



elara

4217 East Live Oak Avenue
Unincorporated LA County





House Keeping

Comments will be accepted during the meeting via the Questions and Answer Feature.

Comments will also be accepted after the meeting via e-mail to:

info@ElaraArcadia.com

Or

Via Mail to:

Elara c/o ClayCo


2245 San Diego Avenue, Suite 222

San Diego, CA 92110

Or

1888.988.4217

All comments are due no later than **Tuesday, October 15, 2024**, and shall become part of the record of the Public Outreach Meeting.



Introductions



Why are we having this meeting?

This project is recommended for funding by the Los Angeles County Development Authority (LACDA) and outreach is required as part of the funding activity.

One virtual public meeting is being held.

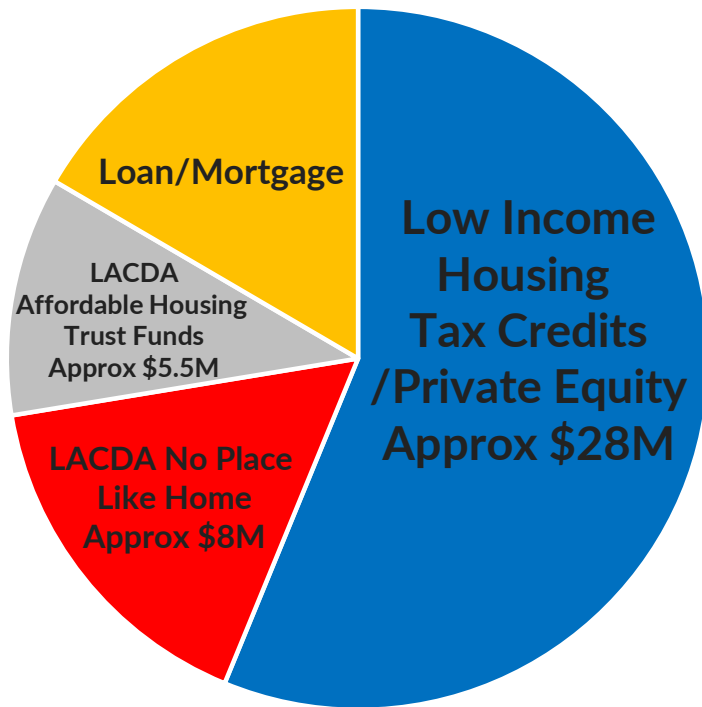
Any interested person may attend the public meeting to provide comments.

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Recommended Funding

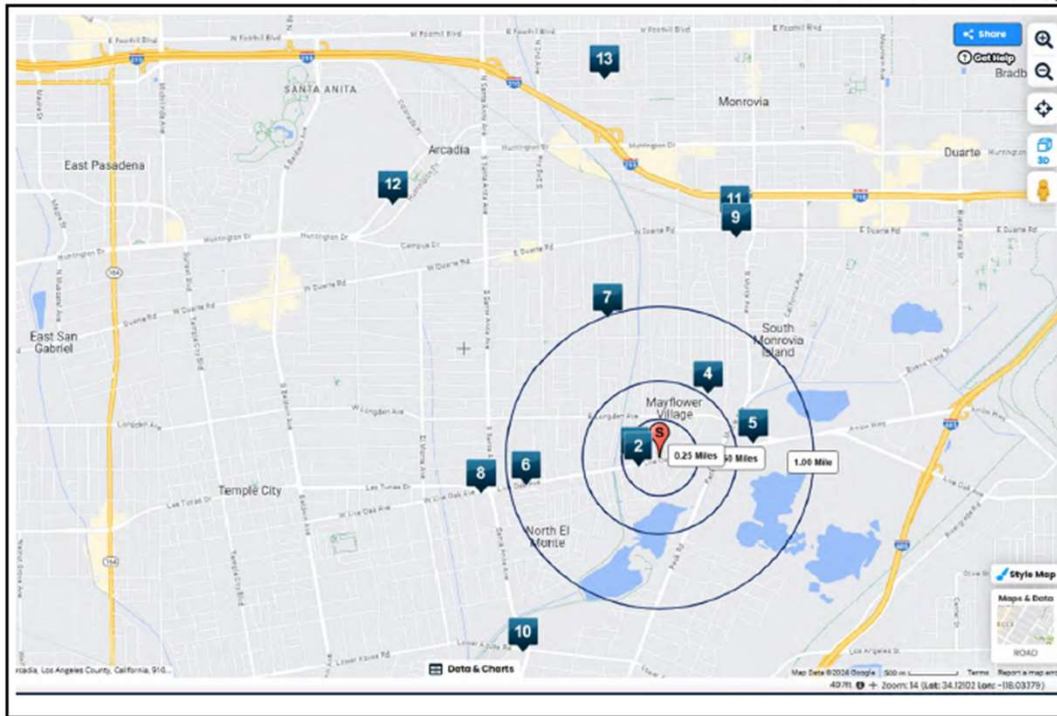
Total Development Cost: \$50 Million (approx.)



