



Taylor Yard Lot 9

McCormack Baron Salazar

Greater Cypress Park Neighborhood Council Board Meeting
June 11, 2019

PRIOR GCPNC INTERACTIONS

January 2006	Master Plan Development Presentation
March 6, 2008	GCPNC Planning Land Use Committee Support for Taylor Yard Transit Village Master Plan development
March 18, 2008	GCPNC Board Approved Support for Taylor Yard Transit Village Master Plan development
June 4, 2015	GCPNC Board Approved changes including modification of Lot 2 plans from 97 owner-occupied units to 54 owner-occupied units and 42 rental units for families (Parque Vista)
Today	Provide update to GCPNC on plans for Lot 9: Change from commercial use to affordable housing development

TAYLOR YARD LOT 9 CHANGE FROM RETAIL TO AFFORDABLE HOUSING

Retail Plan Included:	24,846 Square Feet of Retail for a pharmacy or other commercial type of use ~8,000 sq. ft. has been built, and we continue to search for tenants 16,690 sq. ft. retail box was planned, but we couldn't secure an economically viable tenant to support building the space
Metro Board:	Approved change from retail box to affordable housing Metro requested community outreach (which is just starting) Metro requested we analyze 80% to 120% AMI housing as an option, which we are analyzing along with other options
Potential Use:	We believe Affordable Senior Housing complements the site; we also see a need for Permanent Supportive Housing for Seniors, so we are analyzing that option as well as part of the outreach and funding option reviews

PROJECT SITE

1231 N. San Fernando Road
Los Angeles, CA 90065

Nearby Amenities:

- Super A Foods
- Metro Bus Lines
- Rio de Los Angeles State Park
- Cypress Park and Recreation Center
- Cypress Park Branch Library
- LA River Center & Gardens



