



N E W S R E L E A S E

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COMMUNITY CELEBRATES COMPLETION OF NEW 84-UNIT AFFORDABLE APARTMENT BUILDING IN COMPTON

New Complex Serves Low-Income Seniors and Persons with Developmental Disabilities

COMPTON, Calif., October 24, 2011 – After more than seven years of planning and 18 months of construction, SEASONS at Compton has finally welcomed its first residents. Those residents, along with LINC Housing, city, county and state officials, and many of the development's partners, today celebrated the grand opening of this new community that serves limited-income seniors, seniors with developmental disabilities, or seniors who care for dependents with developmental disabilities - a rare example of integrating these underserved populations.

"SEASONS at Compton shows what is possible when there is cooperation between the private sector and all levels of government," said Los Angeles County Supervisor Mark Ridley-Thomas, referencing the challenges faced to bring the development to the community. "Not only did this cooperation result in success, it also raised the level of quality beyond what is often found with publicly assisted special needs housing."

Thirty-two of the homes throughout the complex are reserved for residents with developmental disabilities. These residents were selected from a number of sources including the South Central Los Angeles Regional Center, the local agency that assists persons with developmental disabilities with health, education, living skills, and housing.

"SEASONS at Compton has been a long time in the making," said Hunter L. Johnson, president and CEO of LINC Housing. "And today, when we meet the people who live here, it makes all the effort worthwhile. Knowing that we're making a positive impact on people's lives is what makes our job so rewarding."

Minnie Langston, a senior resident caring for her adult son who suffered brain injury as teenager, shared with the crowd how moving to SEASONS at Compton has changed their lives. "Our home before was not a good place," she said. "It was loud and unsafe, and that environment caused my son stress. Here, he's feels much more secure. When he's at peace, I'm at peace. Having access to a home we can afford means I can continue to be his caretaker. No one can care for my son like I can."

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SEASONS at Compton, developed by nonprofit LINC Housing and designed by architect Nardi Associates LLP, has 84 one- and two-bedroom apartments ranging from 614 to 752 square feet. A Community Center features a large gathering room, meeting room with facilities for computer classes, laundry room, management offices, and support facilities. The complex provides a beautiful, highly functional environment, while also emphasizing access for handicapped individuals, energy efficiency, use of natural light and ventilation, and reducing the property's carbon footprint.

Environmental features include photovoltaic electricity for all common spaces, a solar hot water system, a bioswale system, passive cooling, low-flow water fixtures, and environmentally friendly landscaping. SEASONS at Compton has been registered with the U.S. Green Building Council and intends to pursue a LEED Gold certification. Accessibility is enhanced with wider doorways and hallways, adjustable height counters, lever door handles, lower light switches, ramps, and elevators.

All units are for seniors earning from 30-50 percent of the area median income for Los Angeles County, as established by HUD. Rents range from an estimated \$406 to \$856 per month depending on household income.

Resident services are also a top priority at SEASONS at Compton. LINC offers three areas of services to the community: senior health and wellbeing programs; independent living skills training; and special services for residents with developmental disabilities. A grant from the S. Mark Taper Foundation provided funding to support the senior programs, including the salary of the resident services coordinator.

Funding for the construction came from a number of sources including, a construction and permanent loan from Bank of America, and tax credit equity from the National Equity Fund. Public sources included grants and loans from the County of Los Angeles Community Development Commission, Compton Redevelopment Agency, City of Industry, the California Department of Housing and Community Development, and the federal American Recovery and Reinvestment Act. In addition, several vital private grants were provided by the Weingart Foundation, The Home Depot Foundation, the California Community Foundation, the Federal Home Loan Bank's Affordable Housing Program, Enterprise Communities, and LEED for Homes. Century Housing and the Housing Partnership Network provided bridge financing during the predevelopment period. The total cost for development was approximately \$25 million. CMSI/Advent Companies, Inc., was the general contractor for the site.

LINC Housing, one of California's most productive nonprofit developers of affordable housing, has helped create more than 7,000 homes in 60 communities throughout the state. The organization's properties are known for excellent design, outstanding management and life-enhancing services for its residents. LINC has 27 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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