■ TCAC ■ LACDA NPLH ■ LACDA AHTF ■ Loan



Why this location?



Distance From Local Services			
Map #	Name	Service	Distance
1	Live Oak Ave and 10th Ave W	Bus Stop	Adjacent
2	76	Gas Station	0.16 miles
3	The Branch Church	Church	0.17 miles
4	Plymouth Elementary	School	0.52 miles
5	Albertsons	Grocery Store/Pharmacy	0.61 miles
6	US Post Office	Post Office	0.89 miles
7	Camino Grove	Park	0.99 miles
8	Live Oak Library	Library	1.19 miles
9	Sante Fe Middle	School	1.54 miles
10	Chase Bank	Bank	1.57 miles
11	Monrovia Station	Light Rail Station	1.65 miles
12	USC Arcadia	Hospital	2.41 miles
13	Monrovia High	School	2.54 miles

- Amenities that make a community a home:
 - Public Transportation/Bus Stops
 - Pharmacy & Grocery Store
 - Park
 - Library:
 - Medical/Dental services
 - Schools



What is being built?

Built: New Apartment Homes

- 95 new homes: studio, one & two bedroom apartments
- 2,050 sq.ft. of recreational space, indoor and outdoor
- 23 on-site parking spaces
- 58 bicycle parking spaces

