

HEALTH INNOVATION COMMUNITY PARTNERSHIP

Monthly Meeting
June 5, 2020
Reunión mensual
5 de junio de 2020



Zoom Webinar Features

Consejos técnicos del seminario web de zoom

- All attendees – please mute yourself unless you are speaking!
- For this meeting, we are using the Webinar feature which has some differences from the Meeting feature in Zoom
- You are assigned as either a presenter or attendee. Presenters have video enabled, Attendees do not.
- **Participants** shows a list of who is in the meeting. To raise a hand, click on Participants and then the ...
- **Chat** opens up a shared window where you can type comments. To chat with all Attendees, click All Panelists and Attendees.
- **Q&A** allows you to pose a question to be answered by the moderator
- **Interpretation** allows you to attend in your language of choice.

The image shows the Zoom meeting control bar at the bottom of the screen. From left to right, the buttons are: Unmute (muted), Start Video (video off), Participants (1), Chat, Share Screen (highlighted in green), Polling, Q&A, Interpretation (with a dropdown menu open), More, and End Meeting. The dropdown menu for Interpretation is open, showing options: Off (checked), English, and Russian. Below these options is a link that says "Manage Language Interpretation...".

Q&A

Preguntas y respuestas

- We will try to allow for as many questions as possible, but with a very full agenda, we may not be able to answer all questions live.
- To ask a question – please use the Q&A feature or Raise a Hand.
- To pose comments for all attendees, use the Chat.
- The moderator will ask for any questions from those on the phone during the Q&A period.

Agenda

8:45	Welcome and Meeting Overview	Bienvenida y resumen de la junta
9:00	LAC+USC Medical Center	Centro Medico de LAC+ USC
9:10	Community Conversation	Conversación comunitaria
9:40	Inclusionary Housing Ordinance	Ordenanza de vivienda inclusiva
9:55	Homeless Response	Respuesta a personas sin hogar
10:05	Quarantine Housing	Viviendas de cuarentena
10:15	3 rd and Dangler Community Benefit Agreement	Acuerdo de Beneficio Comunitario de 3er y Dangler
10:45	Closing	Clausura

COVID-19

LAC+USC Medical Center
Update

**Actualizaciones del Centro Medico de
LAC+ USC**

Jorge Orozco, CEO

Partner Sharing

Community Conversation

Conversación comunitaria

Pamela Agustin, Eastside LEADS

Guadalupe Duran-Medina, Office of Supervisor Hilda L. Solis

Partner Reflections

- How do the events of the past week influence your thinking about the role of HICP?
- Should HICP dedicate time for a larger conversation on this topic in general session or in working group?

