

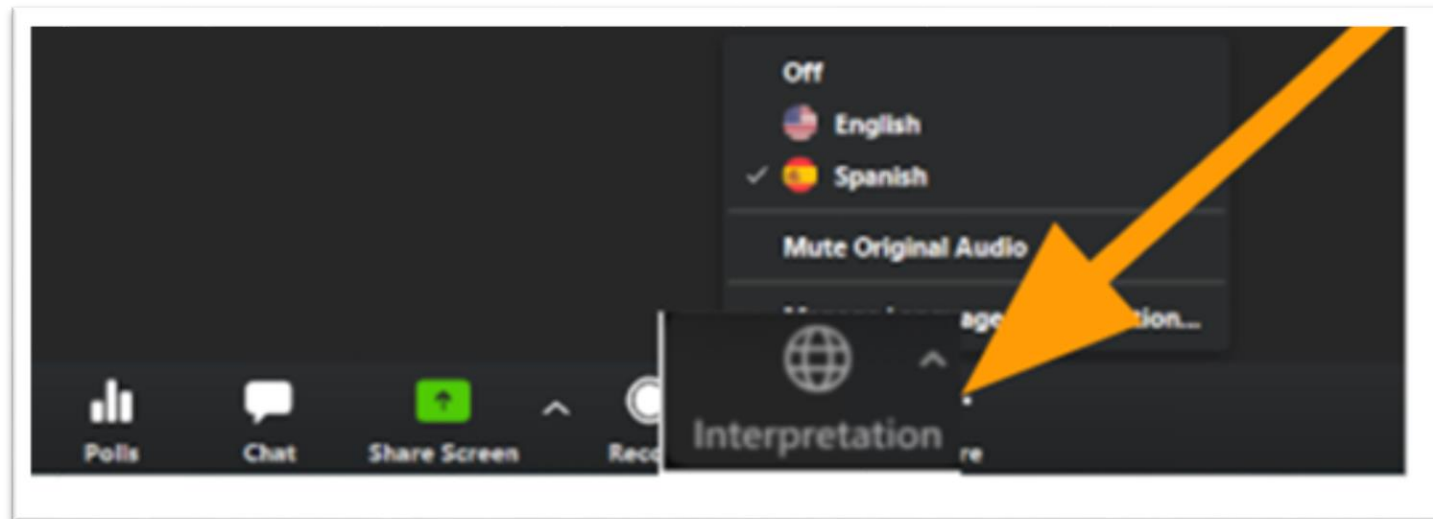
Welcome!

Thank you for joining us!

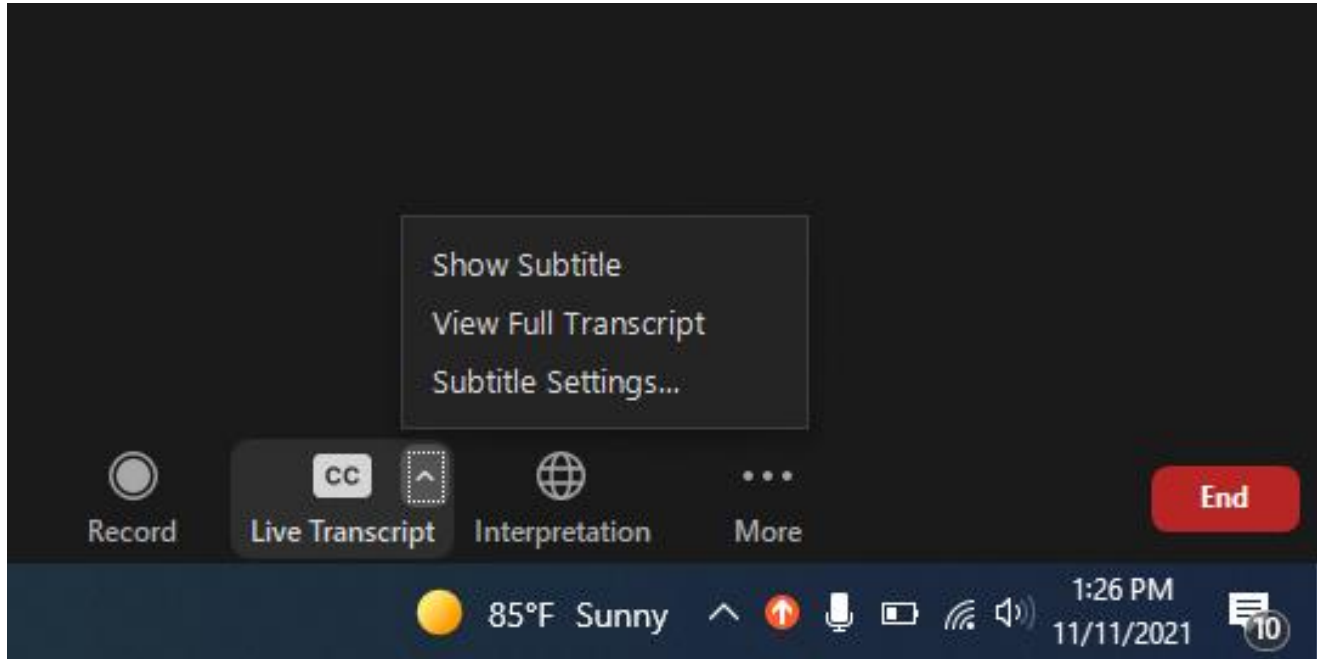
Please hold on. We'll get started shortly.

