Seasons at Compton
Compton, California
Supportive Housing Integration Model Profiles

Project Overview: Single-Site SH Mixed Tenancy
Seasons at Compton features 84 one- and two-bedroom apartments that serve a mixed population of limited-income seniors, seniors with developmental disabilities; seniors who care for dependents with developmental disabilities; and recently homeless seniors with disabilities.

Owner/ Sponsor/ Key Partner
LINC Housing Corporation (Compton Senior Housing L.P.)/ Los Angeles County Development Commission (LACDC)

Property Management
John Stewart Company

Service Provider
Developmental Disabilities, Inc., Westside Center for Independent Living, and LINC Cares.

Tenant Profile
Seasons at Compton is a unique development providing housing for a diverse senior citizen population, including formerly homeless seniors, those with developmental and other disabilities, and low-income seniors. The original target senior population focused on seniors with developmental disabilities, however the limited readiness of this target population to fill the units enabled the developer and Los Angeles County Development Commission (LACDC) to expand and broaden the senior populations to be served and achieving a more integrated population.

Service Approach
LINC has an office on-site where services are available to residents. Community service providers enable access to transportation for residents to other community programs. Based on lessons learned in monthly collaborative meetings between property management and service provider, LINC has adapted some staffing at the property and started a “Welcome Home Initiative” which provides basic furniture and household items for residents that are moving into the property and have limited or no belongings.

Key Features and Innovations:
- Seasons at Compton provides both the privacy and independence of an apartment for adults with disabilities as well as the group support for elderly neighbors, and professional on-site case managers. Senior residents and disabled heads of households have a supportive community that helps them to continue living independently and provide a sense of security and wellbeing.
- Universal and sustainable design features are incorporated into the building including energy efficiency, use of natural light and ventilation, and accessibility features including wider doorways, adjustable height counters, ramps and elevators.
Integration Strategies
Key to the integration strategy for LINC is the monthly collaborative meeting that includes property management, resident managers, and case managers. At these meetings they educate each other about their programs, as well as discuss and seek solutions to property and resident concerns. Discussions focus on housing stability and sustainability for all tenants.

Seasons at Compton has also hosted community events for residents in the surrounding community. The Emergency Preparedness training has been especially effective at bridging communication among residents in the property and the community. Seasons at Compton has set up a local food bank on premises that is open to the broader community. Exercise and nutrition classes are also available. “Design community building” groups bring residents together for a six week program to advance small projects, organize resident activities, and general watch out for each other. Residents have been especially interested in learning how they can give back to their community, and have participated in the community volunteering program.

Resident turnover is very low at Seasons at Compton, and the system for referrals from the LA County Housing Authority has worked smoothly when vacancies have been identified. The resident managers at LINC emphasized the need for the project development partners to set up good communication with the resident managers and case workers during both the development and operating phases of a project to make sure that they incorporate ideas for resident integration throughout.

Financing Information
Seasons at Compton was financed using a combination of capital resources including Low Income Housing Tax Credits; other state resources included tax increment funding, California Redevelopment Agency funds, residual receipts note, and federal HOME funds. The development also received project based vouchers for half of the units in the property from the LACDC. Service providers have been able to bring funding for services, including resources from the State of California under the Lanterman Development Disabilities Act.

About LINC Housing Development
LINC Housing Corporation is a nonprofit organization that builds, owns and operates affordable housing for seniors and families throughout California. LINC also offers its residents life-enhancing services through the LINC Cares Program.

About LA County Development Commission (LACDC)
LACDC is the consolidation of three Los Angeles Housing agencies – the housing authority, the community development department, and the Redevelopment Authority; and oversees housing and community development resources for LA County.

About CSH
The CSH Supportive Housing Integration Model Profiles and Toolkit are designed to help communities understand opportunities for incorporating supportive housing units within the broader housing market and community. CSH transforms how communities use housing solutions to improve the lives of the most vulnerable people. We offer capital, expertise, information and innovation that allow our partners to use supportive housing to achieve stability, strength and success for the people in most need. CSH blends over 20 years of experience and dedication with a practical and entrepreneurial spirit, making us the source for housing solutions. Visit csh.org to learn how CSH has and can make a difference where you live.