



**7<sup>th</sup> Avenue Village**  
**1172 South 7<sup>th</sup> Avenue, Hacienda Heights**  
**Conversion of former Motel 6 to Permanent Supportive Housing**

**Questions and Answers about the Development**

**Is this a permanent version of the interim shelter that is now being operated or is it different?**

7<sup>th</sup> Avenue Village is not an interim shelter housing as has been offered at the former Motel 6 since the pandemic. This will be permanent apartment housing for formerly homeless individuals. Each individual will need to sign a one-year lease and will be required to abide by house rules that are customary for any apartment complex. What are now motel rooms will be converted to studio apartments with small kitchens and bathrooms for each apartment. Intensive supportive services will be provided to every individual who moves into the development to help them overcome the issues that made them homeless in the first place and to help them address the trauma that came with living on the streets. These services will be provided for as long as is needed for them to be able to get their lives back on track. As long as residents obey house rules and pay their rent, they will be able to remain apartment tenants. The goal is for them to become productive citizens and for them to reintegrate into society successfully.

**Who is in charge of converting this property to permanent supportive housing and who will own and be responsible for the operation of the apartment complex?**

Women Organizing Resources, Knowledge and Services (WORKS) (<https://www.worksusa.org>) is a non-profit public benefit affordable housing development company which will convert the property to permanent supportive housing and will own and be responsible for its operation. WORKS has 7 other permanent affordable housing developments in Los Angeles County, developed since 2010. WORKS will contract with a third party professional property management company experienced in managing permanent supportive housing developments to manage the property; WORKS will contract with Housing Works, a third party supportive services provider, to offer intensive case management services to all of the tenants of the property. Ultimate responsibility and accountability will rest with WORKS. WORKS was founded in 1998 by a group of women experienced in affordable housing development and management, committed to developing sustainable attractive communities for people of

modest means that can serve as platforms for them to realize their own aspirations. WORKS aims to create developments that will remain affordable over the very long term. WORKS was selected to develop and manage this property through a competitive Request for Proposals process held by the County of Los Angeles to convert its 10 Homekey properties to permanent supportive housing.

### **How will the development change in this conversion?**

Currently the former Motel 6 has 156 motel units that have been operated as interim shelter for formerly homeless individuals; the shelter has provided meals and laundry for the residents, along with supportive services. In the conversion, the number of units will be reduced to 142 and will be converted into studio apartment units with small kitchens; most of the units are about 200 square feet in size. Some units will be converted to offices and meeting space for the provision of supportive services, a community gathering space for tenants, and to laundry facilities for tenants to use for themselves. We will create three landscaped outdoor areas with shade structures and seating as well as a dog run and community gardening plots for tenants to use. We will also add a number of energy efficiency and climate friendly features, including double-paned windows, added insulation, energy efficient all-electric appliances, and solar panels to reduce the cost of electricity and the climate footprint of the development.

### **How will residents be selected and referred to 7<sup>th</sup> Avenue Village?**

Individuals will be referred to the development through the County's Coordinated Entry System, which works as follows: individuals who are homeless are identified by a network of homeless outreach coordinators – nonprofits, churches, law enforcement, and staff of the Los Angeles Homeless Services Authority (LAHSA) – and referred to the County's Coordinated Entry System. Service providers assess their willingness and readiness to enter permanent supportive housing, assist them in developing the paperwork necessary to apply, and connect them to the resources they need to become successful residents. For 7<sup>th</sup> Avenue Village, individuals experiencing homelessness in the surrounding area (in tents, in shelters, in interim housing, in vehicles) will be prioritized for residence at 7<sup>th</sup> Avenue Village. Being able to maintain ties with family, friends and resource networks helps formerly homeless residents be successful in rebuilding their lives.

### **Will residents undergo criminal background checks?**

Yes. All potential residents will undergo criminal background checks. Individuals will be denied tenancy if they have been convicted of a violent crime against persons or property or other serious criminal convictions and/or if they are a registered sex offender.