Service Enriched: *on-site & no charge*

- Property Management
- Resident Services
- Supportive Services







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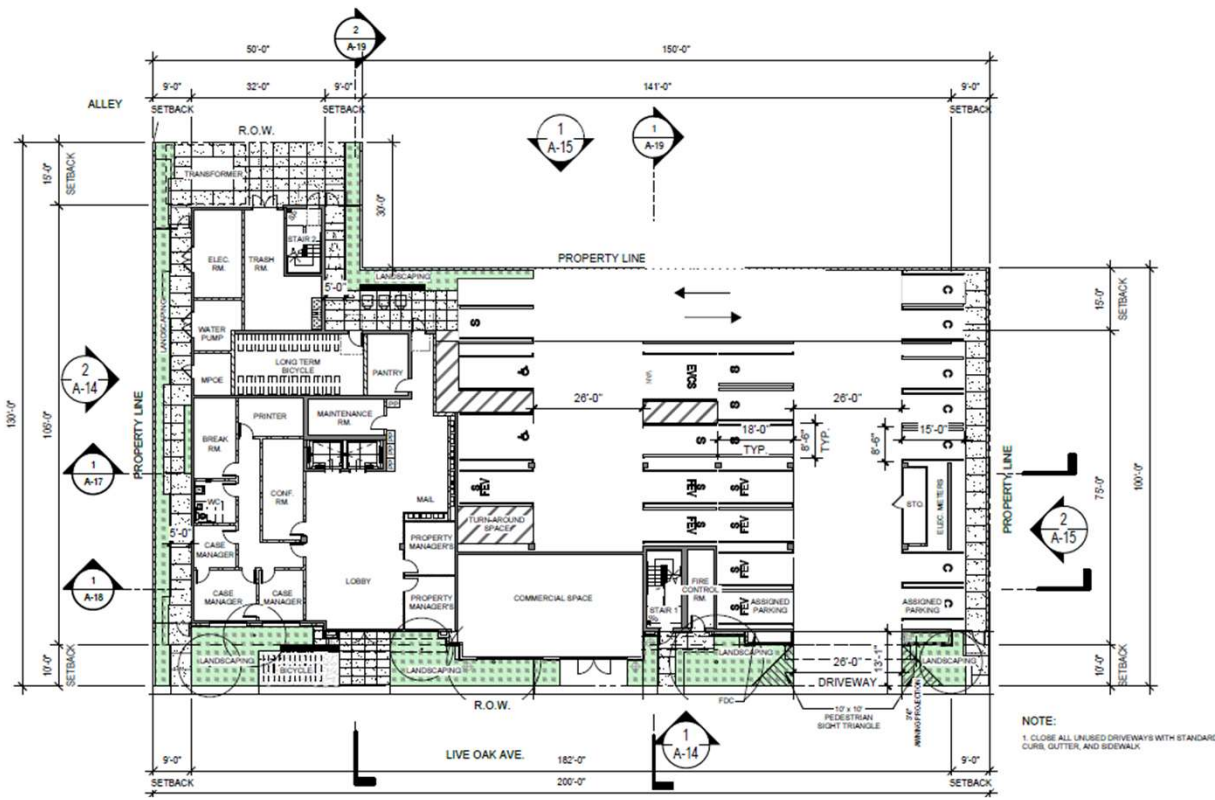