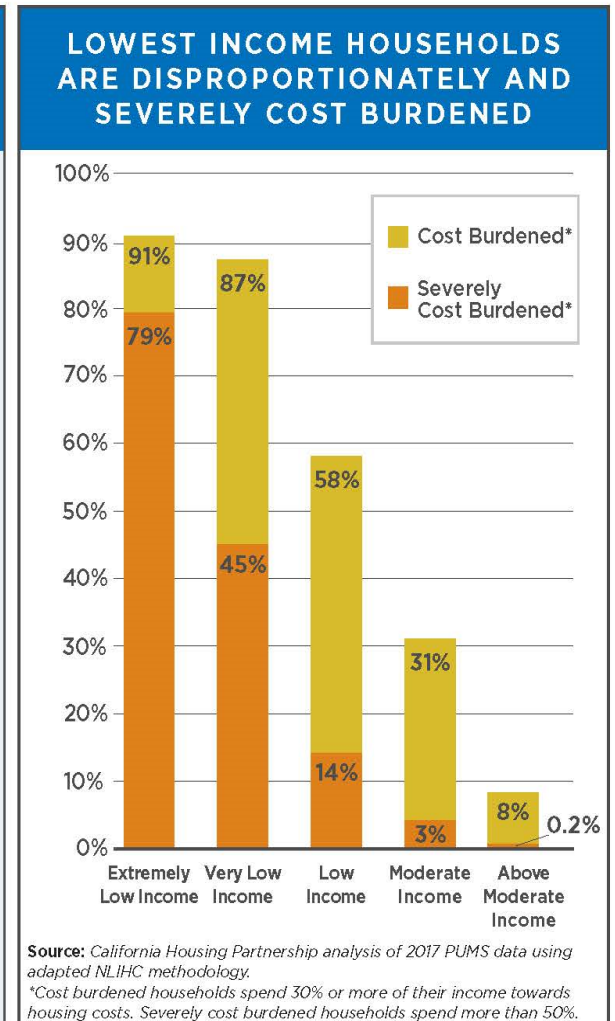
PROJECT SITE



COMMUNITY NEED

Identifying Population to Serve

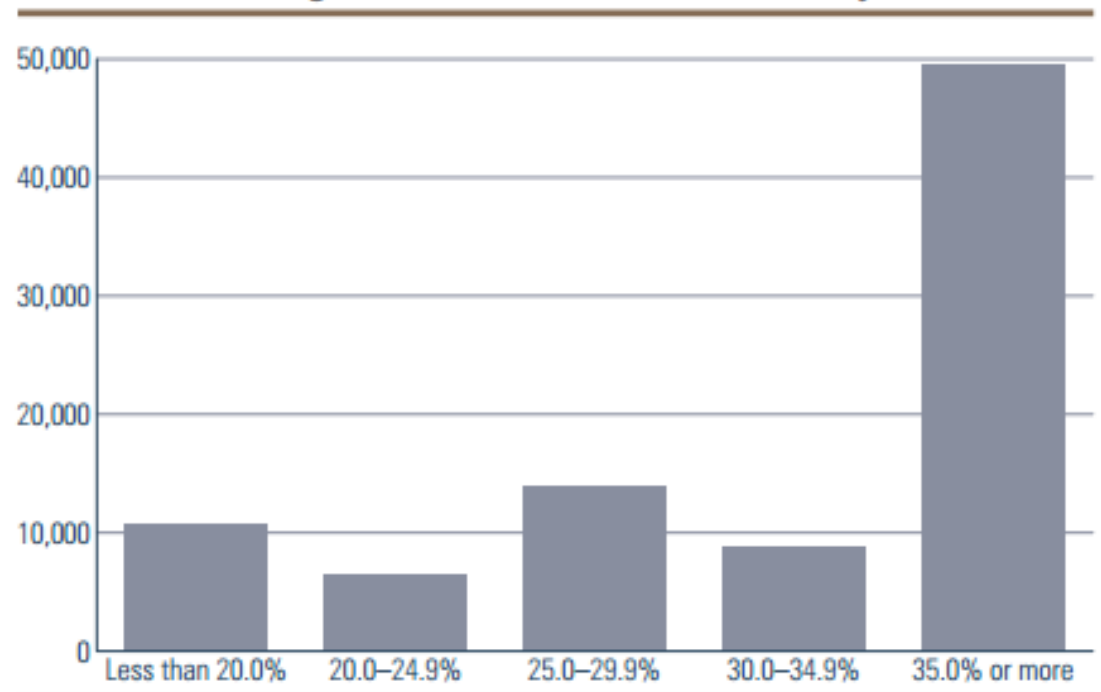
- “Affordable” means a household should not spend more than 30% of its income on housing
- Median Rent in City of Los Angeles for two-bedroom apartment is \$2,850/month
- This means each household needs to earn \$55/hour or \$114,000/year to afford the median rent in the City of Los Angeles
- Minimum wage in City of Los Angeles is \$13.25/hour
- Median annual income for a renter household in Los Angeles is \$37,623



COMMUNITY NEED Identifying Population to Serve

- Over 60% of seniors are rent burdened
- Estimated 7,800 affordable senior units in LA City, compared to 125,000 low income seniors
- Number of low-income seniors will only increase as “baby-boomers” age

CHART 1.11
Rents as a Percentage of Household Income, Persons 65 years and Older



Source: US Census Bureau. "Age of Householder by Gross Rent as a Percentage of Household Income in the Past 12 Months". ACS 2010, 1-Year Estimates.

Source: City of Los Angeles Housing Element 2013-2021, Housing Needs Assessment

TAYLOR YARD LOT 9

Proposing Affordable Housing for Lot 9

- Housing can include: Senior Housing for independent living and supportive housing for formerly homeless
- Metro has asked us to examine housing for 80% to 120% AMI residents as an option which we are doing
- Identify resources available for the various housing populations
- Determine which population or combination of populations to serve
- Building Characteristics
- **Initial Building Concept for the site - 56 Units**
 - Single and 1-bedroom units
 - One 2-bedroom unit for on-site manager
 - Final Design Determination based on population to be served
- **Entitlements**
 - By- Right Density
 - By-Right Height
 - By-Right Parking
- **MBS Typical Building Amenities**
 - Community room
 - Laundry rooms or W/D in individual units
 - Resident Lounges
 - Property Management office
 - Supportive Services office (depending on populations housed)
 - Landscaped courtyard
 - Vehicular and Bicycle parking

COMMUNITY NEED

Identifying Population to Serve

There is a high need for affordable housing for **individuals and seniors** in Cypress Park

This need is increasing for seniors and especially for seniors that are facing housing insecurity or homelessness

- 78% increase of Homeless Seniors from 2018-2019
- 713 people, specifically Seniors age 55 or older experience homelessness in City Council District 1
- Council District 1 has seen a 14% increase in homelessness since 2018
- SPA 4 (Metro Los Angeles Area) has 15,401 individuals experiencing homelessness, including 3,737 individuals aged 55 and older

