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\$80 Million MacArthur Park Housing Project Breaks Ground April 12

CRA/LA-Assisted Project Will Spark Revitalization

Los Angeles — The first phase of an \$80 million, transit-oriented housing project got underway Monday, April 12 with a groundbreaking ceremony at 7th and Alvarado Streets, across from MacArthur Park.

The MacArthur Park Apartments is a public/private partnership involving the Community Redevelopment Agency of the City of Los Angeles (CRA/LA), the developer, McCormack Baron Salazar, **the Los Angeles Housing Partnership**, Polis Builders and the Los Angeles County Metropolitan Transportation Authority (Metro).

“This type of project, built near a Metro stop, represents the type of urban development that CRA/LA is pursuing throughout the city,” said Leslie Lambert, CRA/LA’s Regional Administrator for the Hollywood & Central Region, which includes the Westlake Recovery Redevelopment Project.

“The MacArthur Park Apartments will provide much-needed affordable family housing and help revitalize the Westlake/MacArthur Park community, one of the city’s historic neighborhoods and one of its most dense,” Lambert added.

The first phase of the MacArthur Park Apartments on Westlake Avenue will include 90 affordable rental units for families, 15,000 square feet of ground floor neighborhood-serving retail and 100 parking spaces for Metro commuters. The project will sit above the Metro Rail Line subway tunnel, which runs underneath the Metro-owned site. The second phase, to be built above the Metro station on Alvarado Street, will add 82 units and 17,000 square feet of retail space. Both developments require special foundation systems to distribute the weight of the buildings across the subway tunnel.

Each phase will contain a community room for community events and public programming. New sidewalks, curbs and gutters, street trees and underground utilities will accompany the development. The building will contain sustainable features to lower utility costs and the development will provide monthly transit passes for each household.

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The project is located within CRA/LA's, 11-year-old Westlake Recovery Redevelopment Project. CRA/LA provided a \$1.4 million predevelopment loan in 2007 that helped get the project underway.

Those involved with the project include the Los Angeles Housing Partnership, a nonprofit corporation begun in 1989 to create and preserve affordable housing in the City and County of Los Angeles for low-income households and the homeless. McCormack Baron Salazar has worked with CRA/LA on a number of developments including Metro Apartments above the Hollywood and Western Metro station and the Triangle Square senior housing and Carlton Court Apartments, both in Hollywood. The president of Polis Builders is Nick Patsouras, a former MTA Board member, and selected developer of several MTA owned sites.

About the Westlake Recovery Redevelopment Project:

This project area of 633 acres was adopted in 1999 to include the streets surrounding MacArthur Park just west of downtown Los Angeles and within CRA/LA's Hollywood & Central Region. The project seeks to encourage economic development, create new housing, rehabilitate existing residences and businesses, and improve public services and infrastructure.

About the Community Redevelopment Agency of the City of Los Angeles

CRA/LA (www.crala.org) is a public agency regulated by the State of California and operating within the City of Los Angeles. CRA/LA makes strategic investments to create economic opportunity and improve the quality of life for the people who live and work in our neighborhoods. CRA/LA manages 32 redevelopment projects areas and three revitalization areas in seven regions: East Valley, West Valley, Hollywood & Central, Downtown, Eastside, South Los Angeles, and the Harbor.

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