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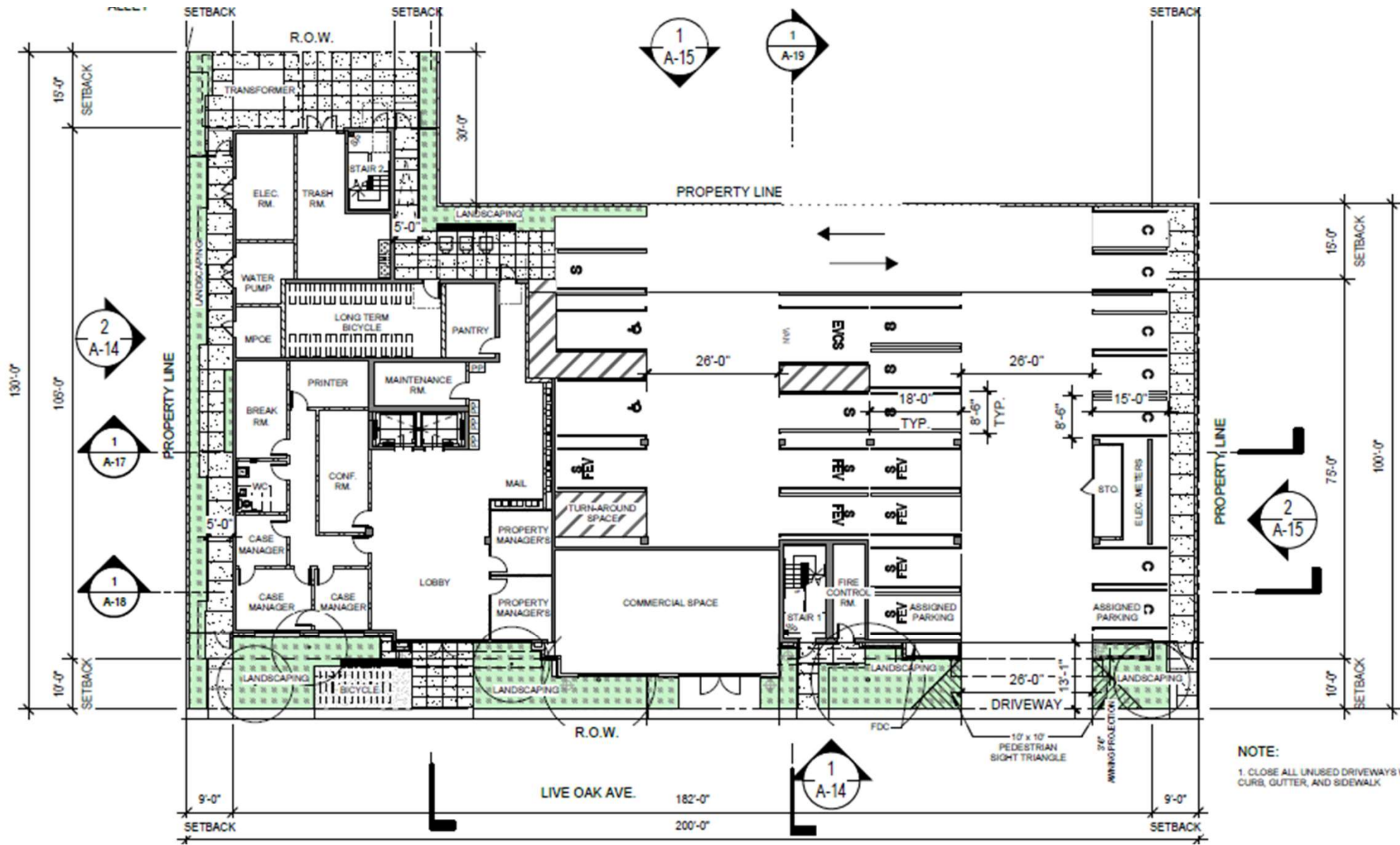
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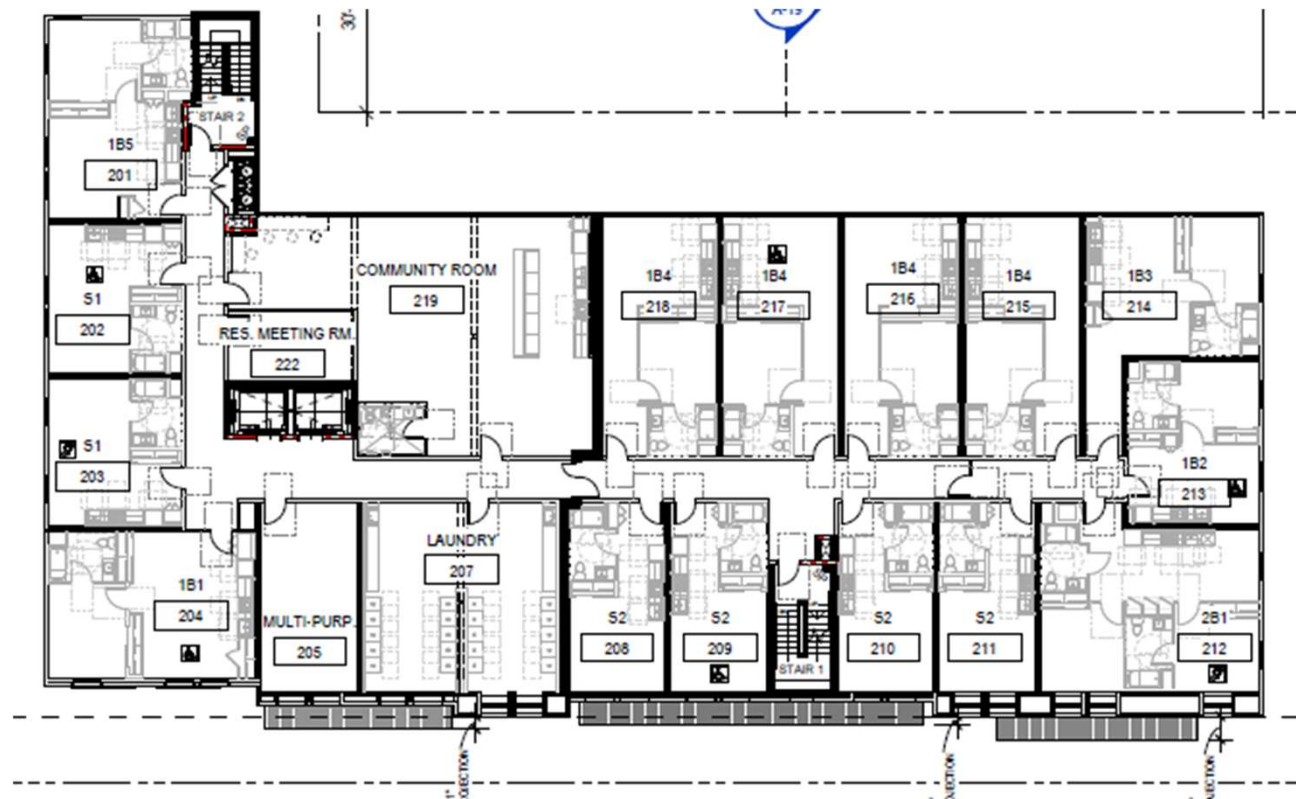
Ground Floor Plan

