



HOUSING NEWS

WEST HOLLYWOOD COMMUNITY HOUSING CORPORATION

AUTUMN 2011

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EDIBLE GARDENS PROGRAM TAKES ROOT AT WHCHC!

In September, WHCHC initiated a new Edible Gardens Program at the first of four existing buildings with enough space for a garden in our portfolio. Residents of the selected apartment communities will all be invited and encouraged to participate. The Program will extend to the new Hayworth House and The Courtyard at La Brea when completed.

Work began on the first garden beds this September with soil preparation and hard work by some dedicated resident gardeners! Existing planter beds were slowly transformed from old ornamental plantings into garden beds using permaculture



Radishes, lettuce, honeydew, tomatoes and zucchini all make an early showing!



(far left) Resident Gardeners and WHCHC Executive Director and Master Gardener Robin Conerly check on the carrots.

guidelines. While landscape ornamentals can provide background and green surroundings for patios and front yards, many city dwellers want to grow their own food as well.

Using sustainable practices, garden beds can become places of focus and engagement by residents who



WHCHC's Resident Services Coordinator Danny Pepper and residents Philip and Ed have fun preparing to tackle the newest garden bed and get it ready for planting.

might otherwise not have any opportunity to enjoy the sweet fragrance of fresh herbs or cultivate soil and have a place in which to gather to enjoy the day.

It has long been known through extensive research that gardening as a form of relaxation and recreation has many beneficial effects for people tending the plants. For many of WHCHC's residents who have continuing health problems or mobility issues, this is a perfect way to get out of their apartments for a short while, right outside their front doors, and relax and/or participate if they want.

"It's so peaceful to sit and enjoy the sun, and watch the garden grow! Some of the plants seem to grow a foot or two each day!" said one resident.

The program will be managed on an ongoing basis by the Resident Services Coordinator in conjunction with the Property Manager, and be implemented

Philosophy of the Gardens

Permaculture is sustainable land use design. Within a Permaculture system, work is minimized, "wastes" become resources, productivity and yields increase and environments are restored. The tenets of Permaculture are to care for earth, care for people, and share your surplus. It is within this spirit that the guidelines for WHCHC Resident Gardeners are crafted.

and supervised by a team of Master Gardeners certified by the University of California Cooperative Extension Program (UCCE). Some ground rules were introduced, including Garden Guidelines setting forth some basic rules for the care of the gardens and participation in the program.

All residents were invited to a first meeting to introduce the concept and recruit resident gardeners, and then to present general sustainable garden practices. The budding (pun intended!) Resident Gardeners developed a timeline, discussed various crop interests and then began preparing the beds. Small budgets were created which the gardeners manage as a group.

The first plantings were late summer vegetables: zucchini, honeydew melons, tomatoes, radishes and carrots, and a small herb garden. Now that Autumn is here, planning is underway for the next season and a yearly calendar cycle for planting, growing and harvesting is being created. Some are going to start seedlings inside for later transplantation directly into the garden in early spring.

Caring for the vegetable and fruit crops will be a learning process and an education for many who have never before grown edible plants. Additional workshops will be given at the garden or in the community room on soil and fertilizer management, water and irrigation, plant propagation, and controlling garden pests and diseases.

Small group cooking classes with nutritional information and food preparation will be held in the Community Room kitchen on ways to prepare the food that is grown. Everyone is already excited about next year's harvest!





Hayworth House Lottery Information

Independent Living for Seniors Aged 55+
1234 N. Hayworth Avenue, West Hollywood, CA 90046
Developed by West Hollywood Community Housing Corporation

In May of 2009, WHCHC purchased Hayworth House in West Hollywood's Eastside Redevelopment Area with acquisition and predevelopment financing generously provided by the City of West Hollywood. This major renovation preserves 48 units of housing including 40 one-bedrooms, 5 two-bedrooms and 2 efficiency/studio units, that will provide independent

living for Seniors aged 55 and up. Federal law requires all federally funded affordable housing developments to select their residents through a lottery process, to allow everyone to have a fair and equal opportunity. Below is specific information on the lottery for Hayworth House.

