

developments

Spring 2007

From the President...

by Dr. DarEil T. Weist

Service-Enriched Housing

One of the phrases in our Mission Statement says that we provide “service-enriched affordable housing.” The phrase seems innocent enough, but we have discovered that it is very difficult to execute.

By “service-enriched affordable housing” we mean providing resident services, child care centers, after-school programs, computer labs, etc. In my estimation, our success in this area has been found wanting.

Now there are a number of reasons why. One is that we have discovered that the population which we serve--“low income” families, seniors, and individuals--have lived most of their lives without receiving services or even expecting them. When the services are available it takes a selling job on our part to get residents to participate in English as a Second Language classes or after school programs for their children or whatever other programs we might make available. With child care centers, we have discovered that we do not have as many children in our three finished developments that are under the age of 5 years as we thought we would have, so the child care centers serve primarily the broader community rather than our residents, which certainly is also a good thing.

Six years ago when Hope Village was built computer labs were important for low income residents. Now almost everyone, no matter their economic level, has a computer in their apartment. The computer labs, again, may be important for the broader community, but not for the residents of our individual developments.

We have had trouble getting quality resident service staff partly because we have not been able to pay them premium salaries. This also is part of our next problem, funding resident services. There are so little residual receipts (nonprofit language for profits) annually from the income of our developments that they can not support resident service programs. There are funding sources like foundations, but they can not be relied upon on a regular basis to fund programs.

So providing resident services is a very interesting mix of using volunteers, using a number of other agencies who have some of the funding, raising some of the money ourselves, and finding other providers who will do this important work on a contract basis.

We want to help people live a better life and so we provide quality affordable housing for them, but we also want their living to have quality, where they have the information and resources to realize their dreams. It is a very good goal which we are also working toward. We will keep working.



Three of 1010's newest board members with Board Chair Byron Hayes. l-r: John Niiro, Carlos Alvarado, Byron Hayes, & Sasha Tsapin.

WHO IS 1010 DEVELOPMENT GROUP?

1010 Development Group is the group of related companies building, managing, and providing resident services for affordable housing developments in the Los Angeles area. Originating with First United Methodist Church of Los Angeles in 1991, 1010 Development Group companies now include:

- ❖ **1010 Development Corporation**, a nonprofit developer and manager of service-enriched affordable housing;
- ❖ **1010 Senior Housing Corporation**, the corporate body for Villa Flores Senior Housing;
- ❖ **O.L. Hope, L.P.**, the ownership entity for Hope Village Family Housing;
- ❖ **Pico-New Hampshire United Methodist Housing, L.P.**, the ownership entity for Casa Shalom Family Housing;
- ❖ **JW Apartments, L.P.**, the ownership entity for JW Apartments Family Housing;
- ❖ **1010 Central Avenue Villa, L.P.**, the ownership entity for Central Avenue Villa Family Housing

1010 Development Corporation Staff

DarEil T. Weist, President & CEO
John Stern, Vice President & COO
Marco Gomez, Office Manager
Lena Lacza, Business Manager
Kelle Rose, Community Liaison

1010 Senior Housing Corporation Staff

Victor Moller, Manager, Villa Flores Apartments
Sam Daundasekara, Maintenance, Villa Flores
Yolanda Rascala, Receptionist, Villa Flores



Development Updates

JW Apartments Construction Update

Progress continues on **JW Apartments**, which began construction in January 2006 (1328 & 1405 James M. Wood Boulevard, Los Angeles). The entire project is about 60% completed, but that number is misleading: the larger north site is 50% finished, while the smaller south site is about 25% finished.

The entire development is expected to be completed in late 2007, with north site move-ins anticipated in September and south site move-ins anticipated in November. Applications will be available from our management partner, Community Housing Management Services, probably in June or July (please call CHMS for up-to-date information on applications for JW Apartments, 562-802-0740). This development is 61 units of two and three bedroom apartments for families earning 40-60% of the Area Median Income, a child care center for 30+ children, and social service and community rooms. Partners on this project include DECRO, Inc., and Oldtimers Housing Development Corporation. The development team includes 1010 President DarEil Weist, financial consultant Perla Eston of Inclusive Homes, Inc., Ken Kurose and Julio Santamaria of Ken Kurose Architect, Frank Ruiz and Chuck Cobain of Ruiz Brothers Construction Company, and construction consultant Freddy Pinero of Castle & Gray International, Inc.



Construction photos from March 9, 2007 (left-north site, right-south site)

Central Avenue Villa – 1010's Newest Project!