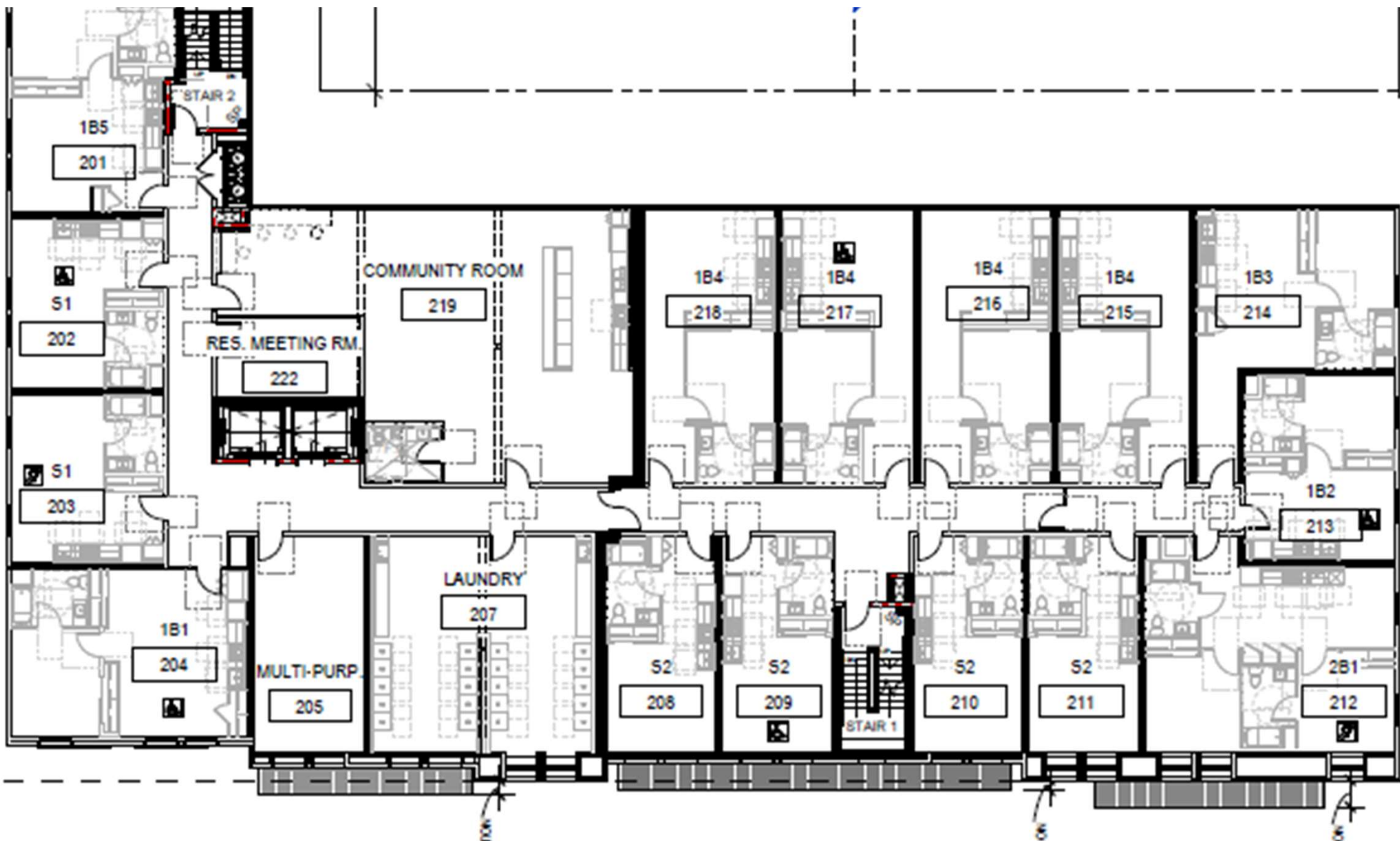




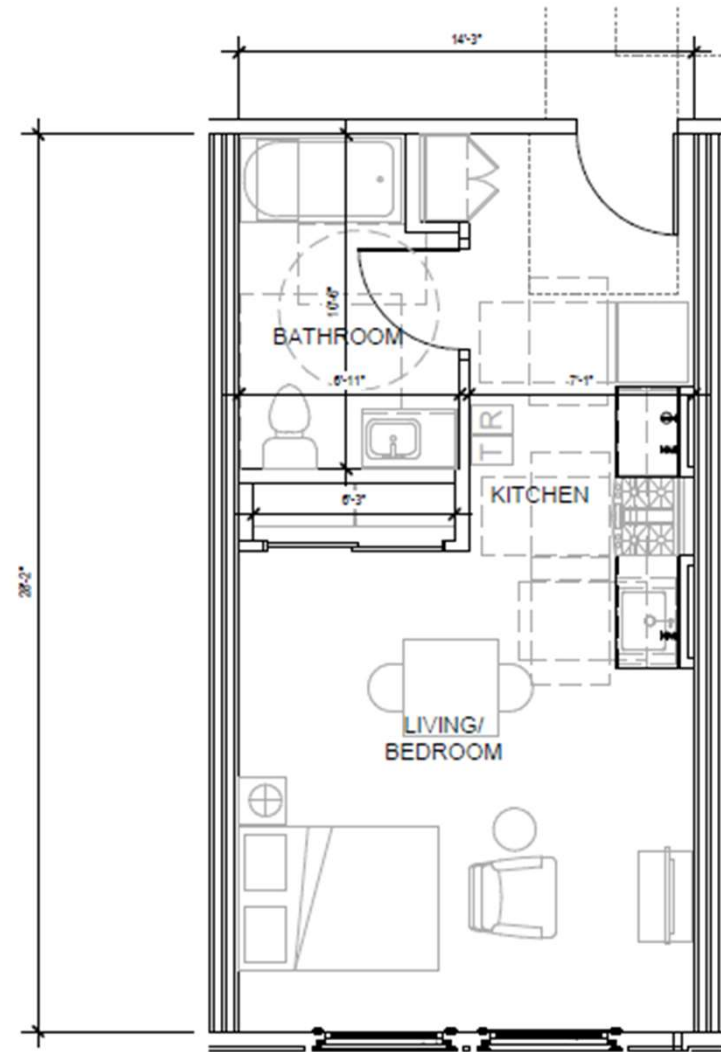
NOTE:
 1. CLOSE ALL UNUSED DRIVEWAYS WITH STANDARD CURB, GUTTER, AND SIDEWALK

2nd Floor – Units, Resident Services, Amenity Spaces

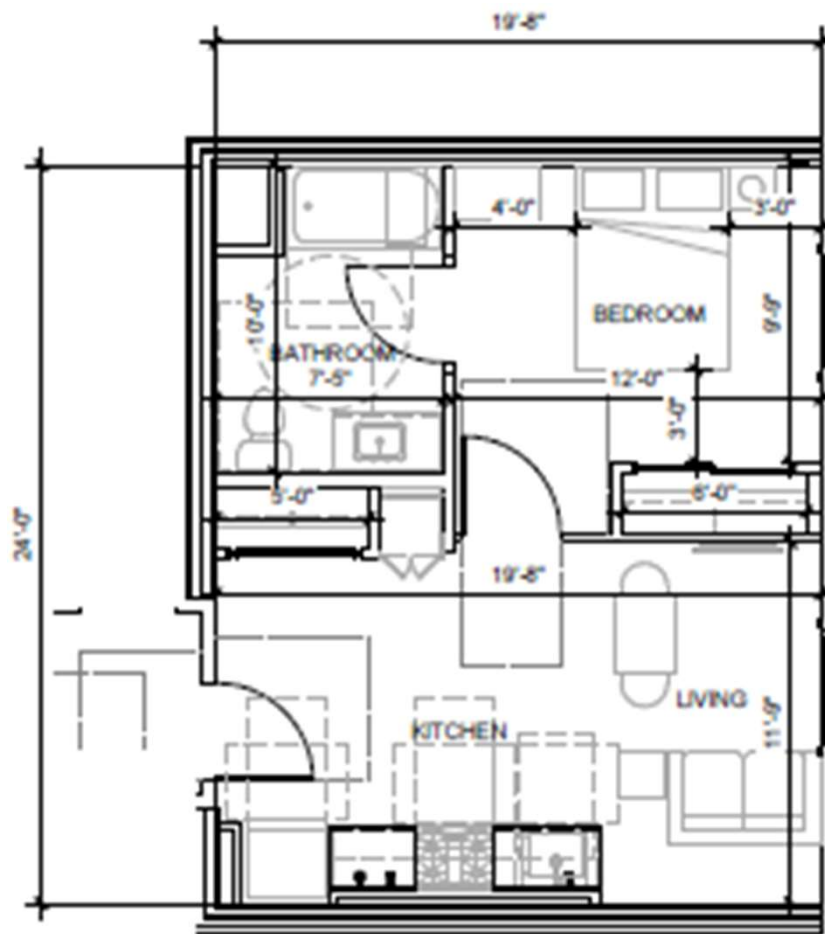




Sample Studio Floor Plans



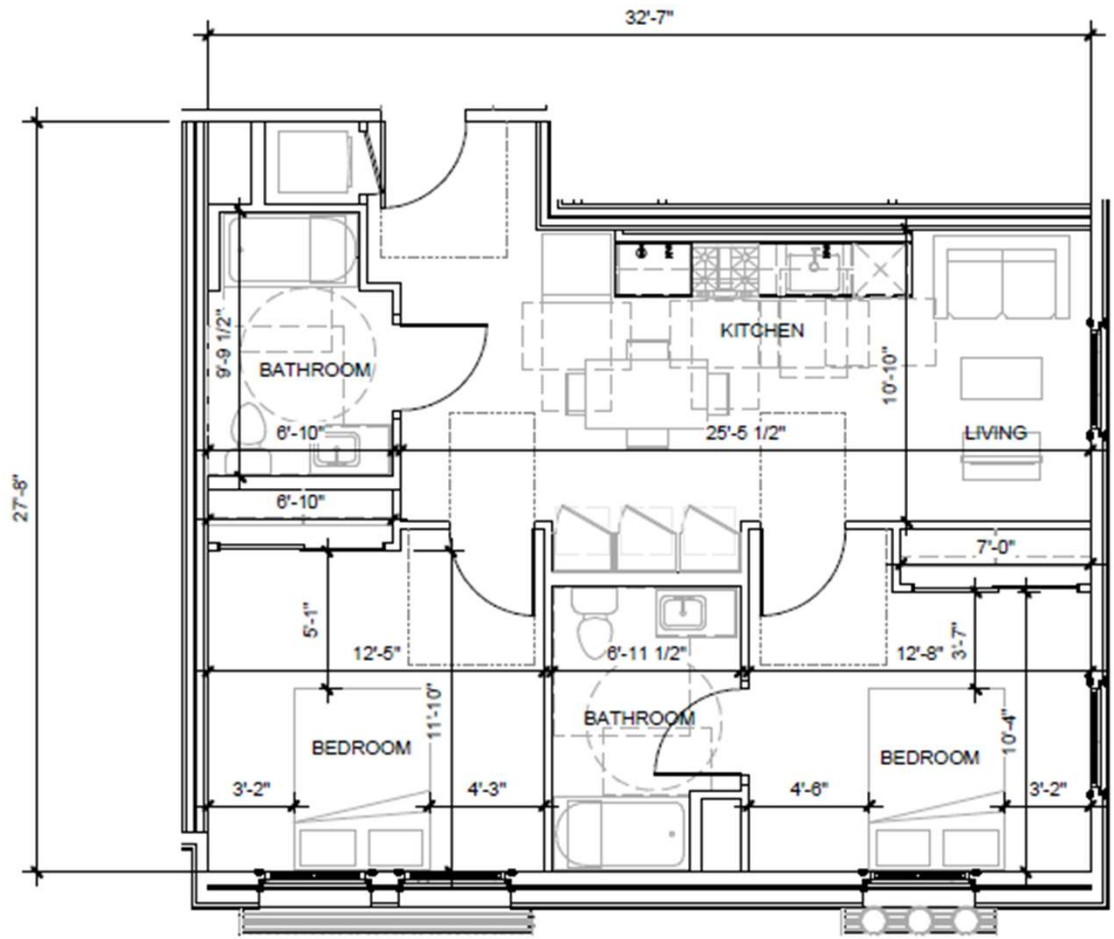
STUDIO / 1 BATH
432 SF - NET



1-BED / 1 BATH
515 SF - NET

Sample 1-Bedroom Floor Plans

Sample 2-Bedroom Floor Plans



11

2-BED / 2 BATH
901 SF - NET

Sample Unit Interiors





Sample Amenity Spaces



Supportive & Resident Services

Resident Services:

Community Building
Wellness & Education classes