Data Source: 2019 Los Angeles Homeless Services Authority Homeless Count

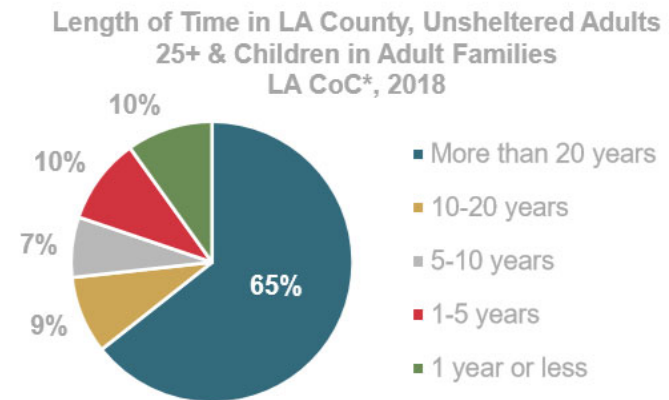
COMMUNITY NEED

Identifying Population to Serve

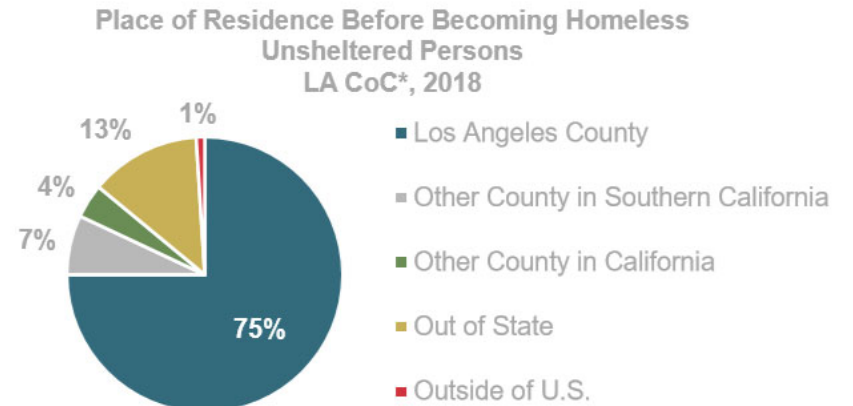
The vast majority of people experiencing homelessness in Southern California are long term LA County residents

Origin: (LA CoC*)

65% have been in LA County for more than 20 years



75% lived in Los Angeles before becoming homeless

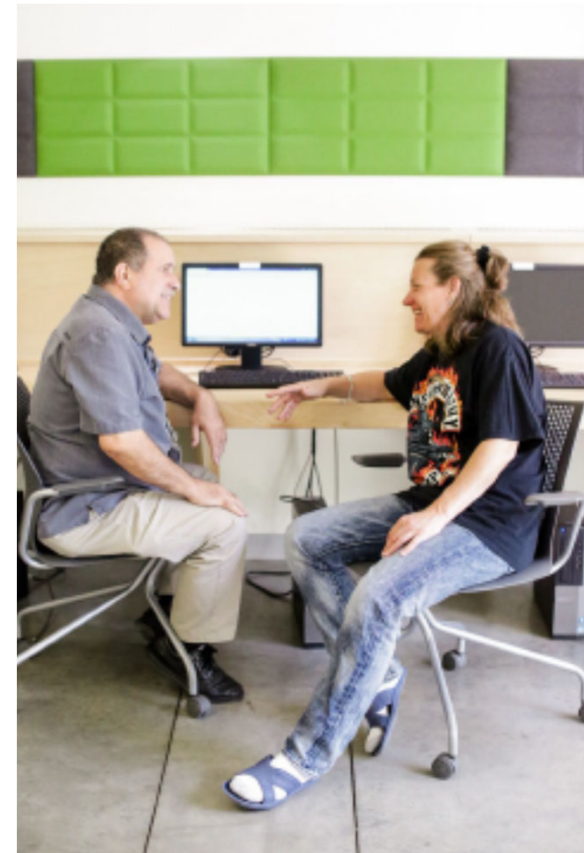


*LA CoC excludes Glendale, Pasadena, and Long Beach CoCs

WHAT IS PERMANENT SUPPORTIVE HOUSING?

- All residents must meet Resident Selection Criteria
 - Background Checks
 - Credit History
 - Housing Residency History
- All residents will go through at least 3 levels of screening
- All residents must sign a lease and abide by house rules
- Experienced Property Management and Maintenance staff
- Professionally-trained Services staff

Affordable Homes
combined with
Support Services On Site



SERVICES PROVIDED IF PERMANENT SUPPORTIVE HOUSING

LA Family Housing

LA FAMILY HOUSING HELPS PEOPLE TRANSITION OUT OF HOMELESSNESS AND POVERTY THROUGH A CONTINUUM OF HOUSING ENRICHED WITH SUPPORTIVE SERVICES



Case management services are provided to assist connecting Individuals and Families to affordable housing opportunities as well as supportive services including:

- Employment and education services
- Legal assistance
- Physical and mental health care
- Individually focused service plans
- Financial education classes
- Field Trips
- Yoga
- Art Therapy

LOCAL TENANT OUTREACH - If Permanent Supportive Housing Adopted

Under the Fair Housing Act legislation, we are legally unable to put community preferences in place.

But we use our services outreach team to get local people experiencing homelessness into the building

Case Study: Fiesta Apartments

- 50-unit permanent supportive housing development in North Hollywood
- 6 months of outreach prior to lease up
- Majority of outreach was to homeless individuals living in the area
- Nearly 80% or 40 units were leased to locals from the immediate neighborhood



PROJECT TIMELINE

December 2014	MBS executed Ground Lease with Metro
February 2019	City of Los Angeles announced Proposition HHH Supportive Housing Loan Program funding available
March 2019	Metro Board approved amendment changing proposed commercial use to proposed affordable housing use. Land use entitlements and project scope to be finalized through separate process with the City of Los Angeles
March 2019	MBS/LAFH submitted application for City of Los Angeles Proposition HHH Supportive Housing Loan Program
May- Sept 2019	MBS/LAFH Community Engagement (Full Plan Subject to Metro Approval) > Meet with GCPNC Land Use Committee >Min 3 additional Community Outreach Meetings in the Cypress Park Neighborhood > 1 Tour of Senior Independent Living & Permanent Supportive Housing Sites
Fall 2019	HHH Program decisions expected
Fall 2019	Final Determination on Unit Mix and Target Population
Fall 2019	Return to Full Neighborhood Council for presentation and action request