



N E W S R E L E A S E

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Community Celebrates New Affordable Housing Community in Los Angeles County's Willowbrook Neighborhood

New Complex Provides 61 New Homes With Services for Formerly Homeless and Low-Income Residents

WILLOWBROOK, Calif., April 20, 2017 – Today, LINC Housing joined Congresswoman Nanette Diaz Barragán, Los Angeles County Supervisor Mark Ridley-Thomas, community leaders, partners, neighbors and new residents to celebrate the completion of Mosaic Gardens at Willowbrook, a new 61-unit affordable housing community for low-income families and formerly homeless households.

Half of the apartments at the new complex are for formerly homeless residents who are being served by the Los Angeles County Department of Health Services. The other homes are for families earning up to 60 percent of the area median income for Los Angeles County, as established by HUD.

"Homelessness and affordable housing are top concerns for the Willowbrook community," said Rebecca Clark, LINC's president and CEO. "We've worked side-by-side with county leaders, our partners and this community to bring solutions that will improve people's lives and transform the neighborhood. Now that construction is complete, we'll shift our focus to providing expansive services including programs that will focus on housing stability, personal empowerment and community building."

According to the latest homeless count from the Los Angeles Homeless Services Authority, there are nearly 47,000 homeless in Los Angeles County. Mosaic Gardens at Willowbrook is one of several new properties LINC Housing, a nonprofit focused on community development and affordable housing, is building to help address the affordable housing and homelessness issues facing the county.

In addition to providing much-needed housing for low-income and formerly homeless residents, Mosaic Gardens at Willowbrook also demonstrates LINC's commitment to sustainable building and providing residents with healthy, energy efficient homes.

The architecture and landscape at Mosaic Gardens at Willowbrook has a ranch-style feeling that evokes the neighborhood's pride in being "country living in the city." It also incorporates many features for healthy living. Open stairs filled with natural light are conveniently located to encourage their use, while elevators are physically tucked away. The buildings are interconnected by open space to encourage walking and socialization. Community gardens are available for families to grow their own food, and the community room has space for educational classes for healthy living as well as a kitchen where residents can learn and share recipes on how to prepare the food they've grown. A tot lot and small field provide children a safe environment for physical activity. The large community space also includes multipurpose space to house a variety of resident programs as well as a computer lab, fitness room, manager's office, and private meeting space for service providers and case managers.

With the support of LINC's team of funders, architects, and contractors, Mosaic Gardens at Willowbrook is on track to achieve a LEED for Homes Platinum rating. The property includes the following LEED, ENERGY STAR and sustainable features:

- utilizes water, energy, and material resources efficiently in order to reduce greenhouse gas emissions and provide cost-saving benefits to residents
- structures designed with durability and occupant comfort in mind
- energy-efficient light fixtures
- ENERGY STAR refrigerators, dishwashers, and clothes washers
- low-flow toilets, showers, and faucets
- drought tolerant plants and high-efficiency irrigation
- environmentally friendly products, including green-certified flooring, locally produced cement, and low VOC paints, adhesives, and sealants
- within walking distance of bus stops that provide over 280 weekly transit rides
- on-site fitness room, tot lot, and bicycle storage locations help promote exercise and a healthy lifestyle
- walkable community near to parks, restaurants, and schools.

Mosaic Gardens at Willowbrook has strong support from Supervisor Mark Ridley-Thomas' office as well as the Los Angeles Community Development Commission. Part of the land was donated by Los Angeles County.

Other funding for the \$22.8-million development came from a number of sources including Los Angeles County Affordable Housing Trust Funds and HOME Funds, Los Angeles County Second Supervisorial District Homeless Services Funds, Housing Authority of the County of Los Angeles Project-Based Vouchers, the Los Angeles County Department of Health Services, the Federal Home Loan Bank's Affordable Housing Program, construction and permanent loans from Citi Community Capital, and tax credit equity from Raymond James Tax Credit Funds Inc. Funding for predevelopment and acquisition of the site was made possible by generous support from the Low Income Investment Fund, The California Endowment, and the JPMorgan Chase Foundation. Project-based vouchers serving the homeless are from the Housing Authority of the County of Los Angeles.

Within a half mile of the property, residents of this community have access to many amenities including an elementary school, public transportation, retail shopping, pharmacies and other service opportunities. The property is within a mile of the Martin Luther King, Jr. Multi-Service Ambulatory Care Center and the Willowbrook/Rosa Parks Metro Station.

Construction began in December 2015. The community was designed by Studio One Eleven and was brought to life by Withee Malcolm Architects and Walton Construction.

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 73 communities throughout the state. The organization's properties are known for excellent design, outstanding management and life-enhancing services for its residents. LINC has more than 30 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.linchousing.org for more information.

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