Interpretation/ Interpretación

1. Haga click en el botón de interpretación - Find & click on the Interpretation button
2. Seleccione español / Select English
3. Si su idioma de preferencia es el español, asegúrese de silenciar el idioma original



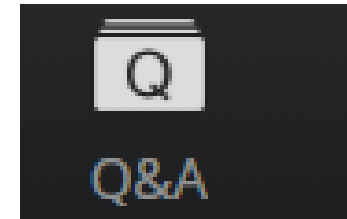
Subtitle/Subtítulos



1. **Busque y presione el botón de “Live Transcript”** - Find & click on the “Live Transcript” button
2. **Seleccione “Show Subtitle”** / Select “Show Subtitle”

Video Conference Tips and Etiquette

- ▶ Questions can be asked in the Q&A throughout the presentation..



- ▶ Questions will be answered by the end of the meeting.

- ▶ We will open up the meeting to public comment to anyone who wishes to comment after the presentation. At this time, please use the *raise hand* function to be called on. Press *9 if you dialed in on your personal phone.

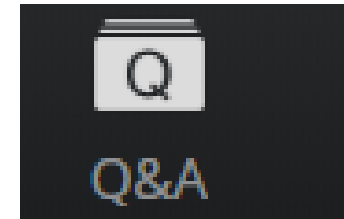


- ▶ PLEASE, be respectful of others attending the webinar and avoid unsavory comments or spamming messages the chat.

- ▶ This meeting is being recorded

Video Conferencia Etiqueta y Consejos

- ▶ Las preguntas podran hacerse en el Q&A durante la presentacion



- ▶ Las respuestas se daran al final de la presentacion

- ▶ Nosotros abriremos la reunion al publico para que cualquier persona realice comentarios despues de la presentacion . En este momento , por favor levante el icono de la mano para ser llamado . presione *9 si ha marcado con su telefono personal.



- ▶ POR FAVOR, sea respetuoso de las demas personas atendiendo el seminario y evitar comentarios desagradables o mensajes de spam en el chat
- ▶ Esta reunion esta siendo grabada.

A Shared Vision:

Community Corporation of Santa Monica and Venice Community Housing



**Venice
Community
Housing**

Who is Community Corporation of Santa Monica?

- ▶ **Community Corp. was formed in 1982.**
- ▶ **Community Corp. owns 1,800 affordable rental homes in Santa Monica; close to 100 buildings and home to 4,000+ people.**
- ▶ **Community Corp. provides our own property management, maintenance, and supportive services.**
- ▶ **We offer tours of our existing buildings upon request**



Who is Venice Community Housing?

- ▶ Venice Community Housing (VCH) was formed in 1988.
- ▶ VCH owns 260 affordable rental homes, primarily in Venice, Mar Vista, and Del Rey; 17 buildings and home to about 550 people.
- ▶ VCH provides our own property management, maintenance, and supportive services, and also provides additional youth programming for residents outside of our housing.
- ▶ We offer tours of our existing buildings upon request.



