourishing tree represents the continued growth we will have made as a City to eradicate these issues and become a symbol of affordability and prosperity.

Rushmore Cervantes, far left, Deputy Mayor Brenda Shockley, far right, Controller Ron Galperin, second from right, and the Squier family celebrate 25 years of affordable housing.
Developments a-plenty

Summer is finally here, but this past spring was music to our ears as the air was filled with the sounds of birds chirping, ribbons cutting, and shovels digging!

Meta Housing Corporation kicked off spring with the grand opening of the 5400 Hollywood Family Apartments, a new construction development consisting of 39 affordable units for low income families. Residents in this state of the art building have access to several on-site amenities, and are within short walking distance to the Metro Red Line Hollywood/Western station. HCIDLA provided $1.95 million in HOME funding to assist with the completion of this project.

On the current construction front, Los Angeles will soon be gaining 41 units for low income individuals and 51 units of supportive housing from the Paul Williams Apartments and PATH Metro Villas Phase I projects, respectively. The former is a new construction CD 9 project that includes partial rehabilitation of an existing historic commercial structure designed by legendary architect Paul Williams, while PATH Metro Villas is an affordable housing development in CD 13 geared towards persons experiencing homelessness or are chronically homeless. The next phase of PATH Metro Villas will be a 122-unit housing project.
WHATS NEW

ELLIS AMENDMENTS
Amendments to the Rent Stabilization Ordinance (RSO) Ellis provisions to strengthen enforcement of the Ellis Act are now in effect. Find out more at www.hcidla.org.

FREE WORKSHOPS
The next series of free HCIDLA workshops will focus on Seismic Retrofit Passthroughs and Tenant Habitability Plans. Check out our website for a complete workshop schedule!

RENT INCREASE
The annual allowable rent increase under the Rent Stabilization Ordinance for July 1, 2017 to June 30, 2018 is 3%.

DID YOU KNOW?

HOUSING ON THE WAY
The California Tax Credit Allocation Committee released its 2017 Round 1 final recommendations, with the City of LA receiving approval for four projects that will ultimately provide 221 units, including 130 units for homeless and formerly homeless individuals.

SAFETY FIRST
A total of 219 car seats thus far have been passed out to eligible low-income families as part of HCIDLA’s Child Passenger Safety Program. For more info, send inquiries to hcidla.childseats@lacity.org

HELPING OUT
HCIDLA and its FamilySource Centers provide supportive services for immigrants and their mixed documented families. Find out more at www.hcidla.org