EAST LA COMMUNITY CORP
Power Building + Community Driven Development
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
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 grasstops 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
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 programing.
  *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

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

*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