



MEDIA INFORMATION

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LINC HOUSING CORPORATION FOCUSED ON PROVIDING QUALITY AFFORDABLE HOUSING FOR SENIORS AND FAMILIES IN CALIFORNIA

LONG BEACH, Calif. – With 23 years in the affordable housing industry, LINC Housing Corporation (LINC) has had a hand in the development of more than 6,000 homes in more than 45 communities throughout California. As one of the most productive nonprofit developers of affordable housing for seniors and families, LINC’s goal is to enhance the lives of its residents and the communities in which they live by increasing the supply of affordable, well-managed and service-enriched housing.

Hunter L. Johnson, LINC president and CEO, says affordable housing is a quality-of-life issue for all Californians. “While investors speculate about the vulnerability of the housing market, it’s clear that vulnerability ultimately rests with people, not markets,” said Johnson. “When the high cost of housing means that families and seniors pay upwards of 60 and 70 percent of their income for rent, which is often the case in California, more people will be in a position of having to choose between shelter and food, shelter and clothing, or shelter and basic health care.”

Team Effort

LINC is committed to helping its community partners achieve the best local outcomes. The organization’s development, asset management, accounting, resident services and support staff work together to deliver comprehensive service to communities. When development is completed, LINC’s asset management and accounting teams ensure that each property is maintained and kept within local regulatory requirements, while the LINC Cares resident services team works to improve residents’ social and economic well-being. LINC builds both the housing and social capital that are the basis of a sustainable community.

Recent successes in 2005 and 2006 include: the renovation of 59 family apartments and construction of a new community center at Shasta County's SEASONS at Los Robles in Anderson, new construction of 80 family apartments at Tuolumne Village in Parlier and 120 family apartments at Sunnyside in Merced, both central valley communities with a high population of workers in the agricultural industry.

In addition, construction was completed on 81 family apartments at Riverview in Barstow, 81 senior apartments at Zaninovich Village in Orange Cove, and 150 units at Dorado Senior Apartments in Buena Park. Renovation will begin soon for 230 family apartments at Pepperwood in Rancho Cucamonga. Other developments are underway in Redding, Bakersfield, Palm Springs, Corcoran, Los Angeles, Yreka, Sacramento, Compton, and Delano.

Industry Innovation and Leadership

Beyond its contribution to California's supply of affordable housing, LINC is an ongoing contributor to the evolution of the industry. Several of LINC's projects represent the leading edge in affordable housing design. An example is SEASONS at Miraflores in La Quinta, a mixed-tenure affordable community offering both rental housing for seniors and for-sale housing for families. Another example is SEASONS at Compton, a property currently under development that will offer the unique residential blend of limited-income seniors, developmentally disabled adults, and seniors with developmentally disabled adult dependents. LINC is also among the first to integrate the principles of green building into the development of affordable communities.

In addition, LINC stands out as an innovator in financial packaging. The organization doesn't work with a set of formulas as every project has different challenges, goals and objectives. "We're not doing things by the book," said Johnson. "We're actually writing the book as we go along."

LINC's contributions to the industry include educating California's future planning and community development leaders. The organization has created and implemented affordable housing education programs for the University of Southern California - School of Architecture and has hosted an outreach project for the students of SCI-ARC.

LINC's commitment to community partnership, industry innovation, and outreach has been recognized with awards from industry associations like the California Redevelopment Association and the National Council on Senior Housing. LINC is also the recipient of the Frederick P. Rose Architectural Fellowship, which grants a three-year paid architect position to only four nonprofit development agencies across the country each year.

LINC's Heritage

LINC's work began in 1984 when visionaries in regional government realized that given the escalating price of land, certain segments of the population – retired teachers and service sector personnel, and young working families in both California's urban and rural economies – would be left without housing options with no hope of owning or even renting a home.

Based on the belief that the stakeholders of the regional economy should actually live within the communities that they help to sustain, the Southern California Association of Governments formed a nonprofit organization named the Corporate Fund for Housing (CFH). They selected a board of directors comprised of government and business leaders that would see the way toward securing affordable homes for these vital members of California's economy.

Building on the experience and relationship gained in its early developments, CFH responded to the demand of the state's changing housing market by setting forward with an expanded mission, staff, and service area under a new name, LINC Housing Corporation. LINC is an acronym for Limited Income Communities.

Ongoing Commitment

"Fulfilling LINC's mission means nothing less than raising the supply of affordable housing to meet California's massive level of demand," said Johnson. "In addition to continuing our work to provide affordable rental housing for seniors and families, our vision also includes transforming California's rates of homeownership, traditionally among the lowest in the nation. We're on track to develop single-family communities, offering underserved families the first opportunity to own their own home."

LINC will continue to serve Californians with special needs in relation to housing including large families, single-parent families, frail elderly and farm worker. The organization is also developing new strategies to directly address the housing needs of California's homeless, as well as people with developmental disabilities.