Housing

Inclusionary Housing Ordinance

Ordenanza de vivienda inclusiva

*Ayala Scott, County of Los Angeles Department of
Regional Planning*

Inclusionary Housing Ordinance

Health Innovation Community Partnership

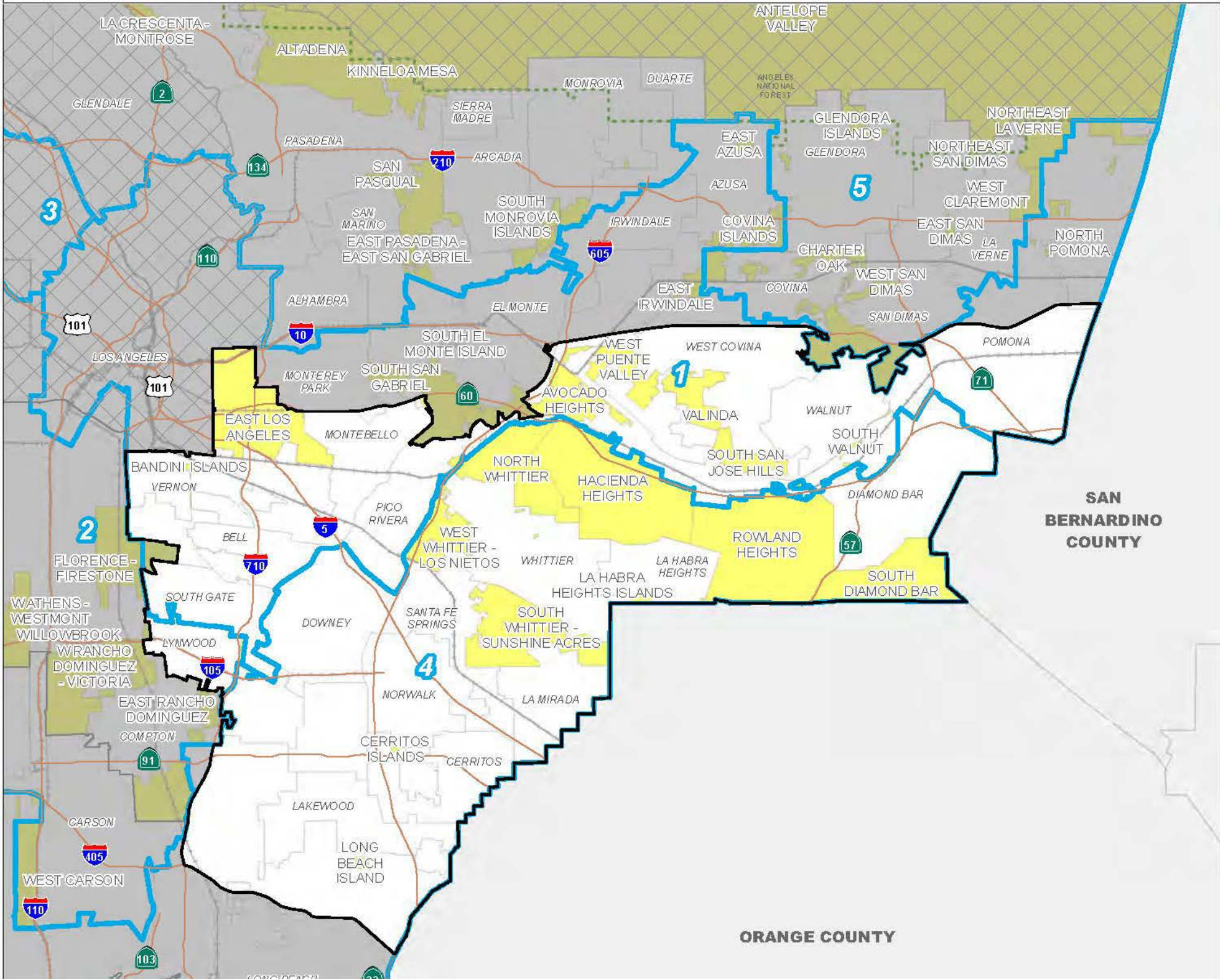
June 5, 2020

Ayala Scott

Housing Policy Section, Department of Regional Planning



East Los Angeles / Gateway Submarket Area



Feasibility Studies

2018

- Rental and for-sale
- 100-unit prototype
- Lower and moderate income

2020

- Rental only
- 20-unit prototype
- Extremely low, very low, lower, moderate income



Fulfillment Options

- On-site
- Off-site
 - Within an unincorporated area and within one-quarter mile of the principal project site;
 - Within a Highest, High, or Moderate Resource Area (same or higher)
 - Within an area with known displacement risk based on evidence to the satisfaction of the Department (within 2 miles of principal project); or
 - Developed as part of a community land trust



Next steps

- BOS hearing
- Affordable Housing Preservation Ordinance
 - <http://planning.lacounty.gov/ahpo>



Proposed Set-asides: Rental

TABLE 22.121.050-A: INCLUSIONARY HOUSING REQUIREMENTS FOR RENTAL PROJECTS			
<i>Option</i>	<i>Affordability¹</i>	<i>Set-aside</i>	<i>Set-aside (Small projects)²</i>
1	Average affordability ³ of 40% AMI or less	10%	5%
2	Average affordability ³ of 65% AMI or less	15%	7%
3	80% AMI or less	20%	10%

Notes:

- Units shall be set aside for extremely low, very low, or lower income households.
- Projects with less than 20 baseline dwelling units. **(RPC recommended lowering to 15)**
- Calculations for the average affordability shall comply with Subsection C (Calculation), below.