Occupancy, Income and Rent Information

	Unit Size	Minimum Occupancy	Maximum Occupancy	Minimum Gross Income	Maximum Gross Income	Rent Range	
	Studio:	1 Person	2 People	\$6,988	\$20,500	\$448	
	1 Bedroom:	1 Person	3 People	\$7,488	\$38,450	\$480 to \$801	
	2 Bedroom:	2 People	5 People	\$8,986	\$46,150	\$576 to \$961	

**Personal care attendants/Live-in Aides, if any, may reside in the unit and will count towards total occupancy. All rent and income limits quoted are estimates only and are based on 2011 published LIHTC rent and income limits.*

Eligibility Requirements

1. Head of household must be aged 55 years or over and meet income and household size requirements.
2. Verification of income and household size required.
3. Verifiable 3-year current rental history required.

**Applications Will Be Available for a 3-Week Period Only:
Monday, October 31, 2011 through Friday, November 18, 2011**

How To Obtain An Application

1. Download an application at: www.whchc.org
2. Pick-up an application in person: A list of service agencies where applications can be picked up will be posted at www.whchc.org prior to October 31st.
3. By mail: Send an application request by postcard or letter with your name, address and phone number to:

Hayworth House Application Request
c/o HDSI Management
3460 S. Broadway
Los Angeles CA 90007

RETURN DEADLINE
Applications must be postmarked or hand delivered
no later than 4:00 pm on Friday, November 18, 2011

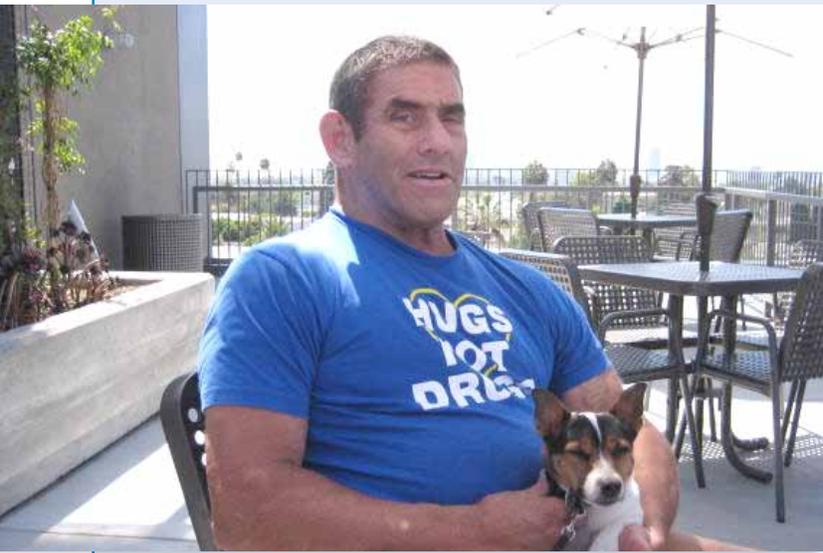
TO RETURN AN APPLICATION
Submit completed applications to:
Hayworth House
c/o HDSI Management
3460 S. Broadway
Los Angeles CA 90007

General Information

1. Only one application per household will be accepted.
2. Applications considered for rental screening will be determined by a lottery.
3. Applicants will be contacted in the order drawn in the lottery until all units are filled.
4. Applicants that do not receive a unit during the lottery process will be placed on the Hayworth House waitlist.
5. For lottery results, visit www.whchc.org after December 15, 2011.

WHCHC Stories

How Affordable Apartments Transform Lives



Jim and best friend Hummus relax on the roof deck at WHCHC's Sierra Bonita Apartments.

"I've been HIV positive more than half my life," says Jim Chud, who describes himself as a long-term HIV survivor living with the legacy of the side effects of an experimental treatment he took in 1987. "Over the past 30 years, the virus has done some major damage to me. Living here at Sierra Bonita allows me to concentrate my energies on my survival and my quality of life."

An expert in artificial intelligence, an architect and possessor of a master's in psychotherapy, Jim also represents consumers on the Los Angeles County Commission on HIV.

He was healthy at the time he volunteered for a clinical trial of a drug that proved to be extremely toxic, and was viewed as poison by his immune system. The drug pooled in his cartilage, which fell under attack. All of his joints, including his jaw, were frozen solid, leaving him paralyzed for a time. Unfortunately, even after enough of the drug had cleared from his system for him to move around and carry on, his immune system continued gnawing away

at his cartilage and does so even to this day. As a result, the former athlete has had over 30 surgeries due to cartilage degeneration in his joints and spine. Jim's vertebrae have now been fused from the top of his neck to the bottom of his tailbone. Managing the resulting pain is a daily challenge to his effectiveness and to his sobriety.