1010 recently acquired Central Avenue Villa (CAV), a 20-unit family housing development located at 4051 South Central Avenue in Los Angeles. CAV's original sponsor no longer wanted it, and its 15-year tax credit compliance period ended in 2006, putting these

2 and 3 bedroom units at risk of being sold to a for-profit developer and demolished or converted to market-rate units. Last year 1010 added the word "preserve" to its mission statement for just this type of project. We plan to rehabilitate CAV



Central Avenue Villa, before rehab

and keep this housing affordable for many years to come. Rehab is expected to begin in May, and if all goes well, all units will be rented up by the end of 2007.

1010's Wish List

We are seeking donations of the following items or services to 1010 or its housing developments. All contributions are tax-deductible. Contact Kelle Rose at 213-749-0214 x201 or krose@1010dev.org.

1010 Development Corporation

- ❖ photocopier, preferably with duplexing and collating capabilities
- ❖ digital camera
- ❖ large endowment ☺
- ❖ binding machine (VeloBind or spiral)
- ❖ several small endowments ☺
- ❖ file cabinets
- ❖ 1 office chair on wheels
- ❖ printer ink cartridges (HP: 20 black; 94 black & 95 color; 45 black & 78 color; Q3960A laser, C4096A laser)
- ❖ free or low-rent office space in South Park area of downtown L.A. (approx. 1500-2000 square feet) – *this too is tax deductible!*
- ❖ housing development services (e.g., architecture, due diligence, consulting)
- ❖ fundraising services

JW Apartments Family Housing

- ❖ common area & community room furniture (benches, couches, folding chairs & tables, etc.)
- ❖ community room multi-media equipment (TV, stereo, DVD player, projector, etc.)
- ❖ computers with software for lab
- ❖ 2 barbecue grills (propane)

Central Avenue Villa Family Housing

- ❖ outdoor play equipment & benches
- ❖ barbecue grill (propane)

Casa Shalom Family Housing

- ❖ community kitchen items (dishes, utensils, toaster oven, microwave, etc.)
- ❖ common area furniture (benches, couches, chairs, tables, etc.)
- ❖ community room multi-media equipment (TV, stereo, DVD player, projector, etc.)

Villa Flores Senior Housing

- ❖ 8'x4' (approx.) burgundy table cloths for multi-purpose room tables
- ❖ ping-pong table & assorted board games

Hope Village Family Housing

- ❖ Polaroid camera
- ❖ digital camera
- ❖ industrial pressure washer

Quick Fact: The 2007 median household income for a family of 4 in L.A. County is \$74,000. 1010's housing is affordable for families earning 60% or less of the median income, or \$44,400 or less for a family of 4.

Resident and Community Services

LOOKING FOR RESIDENT SERVICE PARTNERS & VOLUNTEERS



1010's mission includes offering programs and activities to its residents and local community members that can improve their quality of life. **We are looking for service partners who need very low-rent space to offer their programs to the communities where 1010's housing is located.** We are particularly looking for partners for our up-and-coming **JW Apartments** in the Westlake area west of downtown Los Angeles, which will have space available this fall, as well as for **Hope Village** in the South Park area of downtown Los Angeles, which has space immediately. We're especially interested in children's/youth programs, financial education, and job training, but are open to a variety of programs. For newly acquired **Central Avenue Villa** on Central Avenue near MLK Boulevard, we are looking for volunteers or a partner agency particularly to offer afternoon activities for children under age 8 in a building with only a small courtyard and no office or program space (program can be off-site but must be free with transportation for residents). If you know of an organization or group that might be interested, please contact Kelle Rose, Community Liaison, at 213-749-0214 x201 or kröse@1010dev.org.



Casa Shalom is Up and Running!

1010's third development, Casa Shalom, has been up and running for one year. All 30 units are occupied by a diverse group of residents from around the Pico Union and Koreatown areas. Building residents and neighborhood members are benefiting from **English as a Second Language classes** offered by Los Angeles Trade Technical College and sponsored by the building's service provider, Pico Union Shalom Ministry. The Ministry will also soon begin an **after-school homework assistance program** for building and neighborhood children (volunteers are needed), and held a **Community Day** connecting area residents with a variety of community services on Sunday, November 19, 2006. Contact Reverend Jennifer Gutierrez, interim pastor of Pico Union Shalom Ministry, at (323) 459-5363 for more information or to volunteer. Casa Shalom's child care center, **Little Stars Head Start**, operated by Pacific Asian Consortium in Employment, offers **early childhood education** to low-income families in the neighborhood. The demand is huge: Little Stars is serving more than 100 children in 3 sessions daily!