Proposed Set-asides: For-sale

TABLE 22.121.050-B: INCLUSIONARY HOUSING REQUIREMENTS FOR FOR-SALE PROJECTS			
<i>Submarket Area</i>	<i>Affordability¹</i>	<i>Set-aside</i>	<i>Set-aside (Small projects)²</i>
Coastal South Los Angeles, South Los Angeles (excluding condominiums), East Los Angeles/Gateway	Average affordability ³ of 135%AMI or less	20%	10%
San Gabriel Valley		15%	7%
Santa Clarita Valley, Antelope Valley (excluding condominiums)		5%	-
<p>Notes:</p> <p>1. Units shall be set aside for moderate or middle income households.</p> <p>2. Projects with less than 20 baseline dwelling units. (RPC recommended lowering to 15)</p> <p>3. Calculations for the average affordability shall comply with Subsection C (Calculation), below.</p>			



COVID-19

Homeless Response

Respuesta a personas sin hogar

Monica Alcaraz, Exodus Recovery

Project RoomKey

- Project Roomkey is a coordinated effort to secure hotel and motel rooms in L.A. County as temporary shelters for people experiencing homelessness who are at high-risk for hospitalization if they contract Coronavirus (COVID-19). High-risk includes seniors 65+ and/or those suffering from chronic illness.

Project Roomkey

- 35 sites in operation in LA County
- 3215 beds
- 3559 clients currently served.
- It's a 90 day program
- Participants are prioritized for housing.

Project Roomkey

- People are being placed in Project Roomkey rooms by service providers who assess them first to ensure they qualify for the program.
- Individuals looking for help and are not yet in touch with an outreach worker or case manager they can call 800-548-6047 or 211 and

Project Roomkey

- Capacity vs. Need

Project Roomkey

- Questions

COVID-19

Quarantine Housing

Viviendas de cuarentena

Waqas Rehman, PE, Office of Supervisor Hilda L. Solis

3rd and Dangler Community Benefit Agreement

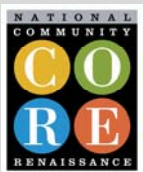
Acuerdo de Beneficio Comunitario de 3er y Dangler

Guadalupe Duran-Medina, Office of Supervisor Hilda L. Solis

Zoe Kranemann, National CORE



EAST 3RD STREET AND DANGLER AVE. EAST LOS ANGELES



WHO WE ARE: NATIONAL COMMUNITY RENAISSANCE



- Founded in 1992
- Total Units: 9,000+
- Total Residents: 27,000+
- One of the Nation's Largest Nonprofit Housing Developers
- Full-Service Organization
 - Acquisitions
 - Planning & Development
 - Financing
 - Construction
 - Property Management
 - Compliance
 - Asset Management
 - Social Services