Atelier Cory Henry - Design Lead

- ▶ Leading their interdisciplinary design studio Atelier Cory Henry, Cory has 15 years of professional practice and has built a reputation as *“contextually sensitive designer, with a strong commitment to addressing contemporary urban conditions through a combination of poetic design solutions and socially conscious ideals”*.
- ▶ *Cory currently teaches at Harvard University. In the past he has taught architecture and urbanism at USC, University of Pennsylvania, University of Maryland and Syracuse University.*

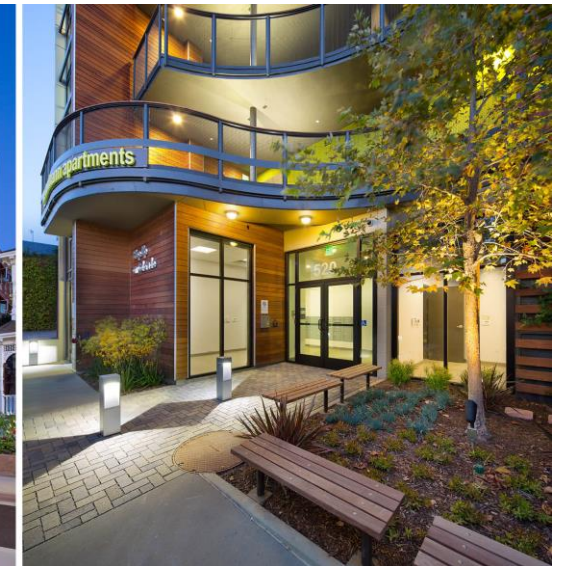


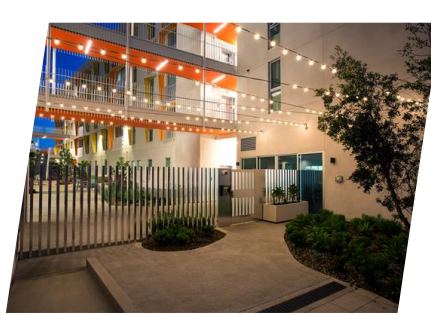
Pictured below, the adaptive reuse, multi-unit, project “Frankford Chocolate Factory” in Philadelphia



KFA Architects - Architect of Record

- ▶ KFA has been recognized for its architectural, design, and master planning projects throughout the greater Los Angeles metropolitan area with a focus on urban revitalization and sustainability. KFA's expertise encompasses transit-oriented communities; mixed-use housing, retail, and office projects; affordable family, senior, and special-needs housing; hotels, restaurants, and educational facilities. A community and industry leader, KFA is an active member of AIA-LA and numerous other nonprofits. The firm has received multiple awards for its diverse, forward-looking architecture and was honored with the prestigious AIA California Council Firm Award in 2016.





Our Values:

Inclusiveness

Good-Neighborliness

Sustainability

Restoration

Racial Justice & Equity



Venice
Community
Housing



Community Corp.
of SANTA MONICA

Mission Alignment

- ▶ Venice Community Housings decision to partner with Community Corp.
- ▶ Acknowledging the history of the Pico neighborhood
- ▶ Rent burdened households
- ▶ State of California RHNA



**Venice
Community
Housing**

Development Overview

Zoning Constraints

- ▶ Zone: Industrial Conservation (IC) ■
- ▶ Permitted uses only allow for a few types of developments to be built. One of those being supportive housing
- ▶ State density bonus affords an extra 3 stories of height on top of the 45' base height.
- ▶ The State Density Bonus Law provides a minimum 80% bonus density on top of the base density.

1634 20th St.



Financing Constraints

- ▶ Multiple funding sources are contemplated to finance the development.
- ▶ These sources are made available based on the income/affordability as well as the population that the development will serve.
- ▶ These sources also require us to have minimum density thresholds in order to remain competitive for financing.

Proposed resident composition

- ▶ 50% of the households/residents will be families making between 30%-60% of Area Median Income
- ▶ The remaining 50% of the units will be reserved for supportive housing residents.
- ▶ What does supportive housing mean?



