



EAST LA COMMUNITY CORP

Power Building + Community Driven Development



EAST LA COMMUNITY CORPORATION



ELACC



REAL ESTATE
DEVELOPMENT



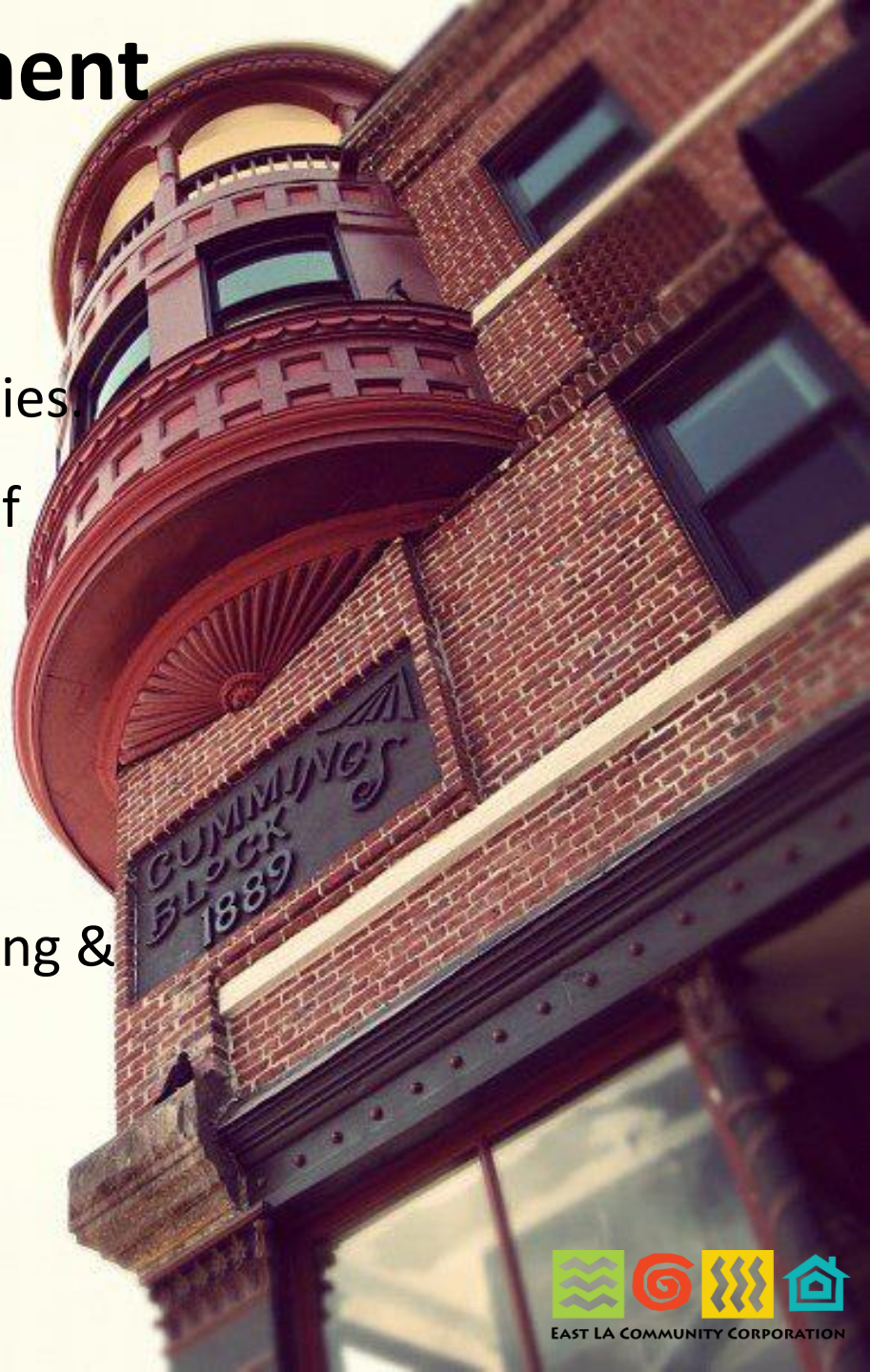
COMMUNITY
ORGANIZING



WEALTH
BUILDING

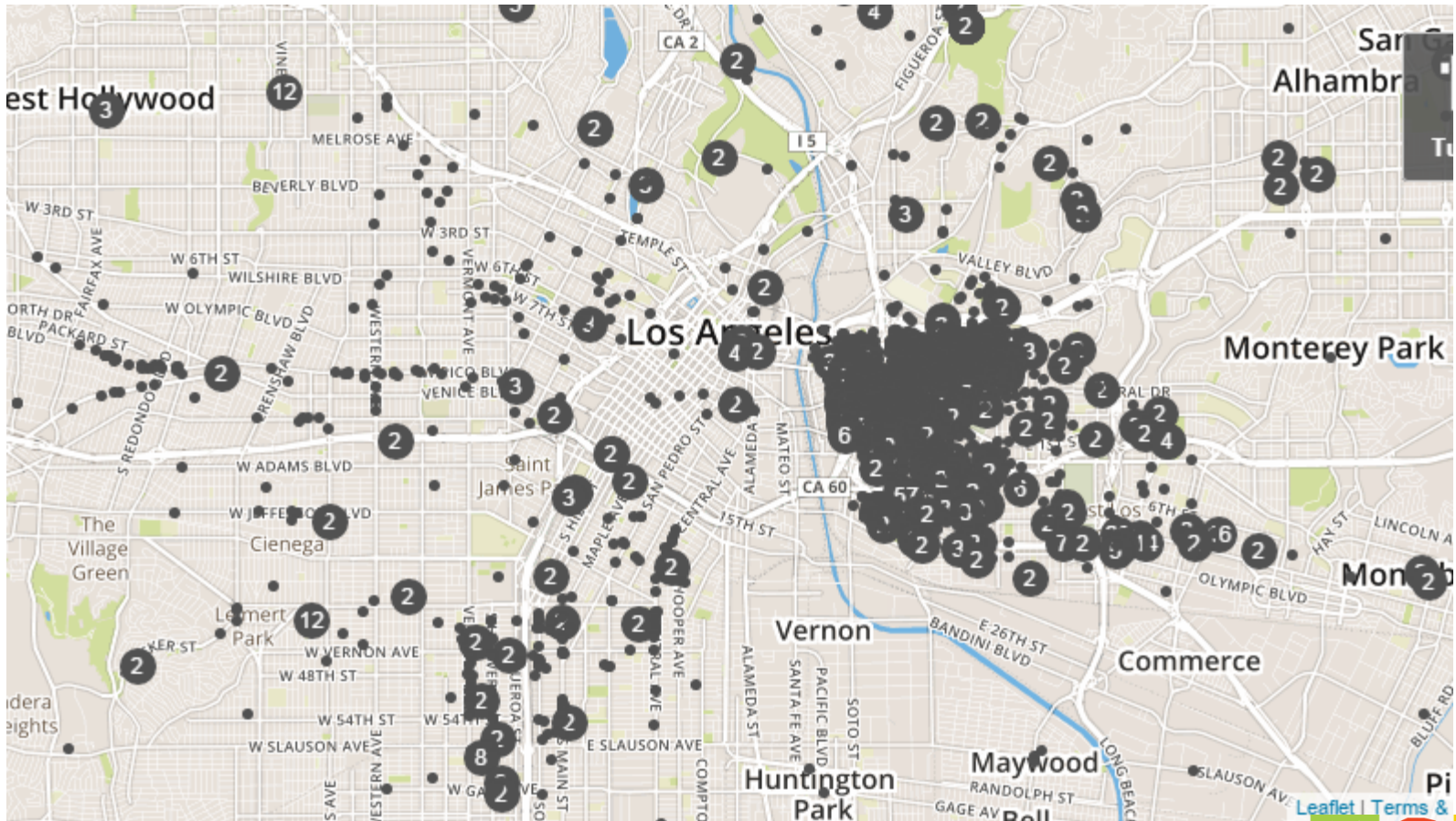
Accountable Development

- ❑ Maintains the culture and social networks of the existing community.
- ❑ Mitigates the displacement of families
- ❑ Preserves and increases the stock of quality affordable housing in the community.
- ❑ Involves residents in the decision-making process.
- ❑ Provide Living Wage Jobs, Local Hiring & Opportunities for Local Businesses