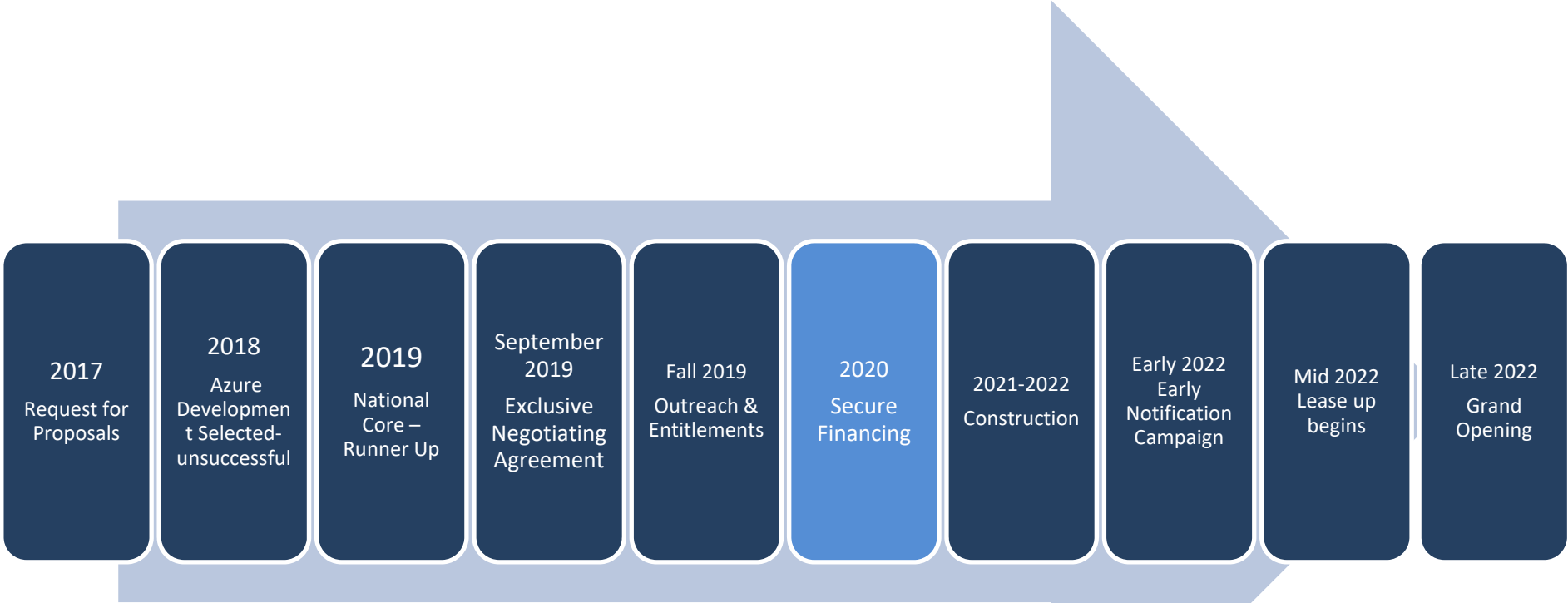
NATIONAL CORE



National CORE is an Owner-Operator and provides onsite property management along with other services including:

- Onsite security and a 24-hour presence of highly trained property management staff
- Provide tenant screening and background checks
- Manage unit occupancy
- Implement parking management
- Coordination with County and local nonprofits on tenant eligibility

