

**400 Centinela Ave | Inglewood, CA 90302**



### Project Description

400 Centinela is a 1.0 acre site, located at the intersection of Centinela Avenue and Warren Lane, across the street from Edward Vincent Jr. Park in the city of Inglewood. The neighborhood is identified in the opportunity maps as a moderate opportunity that is rapidly changing with a high level of displacement. It is adjacent to low, mid- and high-rise residential.

The property is currently home to the Church of Latter Day Saints Chapel that will be demolished to make way for two new construction buildings. In the two buildings, the development team seeks to build a mixed-use, mixed income development with approximately 120 units of studios, 1-, 2-, and 3-bedroom units serving low and moderate income household and the new approximately 20,000 square foot headquarters of the Social Justice Learning Institute. The development team envisions the new site will become a community-wide resource for engagement and activity.

### The Development Team

**Co Developer, Social Justice Learning Institute (SJLI)** - established in 2008 and headquartered in Inglewood, CA - is a 501c3 non-profit organization dedicated to improving the education, health, and well-being of youth and communities of color by empowering them to enact social change through research, training, and community mobilization. A values-led organization, SJLI supports youth & adults in finding their voices through participation in their direct service programs focused on educational equity and health equity.

Programs like the flagship Urban Scholars Program and Urban Health Fellowship available for 13–18 year-olds and their college and career persistence services available for 18-25 year-olds cement the idea in young folk that anyone can create the change they want to see in themselves and their community. The Food for Thought Produce Pick up, social emotional learning spaces and community skills training



in urban gardening, nutrition and physical activity bridge the gaps so community members identify themselves as whole and free people with new capacity to help create thriving communities. SJLI's programs start at home in Inglewood and also reach throughout the greater LA County community.

Highlights SJLI's work include tenant protections, renter education support and affordable housing advocacy, and effectively advocating for rent stabilization and just cause eviction protections for the City of Inglewood. During COVID, SJLI has also provided over 250 Inglewood residents with rental cash assistance, helped 500+ LA County residents with state ERAP applications, led Stay Housed LA engagement to over 30,000 South Bay residents, provided over 2.5M pounds of produce to Inglewood Park & Recreation, and so much more.

**Co-Developer, Venice Community Housing (VCH)** – established in 1988 and headquartered in Los Angeles, CA – is a 501c3 non-profit affordable and supportive housing developer that has been implementing lasting, neighborhood-based solutions for lower income families and individuals for over 30 years. VCH owns, manages, and provides supportive services for 252 units of affordable housing, both transitional and permanent, throughout Venice, Mar Vista, and Del Rey and have 375 units in our development pipeline. VCH works to invest in permanently affordable housing, advance health and housing-based solutions for unhoused people, provide high-quality supportive services including youth development and education, and build strategic partnerships focused on equity and inclusion.

VCH and SJLI will create a 50% / 50% partnership structure to develop, own and operate the project and the full team will collectively strive to accomplish more than housing people; through this project, we aim to engender community and enhance neighborhoods.

**Design team members, Aero Collective and The Architect's Collective** – headquartered in Inglewood, CA – will work with the team to design a multi-unit housing development by applying decades of design and construction administration experience. The Collective designs buildings to not only serve merely as shelter, but as places where people build their lives. The design of the building will provide an engaging sequence of spaces, access to the outdoors, and energy efficiency. The Collective's projects generate a sense of safety, dignity, comfort and pride in residents.

### **On-Site Social Services for Residents**

VCH's array of services provided to supportive housing tenants includes: support during the transition to housing, ongoing case management, crisis intervention, life skills training and assistance, peer support groups, public benefits assistance, educational workshops, money management, food assistance, resident meetings and advisory councils, social events, and connections to available services and resources in the community. Tenants are also connected to service partners that provide health and mental health care, substance use treatment, legal support and others as needed. VCH's resident services team works onsite daily, in a fully integrated model with property management, with a successful track record of supporting tenants to obtain and maintain employment, improve overall health outcomes, maintain stable housing, meet other individualized goals, and thrive.

