Real Estate Development Portfolio
2019

Sol y Luna Apartments

Guy Gabaldon Senior Apartments

Boyle Hotel – Cummings Block
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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 $230 million dollars to build and maintain affordable rental and homeownership units for families. As of today, 87 single family homes and 753 rental units have been developed, another 125 are under construction and another 520 units are in predevelopment.
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.

![Before and After pictures of Lorena Terrace](image)

**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.

![Before and After pictures of Las Margaritas](image)

**319 N Cummings Street, Boyle Heights, 90033**
1st and Soto TOD – Cielito Lindo Apartments
Is a 50 unit affordable multi-family development for low income families. It has about 4,200 square feet of commercial/retail on the ground floor and is located across the street from the Eastside Goldline Extension of the MTA light rail line, Soto Street Station. This property will be energy efficient LEED Gold certified.

Development Team
Architect | Gonzalez Goodale Architects
Contractor | Westport Construction

Financing | Housing and Community Investment Department HOME Funds, HCD Infill Infrastructure Grant, HCD TOD Funds and Low Income Housing Tax Credits

Affordability Level | 30% – 50% AMI

Total Development Cost | $25,244,000

Completed Date | December 2017
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

Completion Date | Winter 2015

610-630 S. St. Louis Street, 90033
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 1st – 3rd floors. There is ample 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 | $13,6006,000

Completion Date | September 2015
Recently Completed

Eastlake Avenue & Altura Walk Apartments
Is an affordable rental rehabilitation project in the community of Lincoln Heights. The project consists of a single-family two-story Victorian home at 2516 Eastlake, ideal for a family, and a four-unit apartment complex in the rear property at 3211-13 Altura Walk. Each unit consists of one-bedroom units with spectacular views of the downtown Los Angeles skyline. ELACC is the Property Manager.

Development Team
Construction | Access Pacific, Inc.

Financing | Housing and Community Investment Department City of Los Angeles
Total Cost | $ 959,000

Affordability Level | 30% – 50% AMI

Completion Date | August 2015

2516 Eastlake Avenue, 3211-13 Altura Walk, Los Angeles, CA
Casa Del Mexicano
Is a 12,000 square foot community landmark building within the community of Boyle Heights and East Los Angeles. Once a former church and later a theatre, this space is now used as a meeting hall decked with powerful, colorful, and historic murals lined within its walls.

ELACC became stewards on January 1, 2013. The building serves multiple uses by containing seven offices, an auditorium, a banquet hall, stage, kitchen, and three restrooms. We intend to rehabilitate this 100 + year old building to its old glory with the hopes of achieving a highest and best use that benefits the surrounding community and residents.

Development Team
East LA Community Corporation

Proposed Financing | Conventional Loans
Total Development Cost | $5,000,000
Completion Date | February 2015

2900 Calle Pedro Infante, 529 Euclid Street, Los Angeles, CA
Sol y Luna Apartments

Is the new construction of 53 unit multifamily affordable apartments units on a 27,000 square foot site. The development has one below grade parking level, an at-grade parking level with commercial space and 53 units on the 1st – 4th floors. There is 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 | $21,500,000

Completion Date | November 2014

2917 - 2935 E. 1st Street, Los Angeles, CA
Guy Gabaldon Senior Apartments
Is a new construction project of 33 senior affordable housing apartments for chronically homeless veterans over 55 years old. The building is Enterprise Green Communities Certified, and is affordable for households earning between 30-50% of the area median income. 32 of the units are one-bedroom while the managers unit is a two-bedroom. Each unit has energy star appliances, AC/ heating systems and semi- private yards. Social services are managed and provided by experienced veterans social service provider New Directions Inc., and Veterans Administration service providers.

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

Completion Date | August 2014
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

Completed | December 2012
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

1781 E. 1st Street, Los Angeles, CA
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
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

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**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
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
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
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 a 21 unit rehabilitated project on 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
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

952 South Record Avenue, 90023
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

417- 419 North Soto Street, 90033
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

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 homeownerhip 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*
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

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

**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

4063, 65 & 67 Michigan Avenue, 90063
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
25 sites throughout Boyle Heights and Highland Park neighborhoods of Los Angeles

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
Sun Valley Senior Veterans Apartments
Will consist of 96 units of housing for senior veterans, comprised of mainly one-bedroom units and 8 units for two-bedroom units. 54 units will receive Project Based Vouchers and VASH Vouchers. The development will include a library, recreation room, a fitness center, media room computer lab, and walking paths. The building will achieve LEED rating. Tenants will have direct access to transit within walking distance and be provided with subsidized transit passes.

In partnership with New Directions for Veterans, the units will be able to receive supportive services targeted to veterans full-time on-site.

