



## N E W S R E L E A S E

### **FOR IMMEDIATE RELEASE**

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### **VACANT MOTEL TO BE TRANSFORMED INTO 24 FAMILY HOMES**

#### **Mosaic Gardens at Huntington Park to Serve Low-Income Families and Former Foster Youth**

HUNTINGTON PARK, Calif., Jan. 23, 2013 - Today, Huntington Park's mayor and the director of the Los Angeles County Department of Mental Health (LACDMH) each took a turn behind the controls of a construction Bobcat to help break ground for Mosaic Gardens at Huntington Park. The ceremony marked the start of construction that will transform a former, gated up 55-room motel into 24 affordable apartments for low-income families, including transitional age youth - ages 18-24.

"We know our community needs secure, stable housing for our families and young adults who are working to make their lives better," said Huntington Park Mayor Andy Molina. "It's difficult to attend school or hold down a steady job if you don't have a roof over your head. We can't wait for this new community to be completed."

Fifteen of the homes will be reserved for transitional age youth, including former foster youth, who are currently being served by the Los Angeles County Department of Mental Health. These young adults, many with children of their own, are already living in the neighborhood, often "couch surfing" at friends' homes or living in crowded, unhealthy conditions. The goal is to give these individuals stable, healthy homes so they can continue to move forward with their education, employment or whatever path to independence they've chosen. These homes will be the first in Huntington Park for these underserved neighbors.

"I'm proud to be here today to celebrate this important partnership," said Dr. Marvin J. Southard, D.S.W., director, Los Angeles County Department of Mental Health. "It's very difficult to help people work through their mental health challenges if they don't have a healthy, stable home. And although I'm happy to participate in today's milestone, I'm even more excited to come together again in about year for the grand opening, when we will meet the new residents and see firsthand how this type of work truly changes lives for the better."

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The renovated building, located at 6337 Middleton St. in Huntington Park, will include 10 studios, 6 one-bedroom, 4 two-bedroom, and 4 three-bedroom apartments, including a two-bedroom manager's unit. Each home will feature appliances, carpeted bedrooms, and central air conditioning. The current layout of the motel includes a parking lot that is partially under the building and partially exposed. The construction team will create a courtyard on an elevated deck above the parking area. The courtyard will include a playground, landscaping, benches, and barbeques, providing a comfortable area for residents to relax and connect. A community room, private counseling rooms and a computer lab will provide the space for residents to participate in social, education and skill building opportunities.

In addition to providing much-needed housing, the new community will also be built with sustainability in mind. "Green" features include: dual-pane low-e windows; Energy Star appliances; solar hot water; drought tolerant landscaping; very high efficiency plumbing fixtures; construction materials with recycled content; and a commitment to recycle at least 75 percent of construction waste. Mosaic Gardens at Huntington Park has been registered with the U.S. Green Building Council and intends to pursue a LEED Gold certification.

"LINC Housing is committed to bringing beautiful, stable homes to people who need them most," said Hunter L. Johnson, LINC's president and CEO. "This public-private partnership is a model for how we can come together to develop a community that not only serves the local residents by providing housing but also contributes to the neighborhood overall by beautifying an abandoned building that will soon become a vibrant community."

An on-site resident services program, designed to meet the specific needs of the residents, will also be an important part of the community. The program will be facilitated by LINC's resident services group, LINC Cares. A Resident Services Coordinator will facilitate programs to address common educational and economic needs of the residents. The type of programs that are anticipated may include after-school programs, parenting classes, financial literacy workshops, and health/well-being programs. The service provider contracted by LACDMH will provide services with 24/7 staff availability to help individuals address emotional, housing, physical health, transportation, and other needs so they can function independently in the community.

The apartments are for families earning between 30 and 50 percent of the area median income for Los Angeles County, as established by HUD. Rents aren't set yet but will likely range from \$448 to \$1,110, based on unit size and resident income. Property management will screen all tenants, including the MHSA qualified residents. Every resident will need to meet income qualifications and pass criminal background and credit checks.

Funding for the \$10-million development comes from a number of sources including the City of Huntington Park, Los Angeles County General Fund/Homeless Service Center Funds, Housing Authority of the County of Los Angeles Project Based Vouchers, the Los Angeles County and California Departments of Mental Health through the Mental Health Services Act program, the Federal Home Loan Bank's Affordable Housing Program, a construction loan from U.S. Bank, and tax credit equity from Raymond James Tax Credit Funds Inc. Funding for the acquisition of the site was also made possible by generous support from The California Endowment, Enterprise Community Partners, and the JPMorgan Chase Foundation.

Construction begins immediately with completion targeted for late 2013, early 2014. The general contractor is Advent Companies, and the building was designed by Killefer Flammang Architects. Resident applications won't be available until the building is closer to completion. Anyone interested in being contacted when applications are available can call LINC Housing at (562) 684-1100. Clients of the Los Angeles Department of Mental Health who would like to apply for an apartment should contact their case manager.

About LINC Housing Corporation

LINC Housing, one of California's most productive nonprofit developers of affordable housing, has helped create more than 7,500 homes in 65 communities throughout the state. The organization's properties are known for excellent design, outstanding management and life-enhancing services for its residents. LINC has 28 years of service to families, seniors, and local governments helping to create sustainable communities via new construction, acquisition and rehabilitation, and historic preservation. Visit [www.linchoosing.org](http://www.linchoosing.org) for more information.

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