



WHCHC

HOUSING NEWS

WEST HOLLYWOOD COMMUNITY HOUSING CORPORATION

WINTER 2010-2011

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HAYWORTH HOUSE RENOVATION BREAKS GROUND!



Left to right: West Hollywood Mayor John Heilman, Mayor Protempore John J. Duran, Councilmembers Jeff Prang, Abbe Land and Lindsey Horvath; WHCHC Board Vice Chair Ramon Mendez, Jr; WHCHC Board Chair Thomas Mann; Johanna Gullick representing project funder Union Bank; WHCHC Executive Director Robin Conerly.

Hayworth House Renovation Begins!



Below: WHCHC
Board Chair
Thomas Mann
officiates at Hayworth
Groundbreaking
Ceremonies on
November 6, 2010.



Bottom: Hayworth
House quietly awaiting
renovation.



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 will preserve 48 units of housing for low-income older adults, including 40 one-bedrooms, 6 two bedrooms and two efficiency units.

Designed by Killefer/Flammang Architects, the renovation and upgrades will be an example of sustainable design, and has received a Green Communities Grant from Enterprise Community Partners. Upgrades include new plumbing, electrical, heating and air conditioning systems, the addition of two elevators, energy improvements including insulation and new double-glazed windows, improved ventilation and new low-flow plumbing fixtures.

The front of the building will experience a dramatic "facelift" with a completely re-landscaped front yard. In addition to new elevators, several enhancements will be made to improve access for those with limited mobility, including ramps and level walkways from the street to the ground floor units (where currently there are several stairs), and four units will be fully remodeled for wheelchair accessibility.

Tenants will enjoy outdoor seating areas in the newly landscaped front yard, and portions of the building will be reconfigured to provide a community room and offices for management and social services. Towards the rear of the property, seniors will have access to a new laundry and lounge area adjacent to a communal

garden. The project is at the western-most edge of West Hollywood's Eastside Redevelopment Area, and well situated for easy access to services and transportation. Hayworth House will provide the opportunity for former tenants that are age and income-qualified to return to their former home.

Project Lenders and Funders include the City of West Hollywood, the Community Development Commission of Los Angeles County, and Union Bank.



Below:
Work begins!
The front yard is excavated to work on the foundation. Front landscaping will be completely transformed for ADA accessibility, with a gently sloping ramp and garden seating areas for residents to enjoy the neighborhood.



TALK

Phi-lan-thro-py [fi-lan-thruh-pee] demonstrates an altruistic concern for human welfare and advancement, usually manifested by donations of money, property, work and generosity to socially useful purposes.

Welcome to Money Talk. In this issue we profile California Community Foundation, among the top foundations of any kind in the U.S. by assets -- more than \$1.1 billion in fiscal year 2009-2010. Foundation grants represent part of the complex and crucial funding pieces that must come together in order for non-profit housing developers to purchase land, pay for design, development, construction, operation and maintenance of affordable housing.

ABOUT
COMMUNITY
FOUNDATIONS

Community foundations are tax-exempt public charities organized as collections of individual funds. Individuals, families and organizations establish permanent charitable funds at community foundations for a variety of philanthropic reasons. These funds are intended for the long-term benefit of a specific geographic location, hence, "community" foundation.

Unique among charitable organizations, community foundations are experts on both sides of the philanthropic exchange. They provide exceptional service to the permanent charitable funds they manage, and this expertise helps them to develop and expand their deep knowledge of local communities and their needs.

Community foundations are overseen by a volunteer board of local community leaders and run by professionals with expertise in the issues facing their community. There are currently more than 700 community foundations across the United States, with combined assets of about \$35 billion.

CALIFORNIA COMMUNITY FOUNDATION

WHCHC has been the recipient of two generous grants from CCF totalling \$175,000 over two years to support our work of developing affordable housing.

What is CCF?

CCF plays many roles in Los Angeles County. First, as a major provider of financial, technical and management support to nonprofit organizations whose missions align with priority areas for CCF. Second, as an advocate and facilitator of charitable giving by individuals, families, organizations and companies, and a trusted steward of their funds and legacies. Third, as a thought-leader and collaborator with diverse decision-makers and opinion leaders in addressing regional issues.

What does CCF do?

Understanding local issues and people has been a hallmark of CCF since it was established in 1915. This enables CCF to concentrate its discretionary funds and resources in priority areas for the community, and adapt as they change. At present, those priority areas are:

- **Arts:** Supporting individual artists and small to mid-size arts organizations, improving opportunities for diverse, low-income residents to experience the arts, and expanding public and private funding of art.
- **Education:** Improving academic achievement through early childhood education, teacher professional development and parental engagement in public education.
- **Health Care:** Increasing access to a regular source of preventive care and treatment services for uninsured adults and expanding coverage for all uninsured children.
- **Housing & Neighborhoods:** Increasing the availability of permanent, affordable housing units in stable neighborhoods for low-income households through grants, loans and land

purchases. The Community Foundation Land Trust manages a portfolio of 580 housing units throughout L.A. County.