Shortly after starting a new position as a senior technical manager at a large British software company in 1999, Jim was diagnosed with a fungal infection of his sinus and brain that is fatal for almost everyone who contracts it. Eight surgeries and many courses of highly toxic medication were necessary to fight the fungus and repair its damage to his braincase and sinuses. Jim found himself in a state of ongoing disability, often homeless and poor.



Like a growing number of aging, long-term survivors of HIV infection, symptoms, including fatigue and vulnerability to communicable diseases, neuropathy and debilitating depression, add additional stress to Jim's health.

In 2005, Jim stayed at Cedars-Sinai Hospital for five months because there was no place available to provide the supportive care he needed. Several skilled nursing facilities refused to admit him due to his HIV status. Others were simply unfit to provide the care he needed.

During that hospital stay in his plentiful free time, he applied for federal housing assistance, which he was later awarded. Since he was not terminally ill, hospice was not an option. Despite a 72-day stay at Tarzana Treatment Center to detox off of his pain medicines, he was unable to manage his pain without his medication. His case manager at Tarzana finally found an apartment in a Quaker-operated facility for HIV positive persons, where he was allowed to use pain medications in the context of recovery.

Jim was appointed to the HIV Commission as a consumer representative, and began to look for a more permanent residence. He had been watching the building on the corner of Sierra Bonita and Santa Monica since it was a mere hole in the ground, praying that he would be lucky enough to live there when it opened, as living in the



(left)
WHCHC's Sierra Bonita Apartments opened in spring 2010.

(above)
Interior of typical unit at Sierra Bonita, from the front door view to the living room window.

(All Sierra Bonita Photos by Richard E. Settle)

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heat and dust of the San Fernando Valley was wearing on his health. In 2009, he returned from an HIV conference in San Francisco to find that he was number 105 in the lottery for the 41 units in the new Sierra Bonita Apartments. He was delighted to be among the building's first residents. "This is as good as it gets," he says, describing the convenience of living close to public transit, the luxury of the solar-heated shower, and the city view from his living room.



Garden benches surround the inner courtyard atrium, nestled outside residential units for residents to sit, relax and enjoy the bamboo garden.

With his dog Hummus asleep in his lap, Jim talks about his life at Sierra Bonita. When his health permits, he can walk Hummus in nearby Plummer Park, where he has met other local dog lovers who have become Jim's friends. When he is ill and unable to leave the building, they stop by to care for Jim and Hummus, sometimes sitting with Jim at the tables on the public patio spaces of the Sierra Bonita apartments. When he feels well enough, he helps others learn to navigate the wide range of social services available to West Hollywood residents, including the Dial-A-Ride program, housing opportunities, and HIV-related services.



"The gift of being broke made me more empathetic and aware of the ways that we can help each other," he says. The on-site services coordinator, says Jim, is an important asset for building residents.

Jim's architectural background influences his awareness of the innovative design that characterizes Sierra Bonita, with bedrooms on the courtyard so that residents can appreciate the views when they are house-bound and large bathrooms that accommodate people living with a variety of disabilities. "Of course there are things I would change," he says with a grin, "but I don't know a building I would rather live in."

STOVALL VILLA GRAND OPENING! WHCHC'S FIRST DEVELOPMENT IN THE CITY OF LOS ANGELES OPENS!



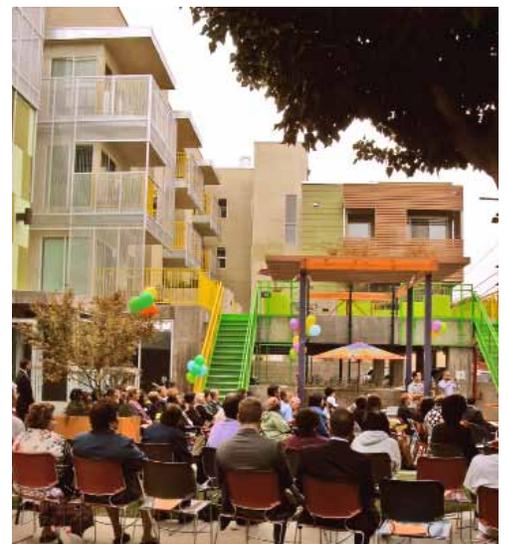
WHCHC is pleased to announce the opening of its first apartment community in the City of Los Angeles, in partnership with The Stovall Foundation, The Stovall Housing Corporation, and Waset, Inc. Architect for the development is John V. Mutlow, who is also pairing with architect Patrick Tighe to design WHCHC's The Courtyard At La Brea in West Hollywood, due to break ground at the end of 2011.