On April 13 and 27, students from **Central High School**, an LAUSD continuation high school which operates out of **Hope Village**, performed their service-learning project by beautifying the landscaping in front of the child care center and the service rooms at the south end of the building where their class meets. The school received a \$250 gift card from The Home Depot store at Wilshire and Union to purchase new plants, and the store's Human Resources manager, Doug Moore, brought some employees and provided technical assistance. Tree People also offered technical assistance as the students planted new flowers, shrubs, and ornamental grasses. Central High School's instructor, Phil Paulin, says he plans to have the students monitor the growth of the new landscaping and take care of their project. **1010 thanks the students for their hard work making our building look better for the downtown community!**



Randy Smith & Marcus Welch carefully work around the sprinklers to add new ornamental grasses.



Milo Hunt (right) gets assistance planting a shrub from Home Depot employee Ross.



Home Depot employee Claudia (left) and Kenneth Newman working hard!



Juan Avalos fills in the gaps in the alyssum border.



Students plant alyssum in front of the mural. (f-b: Kenneth Newman, Milo Hunt, Carina Torres-Ortiz, Fernando Santos, Fernando Lemus, & Marcus Welch)

OUR PARTNERS IN AFFORDABLE HOUSING

The following individuals, organizations, groups, and companies contributed to 1010 Development Group's ability to build, preserve, and manage service-enriched affordable housing over the past year, through partnering, funding, consulting, or other support.

Congresswoman Lucille Roybal-Allard & Juan Carlos Aviles,

California 34th District, United States House of Representatives

Jan Perry & Pamela Huntoon, 9th District Los Angeles City Council

Ed Reyes, Gerald Gubatan, & George Magallanes, 1st District Los Angeles City Council

Jenny Scanlin & Jenna Gulager, Community Redevelopment Agency

DarEil T. Weist, President & CEO 1010 Development

Byron Hayes, Esq., Chair 1010 Development Board

Stewart Kwoh, President & CEO Asian Pacific American Legal Center,

Vice-chair 1010 Development Board

Carlos Alvarado, Community Partners, 1010 Board member

Patricia Benson, 1010 Board member

John Chan, President, LoanDNA, 1010 Board member

Samuel Chu, Immanuel Presbyterian Church, 1010 Board member

Jennifer Gutierrez, California-Pacific Annual Conference of the United Methodist Church, 1010 Board member

Uk Jin Kim, 1010 Board member

Rosita Rallos, 1010 Board member

Alexandre Tsapin, NASA Jet Propulsion Laboratory, 1010 Board

James Shaner, DECRO Corporation

George Cole, Oldtimers Housing Development Corp.

Grant Hagiya, Jackie Hawthorne, & Sandee Furuta, United

Methodist Ministries – L.A. District

Penny Mehra, Alcott Center for Mental Health Services

Marva Smith Battle-Bey & Pam Bizzell, Vermont Slauson

Economic Development Corporation

Jules Arthur & Reuben Islas, Amerland Group

Ken Kurose, Julio Santamaria, John Torres, Chito Bello, & Gene

Treadwell, Ken Kurose Architect

Glen Togawa, Tim Smith, Juan Aceytuno, & Larry Kasimow,

Togawa Smith Martin Residential, Inc.

John Egan & Lance Simon, J.S. Egan Design, Inc.

Frank Ruiz, Julio Padilla, & Chuck Cobain, Ruiz Brothers

Construction

Jim Dreyfuss, Greg Palm, Tony Pacheco, Ahmad Tahir, Wyatt

Wolfe, Steve Ellison, & Kimberly Hall, Dreyfuss Construction

Noel Sweitzer, Yong Hwang, Julio Deras, Blanca Rizo, Ana Ward, &

Samuel Turcios, HDSI Management, Inc.

George Mercer, Julia Moore, & Gene Stacey, Community Housing Management Services

Pastor Bridie Roberts, Pico Union Shalom Ministry

Rachelle Pastor, Beth Viray, & Leda Melendez, PACE Head Start

Phil Paulin, Central High School, Los Angeles Unified School District

Perla Eston, Inclusive Homes, Inc.

Ted Handel, Landmark Law Group

Nancy Lewis, Nancy Lewis Associates, Inc.

Freddy Pinero, Castle & Gray International, Inc.

James Santa Maria, The Santa Maria Group

George Bullock, Gold Coast Appraisals, Inc.

Peter Lieu, Altima Computers

Ted Tanner & Martha Saucedo, AEG/Staples Center

David Harbison, Cate School

Ahmanson Foundation

California Community Foundation

City of Los Angeles Housing Department (LAHD)

Corporation for Supportive Housing

Edison Capital

Enterprise Social Investment Corporation (ESIC)

Local Initiatives Support Corporation (LISC)

Low Income Investment Fund (LIIF)

National Equity Fund (NEF)

Union Bank

US Bank

Washington Mutual Bank

Mission: To preserve, build, and manage quality service-enriched affordable housing and engage in community and economic development opportunities