Pico Robertson Senior Community
An Affordable Residential Community for Seniors with Replacement Public Parking

SORO LUED Meeting – 4/5/16
Mercy Housing, a national nonprofit organization, is working to build a more humane world where poverty is alleviated, communities are healthy and all people can develop their full potential.

Mercy Housing has participated in the development, preservation and/or financing of more than 45,000 affordable homes.

Primary Functions
- Housing Development
- Property Management
- Resident Services
MERCY HOUSING CALIFORNIA (MHC)

- Mercy Housing California (MHC) is the largest division of Mercy Housing, Inc.,
- Offices in Los Angeles, San Francisco, and Sacramento
- Mercy Housing California creates homes for...
  - Working families with children of limited means, where the parents are nursing assistants, teachers’ aides, security guards, and others who make up any thriving community.
  - Seniors with limited incomes who want to age with dignity in their own homes.
  - Individuals with special needs, including homeless veterans, former foster children and people living with HIV/AIDS, developmental disabilities, mental health concerns, or other challenges.
- MHC has developed and manages over 9,000 affordable units in 144 developments statewide
Development History

• City issued RFP in Early 2009
• Purpose of RFP was to provide much needed affordable senior housing with replacement public parking spaces
• Mercy Housing selected through competitive process
• Numerous factors, recession, CRA shut down, caused delays in development progress
• Urgent need, new funding sources have re-catalyzed development progress
Community Outreach Work To Date

- Presentations/updates to SORO LUED Committee and SORO Board
  - February 3, 2015 LUED
  - December 1, 2015 LUED
  - December 17, 2015 SORO Board
  - February 2, 2016 LUED
  - March 8, 2016 LUED
- Community Advisory Committee met monthly and informed community outreach process throughout
- Outreach to local businesses since late 2014
- Outreach to local Synagogues in late 2015
- Three community meetings
  - 1/14/16
  - 2/3/16
  - 3/15/16
Development Concept

Units
• 44 one bedrooms – all affordable
• 3 studios – all affordable
• 1 two-bedroom Mgmt. unit
• All senior housing, 62 plus, 12 units reserved for Senior Veterans who are formerly homeless

Parking
• 47 Public Parking Spaces (current is 39 according to our count)
• Public parking will be owned and operated by LADOT, site ownership stays with city, development is done with ground lease from city
• Separate Residential Parking
Development Concept

Amenities
• Interior Courtyard
• Community Room with Kitchen
• Fitness Room (may be open to non-residents through JFS programs)
• On-site laundry on each floor
• Mgmt. office
• Resident services offices
• Green/Energy Efficient/Sustainable design and construction
• On-site resident services provided by Jewish Family Services and New Directions for Veterans
## Design Discussion

<table>
<thead>
<tr>
<th>Strong Community Input</th>
<th>MHC Plan</th>
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<tbody>
<tr>
<td>Remove underground public parking</td>
<td>Current plan is to have all parking above ground, resulting in a 6 story building. Cost is comparable to prior plan and public parking remains the same.</td>
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<tr>
<td>Restore the public parking entrance on Pico Blvd.</td>
<td>Current plan is to have the public parking entrance on Pico Blvd. and the residential entrance on the alley.</td>
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<tr>
<td>Add third level of Public Parking</td>
<td>Community is pursuing public funding.</td>
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Design Discussion continued – going to a 6 story scenario

**Improvements Gained**

- All Parking is Above Ground (addresses safety concerns some folks have with underground public parking)

- Likely Shorter Construction Period (don’t have to dig)

- No or less Shoring Needed, less noise/vibration/disruption for neighbors
Current Proposal
Current Proposal, Street View
Current Proposal – P1, public parking at grade
Current Proposal – P2, public parking at one floor above grade
Current Proposal– P3, residential parking, plus common area
Community Need/Community Benefits

Need

• Los Angeles is one of the least affordable cities in the US
• Many seniors have low, fixed incomes
  • Many seniors do not have savings and must rely solely upon social security
• Great need for affordable housing for Veterans (PRSC includes 12 senior Veterans units)
• Site presents opportunity for city to use its resources to provide much needed affordable housing, especially rare opportunity for affordable housing on Westside due high land costs
Community Need/Community Benefits

Benefits
• Community informed development process
• Affordable Homes with services for Seniors
• Affordable homes with services for homeless and disabled Veterans who are seniors
• A minimum of 8 additional public parking spaces
• Community room available for local groups
• Locally Focused Marketing and Outreach
Questions, Discussion
ZONING:
C4-1VL
HEIGHT
45'-0" + 11'-0" (DENSITY BONUS) = 56'-0"
FAR
1:5:1 = DENSITY BONUS = 3:1
BASE DENSITY
EXISTING 4-STORY RELIGIOUS FACILITY
EXISTING 1-STORY COMMERCIAL BUILDING

UNIT CALC:
39 x 1.35 (DENSITY BONUS) = 53 ALLOWED
48 UNITS PROPOSED

PARKING CALCULATION:
48 X 0.5 = 24 SPACES
(47) EXISTING SPACES
UP TO 40% OF THE REQUIRED PARKING MAY BE PROVIDED BY COMPACT STALLS

BICYCLE PARKING:
LONG TERM: 1 PER UNIT = 48 X 1 = 48 TOTAL
SHORT TERM: 1 PER 10 UNITS = 1 X 50 = 5 TOTAL

AUTOMOBILE PARKING REDUCTION:
RESIDENTIAL PROJECTS LOCATED WITHIN 1,500 FT. OF A PORTAL OF A FIXED RAIL TRANSIT OR WINTER TRANSIT STATION AS DEFINED BY SECTION 12.24Y OF THE CITY OF LOS ANGELES MUNICIPAL CODE MAY REPLACE UP TO 15% OF THE REQUIRED AUTOMOBILE PARKING SPACES WITH BICYCLE PARKING.
(24) REQUIRED AUTO SPACES X 15% REDUCTION = (3.6) AUTO SPACES
REPLACED
(4) AUTO X (1 BIKE PARKING PER 4 AUTO) = 4 X 4 = (16) ADDITIONAL BICYCLE PARKING PROVIDED

0' SETBACK @ EAST PL, ALL FLOORS
0' SETBACK @ WEST PL, ALL FLOORS
10' REAR YARD SETBACK IN LIEU OF 17'-0" REQUIRED
0' SETBACK @ EAST PL, FLOORS 1 AND 2
10' - 0"
10' - 0"
25' - 6"
28' - 7"
28' - 0"
28' - 0"