Development Team
Service Provider | New Directions, Inc.
Architect | Y&M Architects

Proposed Financing | AHSC, LIHTC, VHHP, 4% Bond Credits

Total Development Cost | $31,056,000

Approximate Completion Date | October 2019

9041 N. Laurel Canyon Blvd, Los Angeles, CA 91352
Cielito Lindo - Phase II
Will consist of 29 units of affordable housing units. The target population will be designated for Transition Aged Youth (TAY) and Families. All units will be for very low and low income families, which is defined as households earning between 30% to 50% of the Area Median Income (AMI). Cielito Phase II will have 29 car parking spaces and space for 38 bikes. Much like phase I, the site is caddy corner to the Eastside Goldline Extension of the MTA Hard Rail line, Soto Street Station. This property will be energy efficient LEED certified.

Development Team
Service Provider | Jovenes, Inc.
Architect | Gonzalez Goodale Architects
Contractor | TBD

Financing | 9% Tax Credits, HCIDLA, Affordable Housing Sustainable Communities (AHSC), FHLB AHP

Total Development Cost | $15,876,000

Approximate Completion Date | October 2019
Rosa De Castilla Apartments

Rosa de Castilla Apartments will be a new construction 85 low / low income families. Located on an urban infill site along Huntington unit development in El Sereno/Rose Hills. Units consisting of 9-studios, 55 1-bedrooms, 10 2-bedroom and 11 3-bedroom units. 49 units will be restricted as permanent supportive housing for veterans, 14 for general permanent supportive housing and 20 units will be reserved for low income families (in addition to 2 manager units). Rosa de Castilla Apartments is proposed to be affordable housing catering to a mixed population of veterans, veteran families, and families in the Rose Hills neighborhood of Los Angeles. The building is designed in response to its urban setting through the use of innovative design features, secure, yet welcoming site planning, and environmentally sensitive aesthetics. The project design consciously aims at providing an improved quality of life for its future tenant population. The development includes multiple features that enhance it’s aesthetic and functional appeal to its residents and neighbors while ensuring minimal disturbance to the environment.

Development Team
Service Provider | New Directions for Veterans
Architect | FSY Architects

Proposed Financing | 9% Tax Credits, Veterans Housing and Homelessness Prevention (VHHP), Los Angeles County Community Development Commission and Measure HHH Funding.

Total Development Cost | Approximately $48,114,000
Approximate Construction Start | Spring 2019

4208 E. Huntington Drive South, Los Angeles, CA
El Nuevo Amanecer Apartments
Will be new construction of mixed use affordable multifamily housing. The project will be comprised of 61 apartments – 31 units will be for homeless Veterans, 28 units will be for low-income families and 2 units are for onsite property managers. The development will have ground floor retail which will contribute to the First Street Commercial Corridor. There will be an outdoor garden, community rooms, bike storage, a tot lot, community terrace, and laundry facilities. In partnership with New Directions for Housing, many of the units will be able to receive supportive services targeted to veterans full-time on-site.

Development Team
Service Provider | New Directions for Veterans, ELACC Tenant Services
Architect | Birba Group Architects

Proposed Financing | 4% Tax Credits, Veterans Housing and Homelessness Prevention (VHHP), Affordable Housing Sustainable Communities (AHSC), Community Development Commission HOME Funds, Infill Infrastructure Grant (IIG)

Total Development Cost | Approximately $39,000,000
Approximate Construction Start | Spring 2019

3651 E. 1st Street, Los Angeles, CA 90063
ELACC has 374 units in the predevelopment pipeline. ELACC continues to do its part in actively addressing Los Angeles’ Housing and Homelessness crisis – for over 5 years now, we have been able to bring online about one housing development under construction each year!

Furthermore, 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 Mariachi Plaza Apartments for example, ELACC addressed the community’s concerns, engaged in open dialogue on space, affordability levels, and input on amenities and design. A series of community meetings, like the one pictured below, were held to ensure dialogue and transparency in the development process.

Mariachi Plaza Apartments – Community Outreach Meeting July 2018
Whittier Place Apartments Phase II

Will be new construction of affordable multifamily housing for homeless veterans and individuals with mental health conditions. The project will be comprised of 34 apartments, with plenty of common area space such as an outdoor garden, computer room, conference room, and community room. In partnership with New Directions for Housing, many of the units will be able to receive supportive services targeted to veterans full-time on-site.

Development Team
Service Provider | New Direction Housing, Inc. & LAC - DMH
Architect | Gonzalez Goodale Architects

Proposed Financing | 4% Tax Bond Credits, Veterans Housing and Homelessness Prevention (VHHP), Community Development Commission HOME & General Funds, Mental Health Housing Program (MHHP), Infill Infrastructure Grant (IIG)

Total Development Cost | Approximately $18,652,000

Approximate Construction Start | December 2019
Los Lirios Family Apartments
ELACC is proposing a 5 story, 64 unit, mixed use affordable housing and community serving retail development in Boyle Heights, adjacent to the Metro Gold Line Soto Station. Units will range from studios, to one, two and three-bedroom units. There will be 51 residential parking spaces available to all tenants. In addition, there will be bicycle storages and parking spaces. ELACC has hosted various community meetings to gather feedback from the community about the design and services associated with this proposed development. There will be a 5,000 sq. ft. community serving retail space with 14 retail parking spaces. ELACC continues to work with Metro and the community to develop this mixed use affordable housing.