Computer Literacy

Supportive Services:

Public Benefit Coordination
Medical and Mental Health Support
Job Training





How much is rent?

- What does affordable mean?
 - Households making at or below 60% of Area Median Income (AMI) for Los Angeles County
 - *\$66,540 annually for a household of two persons*
- Households pay approximately 30% of their income to rent/utilities
 - Rents range between \$728 and \$1,872 – depending on household income & unit size
- 95 units:
 - 48 units will be reserved for low-income households
 - 45 units will be reserved as Permanent Supportive Housing





How can I apply?

- Interest List Forms: Fall 2026
- Property Management will mail applications to all on the Interest List.
- Applicants will be evaluated and interviewed in order of applications received
- Resources:
 - [Los Angeles County Housing Resource Center](#)
 - [FY 2024 Income Limits Documentation System](#)



When can I move in?

Estimated Schedule:

Construction Start: December 2025

Interest List Forms: Fall 2026

Move-In: Early 2027





What is Supportive Housing?

- Rental subsidy + Supportive Services = Housing Stability
- Supportive Housing follows the Housing First Model
 - What is Housing First?
 - Why Housing First?



Supportive Housing Units

- 45 units are for those who are experiencing homelessness
- Reserved for households with income at or below 30% AMI
 - \$33,270 for a two-person household and \$29,130 for a single person household
- Units have Project Based Vouchers (PBVs) from LACDA
 - Resident pays 30% of income to rent and LACDA subsidy covers the remainder
- Applicants are matched through the Coordinated Entry System
- 2024 Point In Time Count for Strategic Planning Area (SPA 3)³
 - 4,843 people experiencing homelessness



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AFFIRMED
HOUSING

Questions?

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