Map of ELACC's Members: 3,500 total

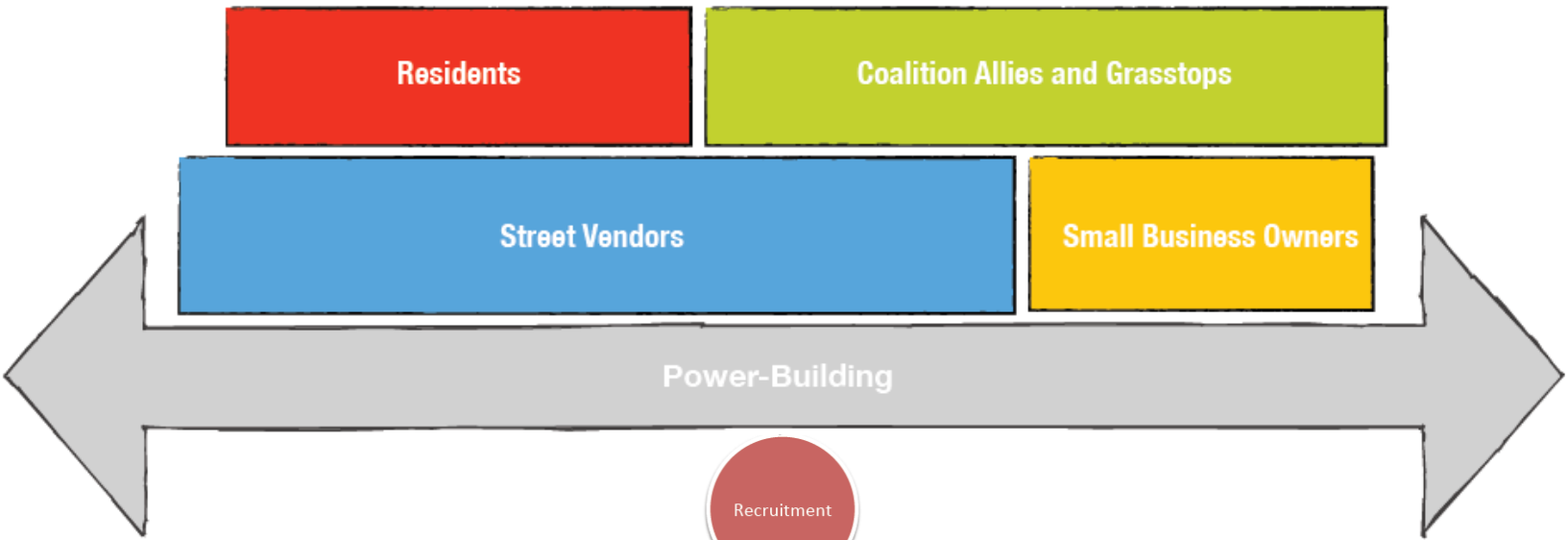


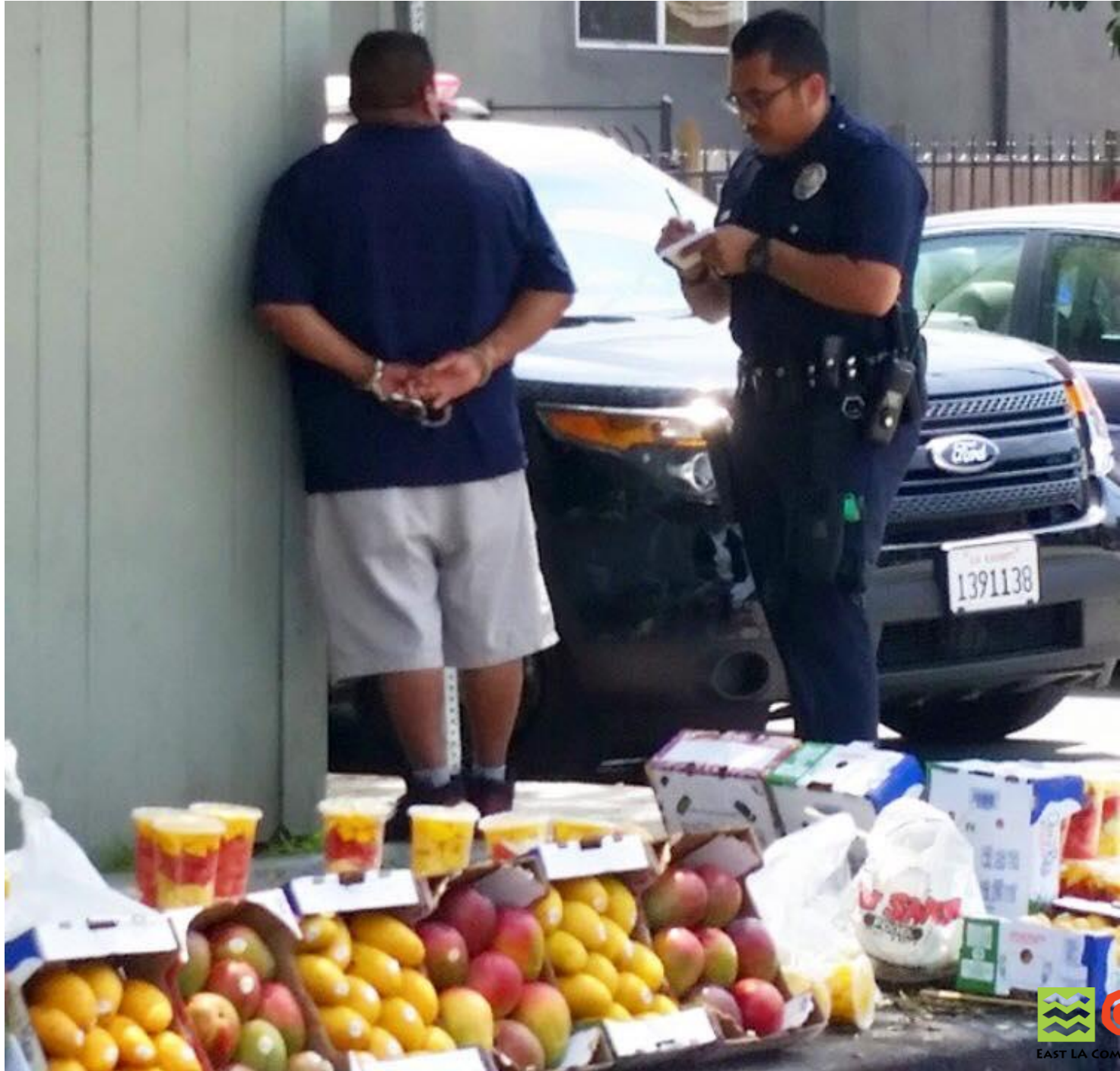
Power-Building and Constituents

The ELACC organizing model

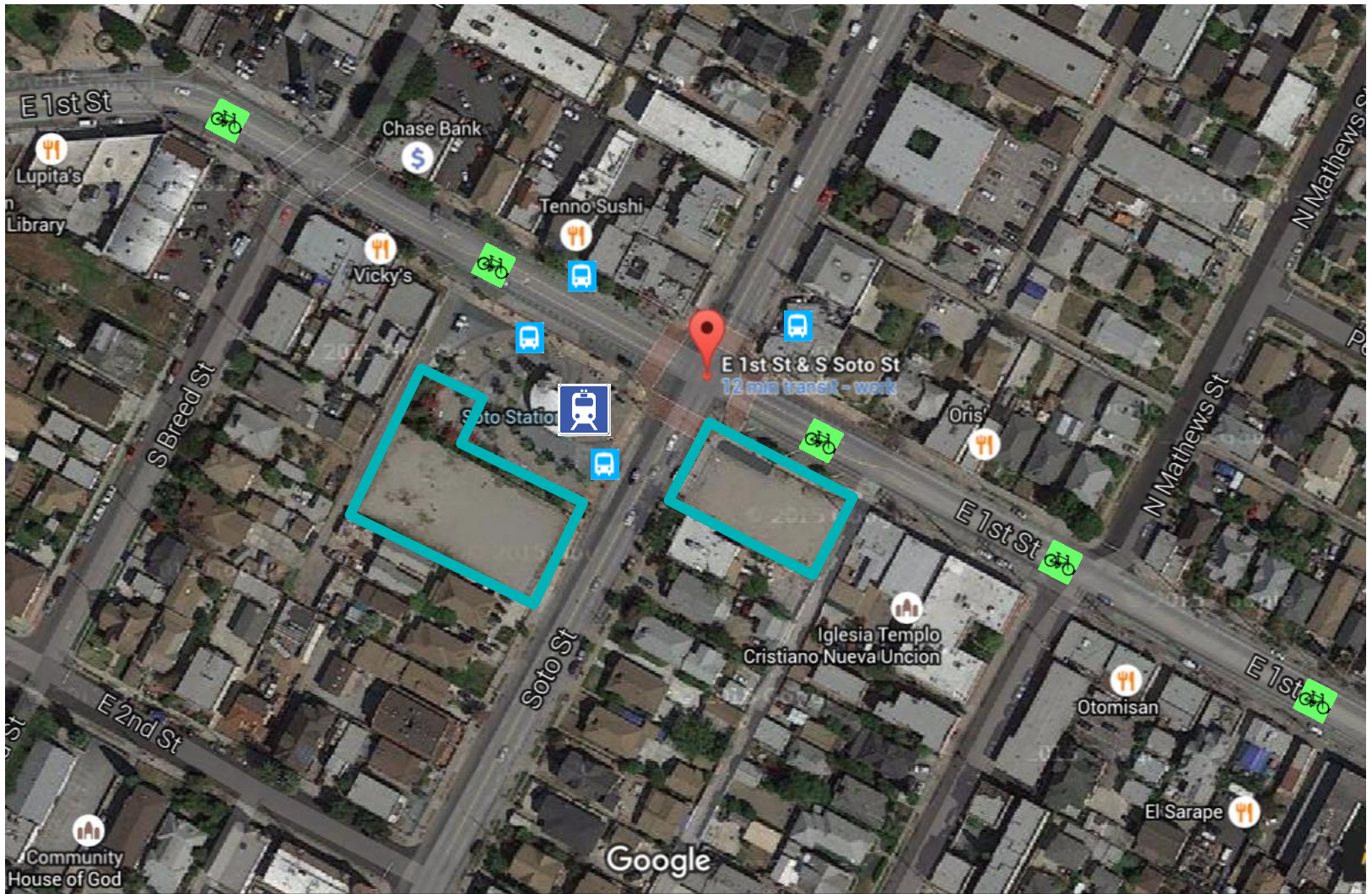
focuses on, and plans with the most negatively & directly impacted individuals & families. While building critical mass in numbers, it develops ordinary individuals into leaders. Coalition allies at both the grassroots and grassroots level are developed to play key roles in advocacy.

