



How We Got It Built: Fairview Heights Apartments

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**Our vision is to
build communities
and strengthen
neighborhoods for
people underserved
by the marketplace.**



Photo Taken at Mosaic Gardens at Whittier

Fairview Heights Apartments in Inglewood



Residential Highlights

101 total apartments

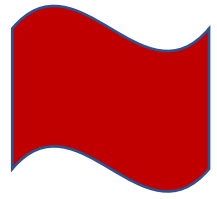
- 50 apartments reserved for individuals experiencing homelessness
- 50 mixed affordable apartments
- 1 manager's apartment

Property features

- Community room & computer lab
- Outdoor courtyard, a tot lot, & bicycle storage



Crenshaw/LAX Metro Line



Fairview Heights
Community



SoFi Stadium

Funding Sources

| <u>Lender</u> | <u>Amount</u> |
|--|---------------------|
| Bank of America | \$11,325,000 |
| LACDA – General | \$4,580,000 |
| LACDA – Measure H | \$2,800,000 |
| LACDA – MHHP | \$2,080,000 |
| LACDA Dist. 2 Prop A funds | \$2,000,000 |
| Accrued Interest | \$395,173 |
| Limited Partner and General Partner Capital | \$27,614,597 |
| | \$50,794,770 |



Team Effort



Community Highlights

- Expand access to public transit along the Crenshaw/LAX Metro line
- 5,000 sq ft of community-serving retail space
- High-quality development with public art installation
- Demonstrate how affordable housing can improve a community





“Rise Above”

The “*Rise Above*” augmented reality mural will serve as an inspirational landmark for the local community, the region, and visitors and help change perceptions of affordable housing.

- Percent for Art Requirement
- Community Outreach
- Augmented Reality



Life-Enhancing Services

- Intensive Case Management Services
- Resident services
- Linc Housing Welcome Home program
- Adult and youth education programs
- Health and wellbeing programs



Community-Serving Ground Floor Tenants

- One For All: empowering youth through community-based programs which instill an everlasting sense of personal pride, academic achievement and distinct accomplishment
- Police Community Drop-In Center: open to the public and hosts community-focused events
- Commercial: TBD



Keys to Success

- Communication
- Engaging partners early and often
- Leveraging strengths of partners
- Start lease-up process early to engage agencies
 - DMH, DHS, Brilliant Corners, LACDA



Fairview Heights Project Timeline

Dec 2019
Start of
Construction

Sept – Nov 2021
Mural Installation
(AR Tech)

Spring 2022
Commercial Space
Completed &
Grand Opening
Event

Mural
Installation
(Painting)
August 2021

Residential
Units
Completed
December 2021

Target Opening of
the Crenshaw/LAX
Metro Line
Spring 2022