- **Human Development:** Improving self-sufficiency, independent living and community participation by older adults, adults with developmental disabilities, and youth transitioning out of foster care.

Realizing that grant dollars alone are not enough to address complex regional challenges, CCF is also a catalyst in Civic Engagement, primarily by convening and supporting partnerships.

What's notable about CCF?

- Among the top foundations of any kind in the U.S. by assets -- more than \$1.1 billion in fiscal year 2009-2010
- Maintains approximately 1,600 charitable funds and foundations
- One of the biggest supporters of individual visual artists in the region
- A leading scholarship fund manager and a major provider of community college scholarships in L.A. County, with a total of 150 scholarship funds worth more than \$75 million
- A major investor in permanent, low-income housing
- A national leader in improving supportive services for military troops returning from Iraq and Afghanistan, and their families

COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS (CHDOs)

HOW DOES BEING A "CHDO" MAKE WHCHC DIFFERENT FROM OTHER NONPROFIT DEVELOPERS?

WE ARE A MISSION-BASED PRIVATE NONPROFIT ENTITY ORGANIZED SPECIFICALLY TO DEVELOP AND OPERATE AFFORDABLE HOUSING FOR THE WEST HOLLYWOOD COMMUNITY.

Most of our readers know that WHCHC is a non-profit 501(c)(3), but what you may not know is that WHCHC is also a Community Housing Development Organization, abbreviated as "CHDO", and certified by HUD (the Federal Government Department of Housing and Urban Development).



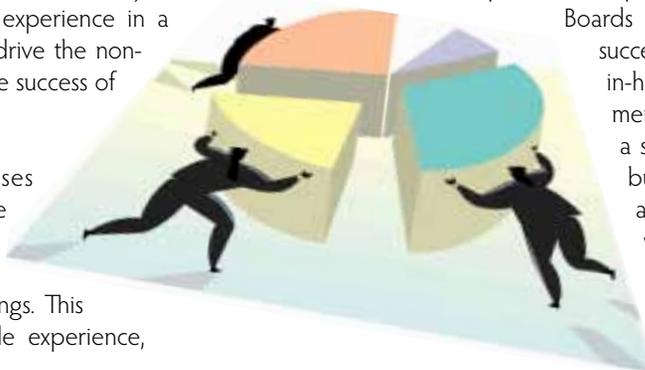
WHCHC's community-based Board of Directors at the Sierra Bonita Grand Opening Ceremonies in Spring 2010.

CHDOs (pronounced cho'do) are mission-based private nonprofit entities that have been organized specifically to develop and operate affordable housing for the community it serves.

The words "for the community it serves" are key, because it is the special ability of a CHDO to represent their community and know their needs first-hand. There are lots of affordable housing developers who build housing everywhere, but they are not rooted in the communities in which they build.

CHDO Board of Directors members should not only represent a cross section of their low-income community and community at large, but have experience in a number of areas that will help drive the non-profit's mission and therefore the success of the organization.

WHCHC's Board encompasses a broad spectrum of longtime West Hollywood community members as well as tenant representatives from our buildings. This provides unique and invaluable experience,



enabling them to guide the corporation in a way specifically focused on West Hollywood community needs. The Board has experience in architecture, community relations, housing development, law, real estate, customer service, construction, banking, affordable housing funding, and financial analysis.

Strategic Planning is an integral part of the successful management of CHDOs. In order to help

focus on priorities, affordable housing developers need to apply strategic thinking to management and planning decisions to answer the core questions of: "Where is it we want to go and what do we have to do to get there?"

WHCHC is fortunate to have three board members who are also residents of our developments, and each member brings with them a different background and skill set representing the communities we serve.

Unlike for-profit developers whose goal is financial gain, CHDO Boards are mission-driven, and their long-run success depends upon their ability to develop in-house staff capacity to manage development and work with the Board to maintain a sustainable pipeline of development to build affordable housing that is needed and supported by the community in which it is built. WHCHC is proud of the work it has accomplished and looks forward to continuing to fulfill its mission and goals.

AFFORDABLE HOUSING CHDOs "101"

HUD administers the HOME Program for CHDOs, the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. Certified CHDOs are eligible to apply for HOME funds set aside specifically for CHDOs.

The HOME Program establishes requirements for the organizational structure of a CHDO Board of Directors, to ensure that the governing body of the organization is controlled by the community it serves.

At least one-third of the organization's board must be representatives of the low-income community served by the CHDO. The CHDO Board of Directors must be both community based and independent of public and for-profit development entities.

These requirements must also be contained in the organization's bylaws, the purpose of which is to ensure accountability to the low-income community, and independence from government and the development industry.



ABOUT WHCHC..

WHAT WE DO:

WHCHC was founded in 1986 to buy, build, rehabilitate, manage and advocate for affordable housing for lower-income people in West Hollywood and the greater Los Angeles metropolitan area.