Once a core campaign base & organizing plan is developed, energy is focused on organizing non-traditional individuals with more power to influence the target.





Transit Rich Development Site



5 major bus lines



Metro Goldline (light rail)



Bike lane



EAST LA COMMUNITY CORPORATION

Community Meetings

Youth and Education
Focus Group



Community Meeting:
Affordable Housing 101



Community Meeting on
Different Options



Homeowner and Property
Owner Focus Group

Proposal Highlights Based on Community Input

Deeper Affordability

- Proposing to eliminate 60% AMI units and increased number of 30%-40% units from **15 to 44**.
- Proposing to include studios which are more affordable than 1bd and more suitable for students and seniors. Minimum income lowers from \$13,800 to \$13,050.
- Commitment from DHS to provide housing vouchers for people making less than \$13,050 who depend on medical services from LA County-USC Medical Center.

More Resident Services

- Incorporate our ELACC Community Wealth Department to provide financial services to residential and commercial tenants such as savings, free tax preparation, and first time homebuyer class.
- ELACC STARS Program can provide after-school tutoring for children and youth.
- Community Room can be used in partnership with other organizations to provide resident and community services – for example, fitness classes, English classes, computer classes.

More Community & Open Space

- Community Room placed closer to the station with possibility of opening towards station. Supports connection and use of public space.
- Proposing restoration of Historic Blue House to be used as office space for non-profits or space for community programming.
*Currently discussing the possibility of moving house with Metro.
- 5,000 sq ft commercial space is flexible for uses and uses will be identified through continuous community engagement – most popular were fitness/dance use, food use, vendors.

Affordability of Units

Income Level & Range*	Original Proposal (Los Lirios only)	Current Proposal**	Approximate Rents ***			
			Studio	1bd	2bd	3bd
30% AMI (\$13,050 - \$30,900)	5	27	\$435	\$466	\$560	\$647
40% AMI (\$17,430 - \$41,200)	10	17	\$581	\$622	\$747	\$863
50% AMI (\$21,780 - \$51,500)	20	21	\$726	\$778	\$933	\$1,079
60% AMI (\$27,990- \$61,800)	13	None	N/A			
Manager's Unit	1	1	N/A			
TOTAL UNITS	49	66				

*Income Range for each AMI level is dependent on family size of up to 7 people, identified are minimums and maximums. Income is defined by the whole family's income added together.

** Current Proposal is subject to receiving funding sources and negotiating terms with Metro.

***Rents set by Federal Housing Department (HUD) and are subject to change every year. Rents shown reflect current HUD rents.

Southeast Corner: Historic Property & Community Space

In discussions with Metro for possible use of site for restoration of Historic Blue House