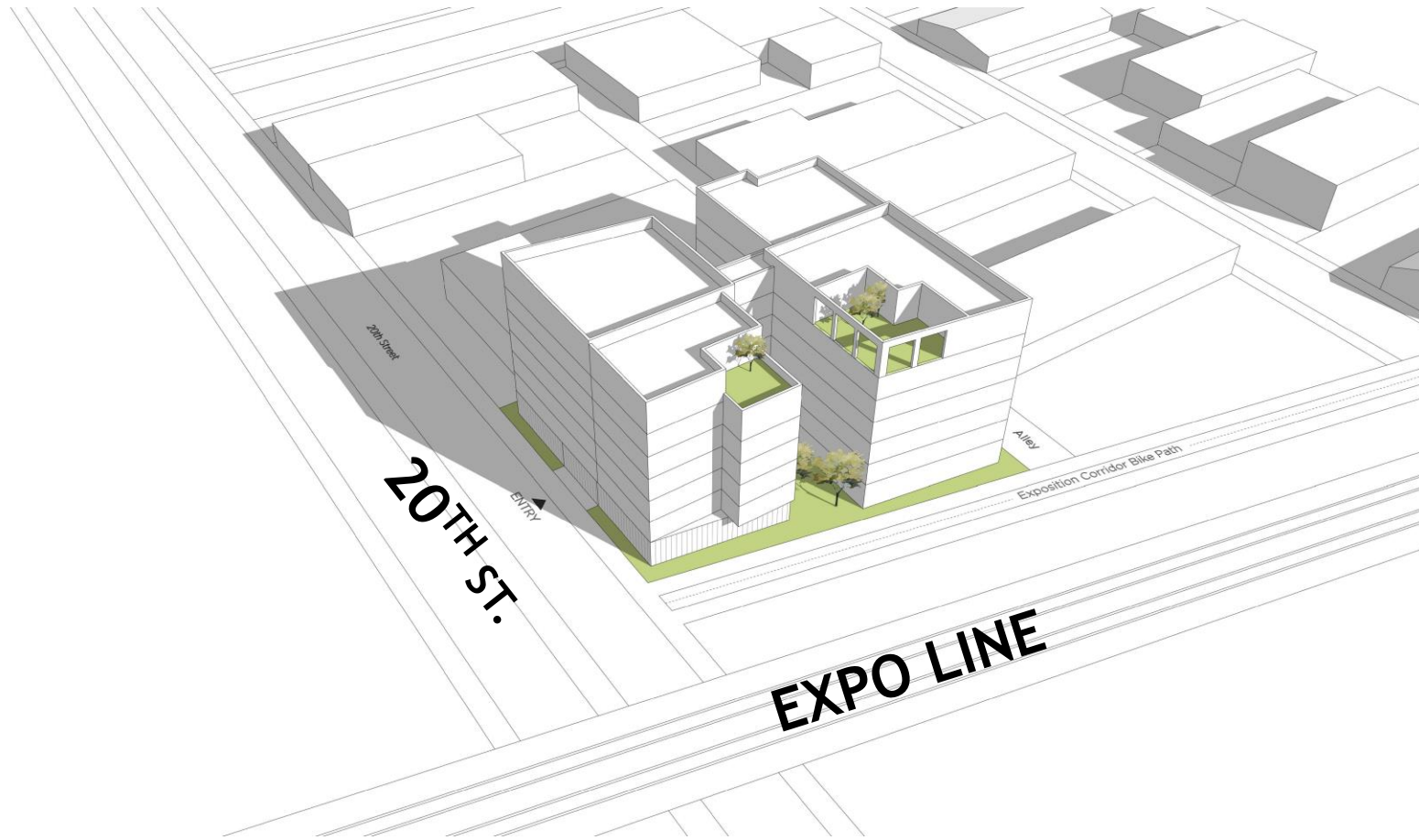
Timeline

- ▶ Second community design input meeting to be held in early January 2022.
- ▶ The project will be obtaining entitlement approval through 2022 with a target date of March 21st, 2022 for our ARB hearing.
- ▶ Construction is anticipated to begin around July of 2023.
- ▶ Construction should be complete near July of 2025.



Design Concept

Program Summary



- ▶ 84 Affordable housing units
 - ▶ Three-bedroom units
 - ▶ Two-bedroom units
 - ▶ One-bedroom units
- ▶ 35 Underground parking spaces
- ▶ 162 bike parking spaces

