



PHA Profile: LA County Community Development Commission Housing Development Project Using Project-based Section 8: Seasons at Compton

Basic PHA Stats

Location: Los Angeles County
 Housing Choice Vouchers: 22,900
 Public Housing Apartments: 2,994



Photos by Gary Krueger



Description of the Housing Development

Seasons at Compton features 84 one- and two-bedroom apartments that serve a blend of limited-income seniors, seniors with developmental disabilities; seniors who care for dependents with developmental disabilities; and recently homeless seniors with disabilities. Seasons at Compton provides both the privacy and independence of an apartment for adults with disabilities as well as the group support of their senior neighbors and professional on-site case managers. Senior residents and disabled heads of households have a wonderful community that helps them to continue living independently and provide a sense of security and wellbeing. Universal and Sustainable Design principles have been incorporated throughout the community to provide a beautiful, highly functional environment, while emphasizing energy efficiency, use of natural light and ventilation, and a small carbon footprint. The building is certified LEED Platinum. Universal Design ensures accessibility and includes wider doorways and hallways, adjustable height counters, lower light switches, ramps, and elevators.

Project Details	
Number of apartments	84
Total Development Cost	\$ 24,866,925
Apartments dedicated to seniors	84
Apartments dedicated to homeless and special needs populations	32
Developer	Compton Senior Housing, L. P.
Owner (Managing Member)	LINC Housing Corporation
Property Manager	The John Stewart Company
Service Provider(s)	South Central Los Angeles Regional Center for Persons with Developmental Disabilities, Inc., Westside Center for Independent Living, and LINC Cares.

Capital Sources

Capital Source	Yes/No
Low Income Housing Tax Credits	Yes
Federal (HOME, CDBG, SHP, other)	Yes
State Sources	Yes
Local Sources	Yes

Operating Sources

Operating Sources	Yes/No
Project-based Section 8	Yes
HUD McKinney-Vento Operating (SHP, SPC)	No
State Sources	No
Local Sources	No

Service Sources

Service Sources Used	Yes/No
Project-based Section 8 cashflow	No
Medicaid	No
State Sources	SCLARC receives funding from the State of California per the Lanterman Developmental Disabilities Service Act
Local Sources	No

Partners

The project has a social service agreement with the South Central Los Angeles Regional Center and LINC Cares, and an MOU with Westside Center for Independent Living. [Please see attached.](#)

Words of Wisdom from LA County

“At first the special needs designation was limited to seniors with developmental disabilities, but that proved to be too small a population to fill the special needs units. By expanding the definition to homeless seniors with a physical disability, the units were leased up and a waiting list has been established. We recommend that PHAs contributing project-based assistance ensure that the developer has identified a target population that can realistically lease up the units and can readily fill vacancies as they arise.”

Contact Person for PHAs Interested in Implementing a Similar Program

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