Stovall Villa provides 32 units of low-income housing for older adults 62 years and above. The development has trans-

formed a surface parking lot into a vibrant, residential apartment building adjacent to Stovall Terrace, its "sister" older adult community, built in 1985 by the Stovall Housing Corporation. Thus this new development will include subterranean parking for both the Terrace and Villa apartments in the same location, providing more security for residents and enhancing the neighborhood streetscape.



WHCHC's Development Team: Project Manager Jesse Slansky; Housing Director Rose Olson; Executive Director Robin Conerly; Financial Consultant Perla Eston; Alpha Construction Team; and Architect John V. Mutlow.



A CAREER DEVELOPMENT CENTER OPENS AT THE NEW WEST HOLLYWOOD LIBRARY!



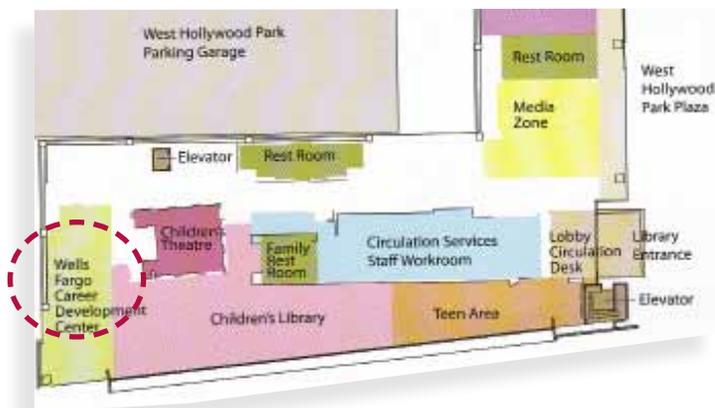
The City of West Hollywood celebrated the Grand Opening of their new West Hollywood Library on October 1, 2011. Among the many areas of interest for all age groups to explore, the new library features International Languages Collections, Assistive Technology and Large Print Collections, special areas for Children (a Children's Theatre), Teens, an HIV/AIDS Collection, and an extensive LGBT area with circulating collections of literature, history and personal materials.

The Career Development Center sponsored by Wells Fargo will be of particular interest to WHCHC residents seeking to re-enter the work force after an absence due to illness, or those wanting to explore a career change, or just to see what is available in the job market in today's world.



The Program provides free job search and placement assistance, referrals to training programs and other services, access to employer recruitments and job fairs as well as interview and resume workshops for West Hollywood residents

For those interested in exploring this new resource, signing up for a group orientation meeting is the first step. There you will get an overview of services offered, get acquainted with materials available, and have an opportunity to take some time to think about your goals and objectives. After the orientation, you will be able to make an appointment for a one-on-one meeting with one of the employment counselors. An assessment of your skills and prior experience will assist the counselor in guiding you toward finding a job that is right for you, or identify additional training you might need in an area you are interested in pursuing.



Located on the new library's main floor, The Wells Fargo Career Development Center (WFDC) houses the expert career services staff of Jewish Vocational Services (JVS) Los Angeles. JVS has been partnering with the City of West Hollywood for nearly two decades with the West Hollywood Employment Assistance and Training (WHEAT) Program, assisting both job seekers and local businesses by helping to develop the skills of the current and future workforce, and matching up employees with employers.



The West Hollywood Library is located at 625 N. San Vicente Blvd. Phone (310) 652-5340. Hours of operation: Mon-Thurs 11am to 7pm; Fri/Sat 10am to 6pm. Closed Sundays.

The Career Center will offer area employers free job postings and Cable TV announcements for open positions as well as access to JVS's online bank of motivated candidates. Equipped with computers, printers, copiers, fax machines and extensive resource materials, the WFDC will be a full-service launch pad for entry or re-entry into the workforce.

