



## AFFORDABLE HOUSING GRANT PROGRAM DESCRIPTION

United Neighbors In Defense Against Displacement (UNIDAD) Coalition is a strong, proud, and diverse alliance of labor and community organizations with a history of building successful partnerships that secure real community benefits from large urban development projects. Through our campaign work, we are committed to future development of South LA that includes and benefits all members of the community.

This Affordable Housing Grant Program has been established as a result of past organizing efforts which led to more resources for our neighborhood through the Lorenzo Community Benefits Agreement. The Lorenzo project is located at 2300 and 2327 South Flower Street in South Los Angeles and is a mixed use, residential development consisting of 1,051 new residential units, 34,000 square feet of retail uses, and 7,500 square feet of health and wellness center uses. The Lorenzo Community Benefits Agreement was negotiated between Palmer/Flower Street Properties LP and various community organizations.<sup>1</sup> This agreement provides community resources, including \$1,050,000 in funding for affordable housing, of which \$410,000 remain.

This \$410,000 in funding for affordable housing is now available for the creation of new affordable housing for local families, students, and workers, and the preservation of existing low-income housing – all core goals of the **UNIDAD** Coalition. The Affordable Housing Grant Program serves the community and nonprofit developers who need readily available capital to move an affordable housing project forward.

You should consider applying for a one-time grant of up to \$100,000 if your organization is:

- Actively pursuing a property that includes the development of affordable housing for low-income households earning an annual income of 60% or less of area median income (based on HUD income levels). Priority will be given to projects with at least 10% of units restricted to households earning 35% or less of area median income.
- Project is located within the boundaries define in the grant announcement (projects must be in the City of Los Angeles).

Below is additional information on the Affordable Housing Grants Program:

### Goals of the Housing Grant Program:

1. Preserve or create new affordable housing units that target households earning up to 60% of area median income.
2. Leverage the \$410,000 grant fund by investing in projects that leverage other affordable housing financing resources.
3. Invest in innovative affordable housing projects.

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<sup>1</sup> These organizations include: Coalition for Responsible Community Development; Community Development Technology Center; Esperanza Community Housing Corporation; T.R.U.S.T. South LA; Natural Resources Defense Council, Inc.; Playa Vista Job Opportunities and Business Services; Strategic Actions for a Just Economy; St. Francis Center; St. John's Well Child & Family Center, Inc., United University Church; and, Vermont Village Community Development Corporation.

#### What the Housing Grant Program Funds

1. Acquisition and Predevelopment Expenses (property insurance, real estate taxes, escrow and title fees, design costs, financing, and planning fees, etc.)
2. Construction; and
3. Staffing and Consultant Costs directly related to the acquisition and development of new affordable housing units, or the rehabilitation or preservation of existing affordable housing units.

#### Eligibility

1. Incorporated as non-profit, public benefit corporation.
2. A current 501 (c)(3) nonprofit corporation in good standing.
3. Have a minimum of five years experience working in low-income communities.
4. Have representation on the organization's Board of Directors by low-income individuals, or individuals with significant experience (10 years or more) working in low-income communities.
5. Have demonstrated success in fulfilling the organization's mission.
6. Headquartered in or provide services in (or have a detailed plan to provide services in) South Los Angeles; and,
7. Provide evidence of dedicated and designated staff or consultant(s) able to complete the work funded under the grant.

The target area for the Affordable Housing Grant Program is South Los Angeles communities located within the following boundaries: Pico Boulevard south to Gage Avenue, east to Alameda/Central Avenue and west to Crenshaw Boulevard (see map for boundaries). The grant program will also be seeking to support projects that contain a capacity building component and provide evidence that the funds under the Affordable Housing Grant Program will be fully leveraged by other financing sources. In addition to the above goals, the Affordable Housing Grant Program is particularly interested in supporting innovative projects that:

1. Are designed to address local housing issues such as gentrification and the increasing number foreclosed properties.
2. Can be replicated and reproduced on a larger scale.
3. Include local community residents in the design, planning, and operations of the proposed project.
4. Promote ownership or an equity stake for low-income tenants.
5. Create partnerships among local stakeholders and community institutions.
6. Build the capacity of local organizations by providing resources that enable the organization to complete projects and make other contributions through their community building work.
7. Provides low-income tenants access to social services such as youth empowerment programs, adult education, job training, and community health services; and
8. Creates good jobs for individuals living within a three-mile radius of the Lorenzo project.

#### How to Apply

Interested parties may obtain a grant application at <http://www.unidad-la.org/>. Applications are due no later than June 24 at 5:00 pm. Completed applications or questions should be forward to Alice Salinas at [housingconsultant68@gmail.com](mailto:housingconsultant68@gmail.com).

**United Neighbors In Defense Against Displacement**  
**UNIDAD • UNITY**

# AFFORDABLE HOUSING GRANT PROGRAM APPLICATION

*Before completing this application, please refer to the Affordable Housing Grant Program Description for further details and guidance.*

Date:	
Name of Organization:	
Address:	
Contact Person Name/Title:	
Phone/Fax Number:	
Email Address:	
Organization's Website Address:	
Organization's Annual Budget:	
Project Name:	
Address:	
In the space provided, please provide us with your organization's Mission statement:	
In space provided, please provide us with a brief description of your organization's grant request, including how the grant funds will be used:	

On separate sheets, please respond to the following (please limit responses to five pages):

1. Describe your organization, including its background and history and its experience working in and with low-income communities.
2. What is the organization's board of directors' role and contribution to the proposed project? Are all or a portion of the directors low-income? Does the Board have committees and is there active participation on these committees? What is the Board's experience working with or in low-income communities? Does the Board assist with fundraising for the organization? Is the Board working to help staff secure funding for this project?
3. Please describe the project that the grant funds will support. Within this, include the need that the project intends to meet and the issue it is addressing.
4. Describe the project site, existing conditions, and adjacent uses, and who currently resides on the property (if it is occupied residential). Why was this particular site selected? Have you obtained site control? If not, what is your plan for acquiring the property? What is the project's financing plan? Can the project be duplicated or developed at a larger scale?
5. Does the project include the participation of low-income individuals or the collaboration among other vital community institutions or stakeholders? If so, how?
6. Please describe the experience of the dedicated and designated staff or team that will develop the project.
7. What will be the project's outcomes and what benefit will it bring to this community? Does the project provide the provision of new or expanded social services?
8. How does the project increase the capacity of your organization?
9. Describe your organization's income and revenue sources. Provide specific details, including the name of the funding sources and amounts, as well as if the funding is one-time or on-going.
10. Please list the milestones you intend to meet with the work this grant will support. You will be expected to provide two progress reports: one midway through the grant and one at the end of the grant period.

#### Application Checklist

1. Application Form
2. Project Narrative (questions 1 thru 12 above)
3. IRS tax exempt letter
4. State of California Franchise Tax Board Determination Letter
5. Board of Directors List
6. Twelve Month Grant Budget commencing August 1, 2022
7. Project Proforma (if available) including a development budget, sources, and uses of financing, 30-year cash flow, and an operating budget
8. Organization's current year-to-date financial statement, current year budget and last year's audit
9. Applicable staff or development team members' résumés

10. Photos of the proposed site

11. Applicant's affordable housing project list (both completed and projects in the pipeline).

Applications are due no later than June 24, 2022, at 5:00 pm. Forward completed applications and questions to Alice Salinas at [housingconsultant68@gmail.com](mailto:housingconsultant68@gmail.com).

South Los Angeles Affordable Housing Grant Boundaries (2022)

