



N E W S R E L E A S E

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LINC Housing Breaks Ground for 125 New Affordable Homes in Los Angeles for Formerly Homeless and Low-Income Residents

Supportive Services to Increase Housing Stability for All Residents

LOS ANGELES (June 9, 2016) – [LINC Housing](#) joined with the City of Los Angeles, the Los Angeles County Community Development Commission, the California Department of Housing and Community Development, and other partners to celebrate the start of construction at Mosaic Gardens at Westlake, an all-new 125-home affordable apartment community near Downtown Los Angeles.

Mosaic Gardens at Westlake, at 111 S. Lucas Avenue in Los Angeles, will feature 80 one-, 15 two- and 30 three-bedroom homes for low-income families and seniors. Half of the apartments will be for formerly homeless households who are referred by the Los Angeles County Department of Health Services.

"I am thrilled to welcome Mosaic Gardens to the 13th Council District, and to work with a great partner in LINC Housing to build this sorely needed affordable housing development in the Westlake community," said Mitch O'Farrell, Councilmember, 13th Council District, City of Los Angeles. "In addition, this project allows 63 units specifically for extremely low-income individuals and will provide the health resources and supportive services to help them succeed."_

The new development is part of LINC Housing's commitment to integrate affordable housing with health resources and other [services](#) for stronger neighborhoods. LINC's partnership with the Los Angeles County Department of Health Services and Ocean Park Community Center will allow the nonprofit to support 63 formerly homeless households through intensive case management including mental health and physical health services, employment counseling and job placement, education, substance abuse counseling, money management, assistance in obtaining and maintaining benefits, and referrals to community-based services and resources.

The complex will sit on six contiguous parcels for a total of 1.19 acres and will feature shared community levels and two multi-story towers. One tower is five-stories above two stories of subterranean parking with a 1,700-sq. ft. community room, two open courtyards, laundry room, an elevator, and a main pedestrian entrance. The second tower is four-stories above one story of subterranean parking, a 3,500-sq. ft. community room, a central courtyard, laundry facilities and an elevator. The complex will also have a community garden, computer lab, health and wellness room, playground, and convenient access to public transportation, shopping and services. The site was formerly blighted with dilapidated structures and covered with broken down cars, trash and unmaintained overgrowth.

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Mosaic Gardens at Westlake has been registered with the U.S. Green Building Council and intends to pursue a LEED Platinum certification. [Sustainable features](#) include high efficiency HVAC, water fixtures, central hot water heating systems and irrigation system, drought tolerant planting, storm water management plan to reduce water runoff, 49 secure bicycle storage spaces, and EnergyStar appliances in resident units and laundry room.

"LINC and our partners are creating real change in this neighborhood with new affordable housing for families and seniors, helping solve Los Angeles' homeless crisis, and creating hundreds of construction and long-term jobs," said Rebecca Clark, LINC president and CEO. "And we're not just going to build the complex and leave. We're in it for the long term, providing supportive services for the seniors and families who will call Mosaic Gardens at Westlake their home."

Funding for the \$57.1-million development comes from a number of sources including the Los Angeles County Community Development Commission, City of Los Angeles Housing + Community Investment Department funds, the California Department of Housing and Community Development, a conventional loan from Citi Community Capital, tax credit equity from Raymond James Tax Credit Funds Inc., and Affordable Housing Program funds from the Federal Home Loan Bank. Ongoing operating support is being provided by the Housing Authority of the City of Los Angeles and the Los Angeles County Department of Health Services. Additional support was provided by Corporation for Supportive Housing (CSH), The California Endowment, The Ahmanson Foundation, and JPMorgan Chase Foundation.

The community was designed by Lahmon Architects, and the contractor is Walton Construction Services. Construction is due to be complete mid 2018.

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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