DEVELOPMENT TIMELINE



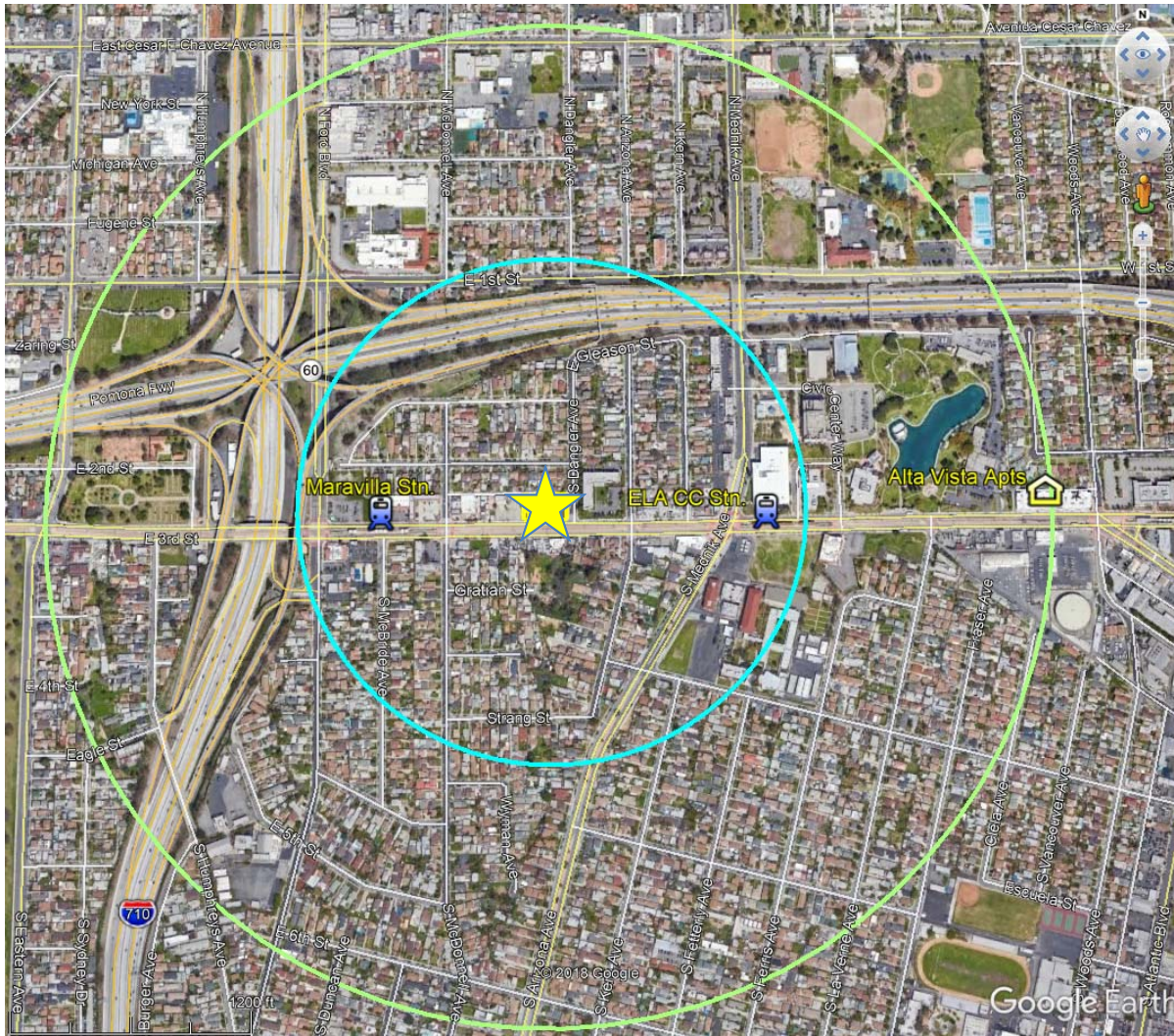
*Subject to change

Ongoing Community Engagement

OUTREACH DONE TO-DATE

1. August 1, 2019 – Salazar Senior Group
 2. August 6, 2019 – National Night Out – Saybrook Park
 3. October 1, 2019 – Maravilla Advisory Committee
 4. October 29, 2019 – East LA Chamber of Commerce
 5. November 5, 2019 – Maravilla Advisory Committee
 6. November 6, 2019 – Community At Large Meeting
 7. November 30, 2019 – People for Mobility Justice - Bike and Walk Audit
 8. December 7, 2019 – Community At Large Meeting
 9. January 18, 2020 – Community Open House
 10. April 6, 2020 – Stakeholder Focus Group
 11. April 15, 2020 – Stakeholder Focus Group
 12. April 22, 2020 – Stakeholder Focus Group
 13. April 30, 2020 - Stakeholder Focus Group
 14. May 8, 2020 – Stakeholder Focus Group
 15. May 13, 2020 – Stakeholder Focus Group
 16. May 20, 2020 – Stakeholder Focus Group
 17. May 29, 2020 – Stakeholder Focus Group
- Mailers sent to residents within 500 feet of the project site
 - Partnered with members of the local community to disperse notices
 - Distributed flyers to community organizations (i.e. library, Centro Maravilla)
 - Door to door deliveries

IDEAL LOCATION



- Along Metro Gold line
- Less than 0.2 miles from two Gold line stations
- High density of low to moderate-income households
- Very close to another CORE property - Alta Vista

ABOUT THE DEVELOPMENT

2 DIFFERING FUNDING SCHEMES

Plan A: Affordable Housing Sustainable Communities

- 78 units (20 1 studios, 49 1bds, 9 2bds)
- Transportation improvements + Ambitious Sustainability goals
- 770 SF Community room
- 810 SF Public plaza
- 1,840 SF Courtyard
- Range of other community benefits

Plan B: 9% Tax Credit

- 78 units (21 studios, 36 1bds, 15 2bds, 63bds)
- 1,875 SF Community room
- 1,200 SF Public Plaza
- 2,745 SF landscaped courtyard
- Range of other community benefits

PERMANENT SUPPORTIVE HOUSING

- 39 units will be Permanent Supportive Housing units and the other 38 will be reserved for low income individuals and/or families.
- Permanent Supportive Housing units are for individuals who lack a fixed, regular, and adequate nighttime residence or are at risk of homelessness, and who may need mental health services
 - Comprehensive services and staff/case workers are available onsite
- We will conduct targeted outreach and work with CES to ensure that those in most need and/or are experiencing homelessness in East Los Angeles are engaged and ready well before the leasing process begins
- According to the 2019 Point in Time Count, there were 604 individuals experiencing homelessness in East Los Angeles