HOW OUR BUILDINGS ARE FUNDED:

We partner with city government, funders, social service providers, community residents, architects, contractors and property managers to build and manage our projects.

WHO ARE OUR RESIDENTS?

WHCHC's apartment communities serve seniors and others living on fixed-incomes, people living with disabilities, including HIV/AIDS, and low-income working households.

WHY LOW-INCOME HOUSING IS NEEDED:

The availability of housing which is affordable to lower income people stabilizes communities, ultimately reducing costs on government systems which provide services to homeless and near-homeless, alleviating overcrowded households and inappropriately housed people.

HOW OUR BUILDINGS IMPACT COMMUNITIES:

WHCHC develops environmentally sensitive, architecturally distinguished buildings that reflect and complement their surrounding neighborhoods. Our projects make efficient use of scarce public and private resources by carefully controlling costs. After buildings are completed, we maintain a high standard of asset management and take pride in the way our developments enhance the neighborhoods in which they are built.

OUR PORTFOLIO:

WHCHC has developed 13 apartment communities, and maintains a development pipeline of 2 projects in predevelopment and construction. Our goal is to provide 40 additional units of low-income housing per year.

Meet WHCHC's Housing Project Manager Jesse Slansky

WHCHC is pleased to welcome Jesse Slansky as our new Housing Project Manager. He was the founder and principal of Abode LA, a real estate development and consulting firm focused on the new construction of affordable and moderate-income rental housing in urban infill locations.

Jesse has extensive experience assisting affordable housing developers apply for Low-Income Housing Tax Credits as well as many other competitive public financing sources. He has over ten years of experience in real estate development and corporate finance.

Prior to forming Abode LA, he was Vice President of GTO



Development, a residential real estate firm focused on the ground-up development of infill, luxury condominium projects throughout Southern California and New York. At GTO, Mr. Slansky was responsible for all aspects of the multifamily development process including site identification and acquisition, pro forma analysis, financial structuring, design and entitlements, project management, and marketing and sales.

A member of the Urban Land Institute and the Jewish Federation's Real Estate and Construction Division, Jesse is also a licensed real estate salesperson. Mr. Slansky received an M.B.A. from the USC Marshall School of Business and a B.S. from Cornell University.

WHCHC NEWS



GRANTS ~ AWARDS ~ HONORS ~ NEWS!

WHCHC Presented With West Hollywood Disability Service Award for 2010

The City of West Hollywood's Disabilities Advisory Board awarded WHCHC its 2010 Non-Profit Disability Service Award at a special awards ceremony on October 27, 2010 at West Hollywood Park Auditorium.

For 25 years WHCHC has been developing award-winning low-income housing, both rehabilitation and newly constructed, providing secure homes for hundreds of low-income residents, many of them living with disabilities who need accessible apartments. Our goal has always been to improve the quality of life of people in our community.

At present we have 13 apartment communities with 302 units and over 500 residents, with two developments built specifically for HIV/AIDS residents. Newly constructed WHCHC buildings provide accessible units and amenities, including elevators, accessible kitchens and bathrooms. All WHCHC renovation projects provide accessibility whenever possible.

WHCHC Nominated for 2010 John Chase Art & Design Award

WHCHC was honored by the West Hollywood Chamber of Commerce by nominating our Sierra Bonita Mixed Use Apartments for the first annual John Chase Art & Design Award honoring innovation and creativity in business. The architect for Sierra Bonita is award-winning Patrick Tighe of Patrick Tighe Architecture.

Enterprise Community Partners Awards WHCHC Housing Development Grant

WHCHC has been awarded a \$10,000 grant for Predevelopment/Capacity Building from HUD Section 4 funds. Enterprise Community Partners recognizes that, especially in this economic environment, many of their community partners are finding it challenging to identify and obtain funding for development and administrative operations.

WHCHC's Stovall Villa Apartments Nearing Completion!

Stovall Villa, WHCHC's first project in the City of Los Angeles, is expected to open in June of 2011. A new 32-unit senior project in South Los Angeles, Stovall is transforming a surface parking lot into a vibrant, residential apartment building adjacent to Stovall Terrace, which was built in 1985 by the Stovall Housing Corporation. Residents of Stovall Villa will share a large common outdoor space with Stovall Terrace, and a secluded garden area sheltered from street noise.

Project architect is John V. Mutlow. Lenders and funders for Stovall Villa are the Department of Housing and Urban Development (HUD), Los Angeles Housing Department, Community Redevelopment Agency of Los Angeles, and Federal Home Loan Bank of San Francisco. Union Bank sponsored an Affordable Housing Program (AHP) loan for this project. The ownership and

partnership structure for Stovall Villa is a joint venture with WHCHC and Waset, a south Los Angeles based non-profit corporation.



City of Los Angeles Councilwoman Jan Perry, speaks at Stovall Villa's Slab Topping Ceremony in the spring of 2010.

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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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