Sample floor plan



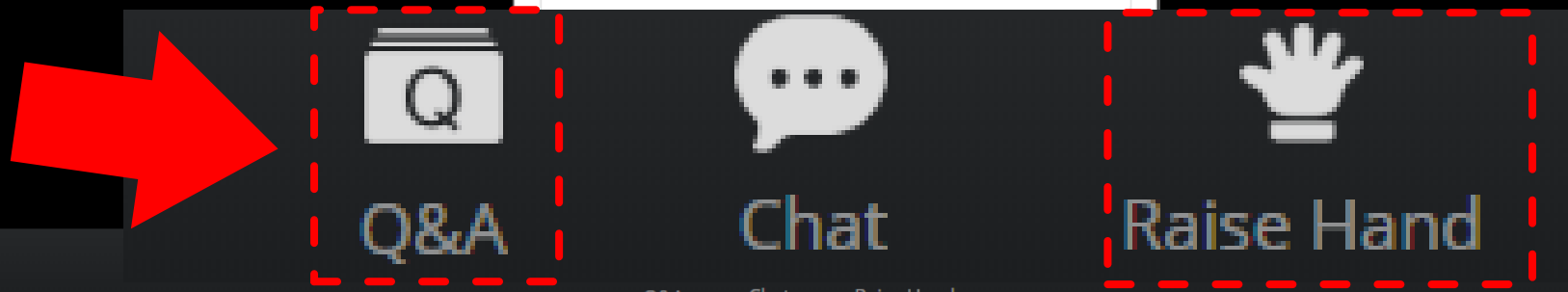
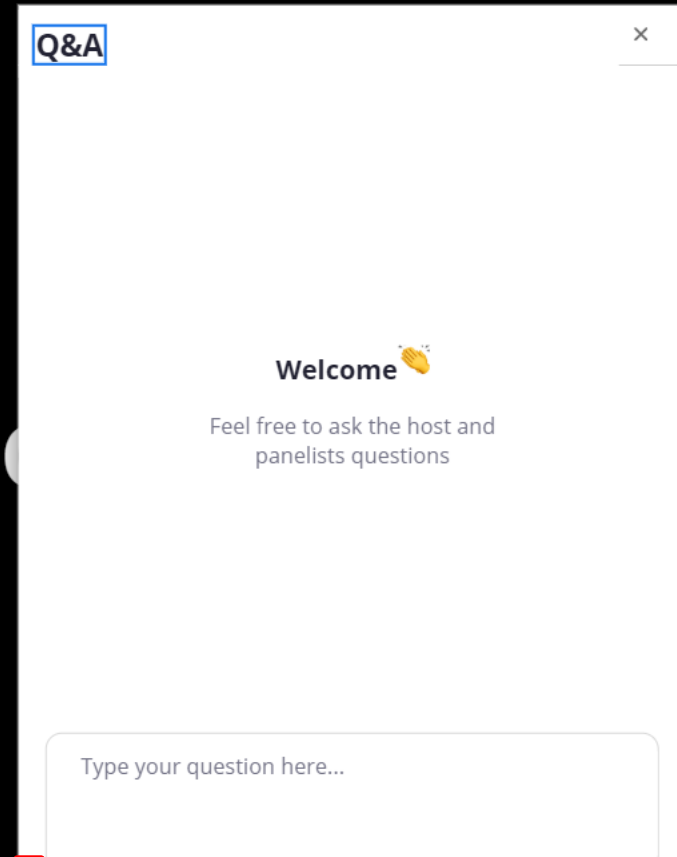
Community Comments on Affordable Housing Need & Design

- ▶ We want to know what would make you proud of this project?
- ▶ In terms of affordable housing, where do you see the greatest need in your community?

Q & A

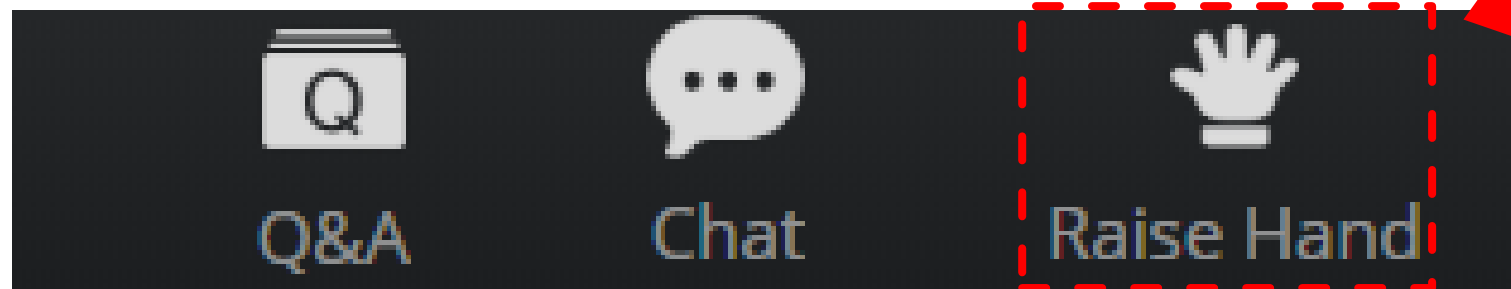
Q&A Time!

- ▶ Click the Q&A icon at the bottom of the screen.



Dial-in Questions and Comments

- ▶ *9 for Dial-in callers or click the Raise Hand Icon.
- ▶ Two minutes will be allotted per comment
- ▶ PLEASE, be respectful of others attending the webinar and avoid unsavory comments.



Thank you!

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