ARCHITECTURAL RENDERINGS



County of Los Angeles - 3rd & Dangler

ARCHITECTURAL RENDERINGS



County of Los Angeles - 3rd & Dangler

ARCHITECTURAL RENDERINGS



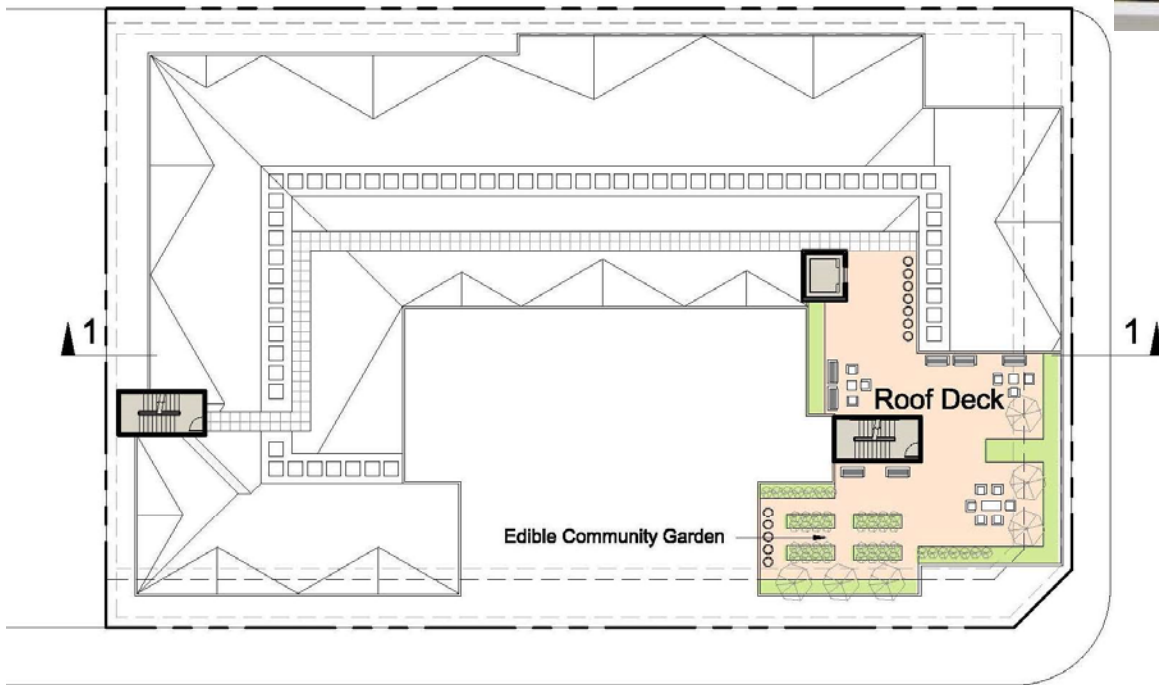
County of Los Angeles - 3rd & Dangler

ARCHITECTURAL RENDERINGS



County of Los Angeles - 3rd & Dangler

ROOFTOP COMMUNITY GARDEN



S. DANGLER AVENUE

E. 3rd STREET

PUBLIC PLAZA



May serve as a space for local art displays, job fairs, pop up shops, job fairs, -
activating street frontage on Third Street

ONSITE SERVICES

- National CORE has partnered with People Assisting the Homeless (PATH) to provide onsite services to help residents transition out of non-subsidized housing such as:
 - Financial literacy and economic mobility courses
 - Therapy and mental health
- Connect residents with a variety of community resources tailored to meet resident and community needs.



COMMUNITY BENEFITS

LOCAL HIRING



National CORE will work with the WDACS, other CBOs and local educational institutions to reach 30% local hiring for the construction phase and will aspire to reach 50%.

A strong emphasis will be conducted to achieve these goals within a 2-mile radius under Tier 1 as defined under the LACDA Local Hire requirements.

The Project will implement Davis Bacon prevailing wages

EARLY NOTIFICATION

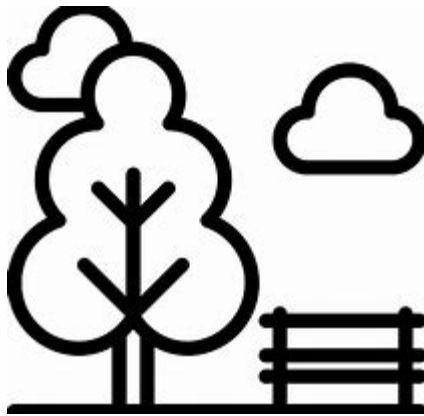


National CORE shall start an early notification program to the community at least 9 months prior to the completion of construction.

Application workshops can be expected to begin at least 8 months prior to the building's grand opening to assist community members in understanding the requirements of the leasing process.

PUBLIC GREEN SPACE

Contingent on securing necessary funding, a green space adjacent to the community will be programmed with the input of the community.



Options may include:

- Pocket Park
- Community Garden
- Dog park
- Tot Lot Playground
- Community Edible Garden
- Outdoor Fitness Area

COMMUNITY RESOURCES



At the community center services through a combination of direct programming and strategic partnerships with a network of nonprofits, governmental entities, and businesses will take place.

Exact services will be determined through an engagement partnership with local CBOs.

Next Meeting:
Friday, July 10, 2020

Próxima reunión: viernes
10 de julio de 2020

www.hicpla.org

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