WHCHC NEWS



GRANTS ~ AWARDS ~ HONORS ~ NEWS!

Sierra Bonita Apartments Receives Prestigious Award of Excellence from the National Association of Housing and Redevelopment Officials

Sierra Bonita Apartments have been awarded an Award of Excellence for Project Design by the National Association of Housing and Redevelopment Officials (NAHRO).



The National Association of Housing and Redevelopment Officials (NAHRO) is the leading housing and community development advocate for the provision of adequate and affordable housing and strong, viable communities for all Americans—particularly those with low- and moderate-incomes.

"The Sierra Bonita Apartments are a great example of successful collaboration between multiple governmental agencies and non-profit organizations like the West Hollywood Community Housing Corporation," said Mayor John J. Duran. "This award is recognition of the great work done by our city staff and the WHCHC, and the community at large," continued Mayor Duran.

The Sierra Bonita Apartments use state-of-the-art green-building features including cross ventilation for all units, taking advantage of cool air circulating through the interior courtyard; high-efficiency appliances and air conditioning; and an artistic grid of photovoltaic and solar panels on the roof and exterior walls that supplement conventional electrical and hot water systems. The project was the first to be completed under the City of West Hollywood's innovative 2007 Green Building Ordinance.

The Sierra Bonita Apartments contain 42 affordable one-bedroom units, each approximately 620 square feet, and ground floor commercial space for community-serving nonprofit organizations. An outdoor courtyard atrium features a garden for residents at the podium level. Each apartment has its own private outdoor space with designated storage room. Laundry facilities, community room, and additional common areas for the residents and their guests are also available.

A portion of the ground floor commercial area serves as the headquarters for West Hollywood Community Housing Corporation, and the remainder serves AIDS Project Los Angeles. Residents benefit from a full spectrum of social services coordinated by Jewish Family Services.

The Courtyard at La Brea to Break Ground by First Quarter of 2012!

Financing is now in place to break ground for the Courtyard at La Brea, WHCHC's exciting new development on La Brea Avenue in the Redevelopment area of West Hollywood!

The Courtyard at La Brea will provide 32 units of affordable housing, serving a mixed population of very low and low incomes, including families, people with special needs associated with HIV/AIDS and mental illnesses, and emancipated youth emerging from foster care.

The City of West Hollywood has made a \$3.1 million permanent financing commitment for the development. WHCHC has received a commitment of \$3.7 million in County-administered federal HOME funds,

and an allocation of \$7.8 million in tax-exempt bonds from the California Debt Limit Allocation Committee (CDLAC) and \$4.9 million in tax credit equity from the California Tax Credit Allocation Committee (CTCAC).

The Courtyard At La Brea, at West Hollywood's eastern gateway, is designed by the architectural team of Patrick Tighe, the architect for the Sierra Bonita Apartments, and John V. Mutlow, WHCHC's architect for the Stovall Villa Apartments in Los Angeles.

Now in predevelopment, WHCHC expects to break ground in December 2011.



The Courtyard at La Brea
Rendering by Patrick Tighe Architecture

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WEST HOLLYWOOD, CA 90046

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WWW.WHCHC.ORG

WHCHC'S MISSION & VISION

WHCHC's mission is to develop safe, decent and affordable housing for people with limited income, including those with special needs, which enhances the community and supports economic diversity. We envision sustainable communities of healthy, diverse neighborhoods within the greater Los Angeles area.

OUR VALUES

1. Everyone has a right to a safe and decent place to live.
2. Secure, service-enriched environments are essential for residents with special needs.
3. Housing developments should enhance the local community.
4. Responsible development is environmentally sensitive.

OUR GOALS

WHCHC's goal is to expand and diversify housing production within the Los Angeles basin. We continue to promote public awareness of affordable housing and WHCHC's achievements, and we encourage public support for the production and preservation of affordable housing.

1. Establish a financial base that maintains corporate stability and fosters housing development and growth.
2. Ensure that projects in the WHCHC capital portfolio maintain high housing quality standards and implement energy efficient systems and practices.
3. Support housing stability and quality of life for our residents with targeted enhanced management services
4. Strengthen the corporate administrative platform.
5. Continue to promote WHCHC and its housing mission.

WHCHC HOUSING NEWS

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