### Proposed Unit and Household Mix

Unit Type	AMI	# of Units	Target Population
Studio/1 Bath	30%-40%	29	Transitional Aged Youth
1 Bedroom/1 Bath	30%-40%	18	Transitional Aged Youth
1 Bedroom/1 Bath	50%-60%	4	Very-Low/Low Income
1 Bedroom/1 Bath	80%	5	Moderate Income
2 Bedroom/1 Bath	30%-40%	6	Transitional Aged Youth/Unhoused Family
2 Bedroom/1 Bath	50%-60%	23	Very-Low/Low Income
2 Bedroom/1 Bath	80%	3	Moderate Income
3 Bedroom/2 Bath	30%-40%	6	Transitional Aged Youth/Unhoused Family
3 Bedroom/2 Bath	50%-60%	21	Very-Low/Low Income
3 Bedroom/2 Bath	80%	4	Moderate Income
2BR Manager Units	NA	2	
<b>Total:</b>		<b>121</b>	

### Proposed Mix of Incomes and Occupations of Unit Mix

Unit Type	AMI	# of Persons per Household	TCAC Income Ranges	City of Inglewood Occupations in Income Ranges
Studio/1 Bath	30%-40%	1	\$24,000 - \$33,000	IUSD School Crossing Guard, Library Support Aide
1 Bedroom/1 Bath	30%-40%	1-2	\$28,000 - \$37,000	IUSD Custodian, IUSD School Safety Assistant
1 Bedroom/1 Bath	50%-60%	1-2	\$47,000 - \$56,000	Housing Inspector, Street Sweeper Operator
1 Bedroom/1 Bath	80%	1-2	\$75,000	Assistant to City Council, Assistant to Mayor
2 Bedroom/1 Bath	30%-40%	2-3	\$31,000 - \$42,000	Bus Operator, Concrete Finisher
2 Bedroom/1 Bath	50%-60%	2-3	\$53,000 - \$63,000	Librarian, Payroll Specialist
2 Bedroom/1 Bath	80%	2-3	\$85,000	Plan Check Engineer, Accountant
3 Bedroom/2 Bath	30%-40%	3-5	\$35,000 - \$47,000	Fleet Maintenance Mechanic Assistant, Receptionist
3 Bedroom/2 Bath	50%-60%	3-5	\$59,000 - \$75,000	Assistant Planner, Housing Specialist
3 Bedroom/2 Bath	80%	3-5	\$94,000	Senior Engineer, Traffic Operations Manager

## Definitions

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### AMI

The household income for the median — or middle — household in a region. The US Department of Housing and Urban Development (HUD) AMI data annually by household size for different geographic regions. In Inglewood, we use the Los Angeles County (metropolitan statistical area)

We define affordability based on the percentage of the AMI. Affordable is generally up to 60% of AMI, but 80% of AMI is moderate, but also a category of housing that's missing in the market.

### TAY

Transition Aged Youth/Homeless Youth per Government Code Section 12957(e)(2) :

1. "At risk of becoming homeless" means facing eviction or termination of one's current housing situation.
2. "Homeless youth" means either of the following:
  - a. A person who is between 18 to 24 years of age, and meets one of the following conditions:
    - i. Is homeless or at risk of becoming homeless.
    - ii. Is no longer eligible for foster care on the basis of age.
    - iii. Has run away from home.
  - b. A person who is younger than 18 years of age, who is emancipated pursuant to Part 6 (commencing with Section 7000) of Division 11 of the Family Code, and who is homeless or at risk of becoming homeless

### TCAC

The California Tax Credit Allocation Committee (CTCAC) facilitates the investment of private capital into the development of affordable rental housing for low-income Californians.

For more information or and if you would like to receive our Affordable Housing 101 presentation, please contact [inglewoodsupport@vchcorp.org](mailto:inglewoodsupport@vchcorp.org)