



PRESS RELEASE

FOR IMMEDIATE RELEASE

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Rose Hill Courts revitalization reaches significant milestone with demolition beginning first phase of redevelopment

LOS ANGELES – Yesterday, on March 17, 2021, Los Angeles Council District 14 representative Julio Torres and Rose Hill Courts community residents joined The Housing Authority of the City of Los Angeles and Related CA to commemorate the demolition of existing buildings in the footprint of the first phase of its redevelopment.

“It is important to take moments like this to reflect and respect the life of this housing complex, which so many families have called home over the past 80 years,” said HACLA president and CEO, Doug Guthrie. “Today we honor the homes provided and the lives lived at Rose Hill Courts since its conception. We are grateful to the many voices of the community that came to all our community meetings and gave input, asked questions and made us work harder to find solutions and approaches that met the needs of all our families today and in the future.”

The Rose Hill Courts Redevelopment is being developed in two phases by HACLA in partnership with Related California, a leading real estate firm with a 30-year track record of delivering top quality mixed income housing and mixed-use developments across California. The entire redevelopment will replace the existing WWII-era housing units with 185 new one-, two-, three- and four-bedroom apartment homes, and they will be constructed with the maximum level of accessibility to accommodate the needs of the community’s existing tenants, many of whom are elderly and/or disabled.

Phase I of Rose Hill Courts will consist of 88 affordable homes that will house existing and returning families of Rose Hill Courts and will be supported by HUD’s Rental Assistance Demonstration program and Section 8 project-based subsidies administered by HACLA. Phase II will include 95 affordable apartment homes that will be targeted to house very low and extremely low income residents. Once both phases are completed, the redevelopment will include a 6,300 square-foot community building with on-site property management office and social services and an ample “Central Park” green space with shaded seating, barbeque grills, courtyards, and children’s play areas with tot lots for resident use.

Phase 1 of the redevelopment is financed with \$31.8 million in tax-exempt bonds and \$13.9 million in private equity raised through the sale of federal low income housing tax credits. HACLA will provide up to \$8.35 million during construction. This phase of redevelopment will also be supported by \$15.5 million in funding from the State of California department of Housing and Community Development through the Affordable Housing & Sustainable Communities and Infill Infrastructure Grant programs. In addition, \$8 million in AHSC grant funds were awarded to the City of Los Angeles to provide pedestrian safety upgrades in the immediate neighborhood and improvements in public transportation including 6 new bus shelters and 8 battery electric buses.

The development team includes the architectural firm of Withee Malcom Architects, and R. D. Olson Construction, the General Contractor for residential construction of Phase 1. Resource Environmental Inc. (REI), a hazardous material abatement and demolition contracting company will be performing abatement and

demolition work that will be completed prior to the financial closing and construction start anticipated to occur in June 2021.

The Rose Hill Courts redevelopment plans have benefited from ongoing community engagement and outreach efforts with the residents and the community coaches, community stakeholders, CD14 staff, and the neighborhood council. Overall, this team effort of the Housing Authority of City of Los Angeles, Related, and the design and construction teams, is making a positive and lasting impact on the current and future residents of Rose Hill Courts and the surrounding community.

About HACLA

The Housing Authority of the City of Los Angeles (HACLA) was established in 1938 by City of Los Angeles Resolution No. 1241. HACLA is one of the nation's largest and leading public housing authorities, providing the largest supply of quality affordable housing to residents of the City of Los Angeles. HACLA provides affordable housing to over 83,000 households in its Public Housing and Section 8 departments, and offers a range of permanent supportive housing programs for homeless households, including: Project-Based, HUD – Veterans Affairs Supportive Housing, Homeless, Tenant Based Supportive Housing, Housing Opportunities for Persons with Aids (HOPWA), Continuum of Care and Moderate Rehabilitation Single Room Occupancy program. For more information, visit www.hacla.org.

Contact:

Eric Brown, Director, Intergovernmental & Media Relations
213-252-1871

Eric.Brown@hacla.org

Courtney Gladney, Media & Marketing Specialist
213-252-1272

Courtney.Gladney@hacla.org