Development Team
Service Provider | ELACC
Architect | Gonzalez Goodale Architects

Proposed Financing | Housing and Community Investment Department,
Affordable Housing Trust Funds (AHTF) Funds, HHH

Total Development Cost | Approximately $30,405,000

Approximate Construction Start | Winter 2020

1ST Street & Soto, Los Angeles, CA 90033
Mariachi Plaza

ELACC is proposing a 5 story, 59 unit, mixed use affordable housing and community serving retail development in Boyle Heights, adjacent to the Metro Gold Line Mariachi Plaza Station. Units will range from studios, to one, two and three-bedrooms. There will be 54 residential parking spaces available to all tenants. In addition, there will be bicycle storages and parking spaces.

ELACC was selected as the developer after Metro re-released a RFP that required a deep community engagement process. ELACC has hosted various community meetings to gather feedback from the community about the design and services associated with this proposed development. There will be a 6,340 sq. ft. community serving retail space with retail parking spaces. ELACC continues to work with Metro and the community to develop this mixed use affordable housing.

Development Team
Service Provider | ELACC & Jovenes Inc
Architect | Y&M Architects

Proposed Financing | 4% Tax Credit, Mental Health Housing Program (MHHP), Affordable Housing Trust Funds (AHTF) Funds, HHH

Total Development Cost | Approximately $38,950,000
Approximate Construction Start | Winter 2021

119, 123, 127 Bailey Street, 1724 & Pennsylvania Ave, Los Angeles, CA 90033
Los Puentes (249 N. Chicago & 318 Breed St)

Will be a new 100% permanently supportive affordable construction for homeless and home insecure individuals and families built on two LADOT parking lots. The two part development will be comprised of a total of 64 apartments – 43 studios, 10 one-bedrooms, 10 two-bedrooms, and 1 two-bedroom manager’s unit. There will be an outdoor garden, community rooms, bike storage, a tot lot, community terrace, laundry facilities in each building, and each is walking distance from the Metro Soto Gold line train station. In partnership with LA Family Housing (LAFH), the development will bridge the gap between LAFH’s current transitional housing, Comunidad César Chávez development located on Breed Street, to provide permanent supportive housing and services targeted to the previously homeless and home insecure individuals and families.

Proposed Financing

4% Tax Credits, No Place Like Home (NPLH), Supportive Housing (Prop HHH)

Development Team

Service Provider | LA Family Housing
Tenant Services | ELACC
Architect | Gonzalez Goodale Architects

Total Development Cost

Approximately $33,049,000

Approximate Construction Start

Winter 2021
Fideicomiso Comunitario Tierra Libre – Community Land Trust

Fideicomiso Comunitario Tierra Libre (FCLT) is a non-traditional alternative homeownership project. In 2015, ELACC was able to secure acquisition subsidy through the City of Los Angeles to purchase three small, vacant lots in Boyle Heights. ELACC is utilizing these sites to establish a Community Land Trust (CLT) and form a Limited-Equity Housing Cooperative to explore new approaches as a means to address housing instability, unaffordability and lack of access to ownership opportunities. Between 2018-2019, a group of committed Boyle Height's residents incorporated the FCLT in order to transfer the city-owned parcels to the entity and will work collaboratively with ELACC, as the developer, to construct a variety of townhouses and a multi-family apartment via innovative financing strategies to reach the deepest level of affordability possible for future resident-owners. The development will be happen across 2-3 phases –the first phase being the constructions of 8 townhouses.

Development Team
Owner & Operator | FCTL
Developer | ELACC
Architect | Y&M Architects

Proposed Financing | Neighborhood Stabilization Program, Housing and Community Investment Department, Low-Income Purchase Assistance Program

Phase I Total Development Cost | $12,000,000 (est.)
1st & Breed St

1st & Breed will be new construction of mixed use affordable multifamily housing and permanent supporting housing. The development will include a community rooms, bike storage, a tot lot, community terrace, laundry facilities, and residential & commercial parking. The development will have ground floor retail which will contribute to the First Street Commercial Corridor and residents will have access to the Metro Gold line train station located 600ft east on 1st and Soto Street.

Development Team
Architect | Y&M

Proposed Financing | 4% Tax Credits, No Place Like Home (NPLH), Supportive Housing (Prop HHH)

Total Development Cost | TBD

Approximate Construction Start | Winter 2021
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

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

Northeast Los Angeles Social Justice Award - 2006
Jack Scott 21st State Senate District Certificate of Recognition

Certificate of Appreciation - 2006
Jose Huizar Los Angeles City Council District 14

Strategic Partner Award – 2006
Citibank Community Stars

Certificate of Appreciation – 2005 - 2006
Jackie Goldberg 45th State Assembly District

Neighborhood Turnaround Partner Award – 2002
Local Initiatives Support Corporation

Certificate of Appreciation - 2002
Ed Reyes Los Angeles City Council District 1