### **Will potential residents be denied tenancy because of drug and alcohol substance use disorder and/or mental illness?**

No. Many, but by no means all, formerly homeless individuals have experienced substance use disorder and/or mental illness, in some cases prior to becoming homeless and in some cases as a result of the trauma associated with living on the streets. Significant research demonstrates that getting people experiencing homelessness into stable safe housing is a necessary first step to helping them overcome addiction issues and to helping them access proper mental health

resources. This “Housing First” approach is the most successful in helping those who experience substance use disorder and mental illness become stabilized and productive. People living in supportive housing are more likely to remain housed, make nearly 70% fewer emergency room visits and cost \$6.5 million less in taxpayer dollars in the second year alone, according to a 2017 study by the Rand Corporation ([https://www.rand.org/pubs/research\\_reports/RR1694.html](https://www.rand.org/pubs/research_reports/RR1694.html)). All tenants will be provided with intensive case management services connecting them to whatever they need, whether it be mental health professionals, substance use treatment programs, health care, education and job skills training, life-skills training and support, to be successful and productive individuals. Substance abuse disorder counseling and 12-step programming will be provided onsite as well as through referrals to offsite treatment programs.

### **Will residents pay rent? What is the incentive for residents to find work if they must stay within certain income parameters to stay in Permanent Supportive Housing?**

Yes, residents will pay rent, based on a percentage of their income, from whatever source. In order to qualify initially for permanent supportive housing, residents must be formerly homeless and their income must be less than or equal to 30% median income, which for a single individual today is \$25,050; this limit increases each year based on a cost of living adjustment determined by the federal government. However, under current rules, once a resident has been accepted as a tenant, provided they continue to pay rent when due and observe house rules, they can remain in their unit even as their income increases up to 140% median income; today 140% of median income for a single individual is \$116,760. Accordingly, they have an incentive to find work and increase their income. Naturally, once their income increases, they may wish to move to accommodations that are larger than the 200 square foot studios available to them in this development.

### **What kinds of house rules will residents be required to observe?**

Solari Enterprises, Inc., (<https://solari-ent.com/>), a third party property management company with extensive experience in managing permanent supportive housing properties like this one, will be managing the property and establishing and enforcing house rules similar to those in any apartment housing. Among them will be the following:

- Drug and criminal activity – Residents, any member of the resident’s household, and/or guests, shall not engage in illegal or criminal activity, or any act intended to facilitate illegal or criminal activity, including gang or drug-related illegal or criminal activity.
- Alcohol – Drinking alcoholic beverages will not be permitted in the common areas. Intoxication and disorderly conduct will not be permitted on the premises.
- Noise – Residents will be required to observe quiet hours of 10:00 pm – 8 am and keep volume and noise at a reasonable level during all hours.
- Guests – Overnight guests are limited to a two-day stay, no longer than a cumulative 2-week period in any 12 month time. It is management’s discretion to ban a guest from being allowed in the community. Disturbances, excessive guests or illegal activities will be immediately addressed by on-site staff.

- Gun Possession – Residents are subject to all Federal, State and Local gun access regulations. There are many situations in which gun ownership is not permitted by State law, as fully described at [State of California - Overview of Firearm Laws](#), including among many others, persons who are addicted to the use of narcotics and persons who are adjudicated to be a danger to others as a result of a mental disorder.
- Curfew – There is no curfew. Residents are at liberty to come and go from the property as they wish, just like regular apartment tenants. Should there be any issues with the tenant's behavior in the community or at a neighboring business, supportive services staff will work to address these issues with the tenants and management will remain in close communication with affected community members to address any issues. As indicated below, the community environment has generally improved once our developments are in place, not deteriorated.

The property management company will provide maintenance services for the property and for the units, in the same way as private landlords do. However, tenants will be responsible for maintaining the cleanliness of their units and for taking appropriate care of their units.

### **What action is taken when residents don't follow rules?**

In the event that a resident is not following the terms of their lease agreement, including any house rule, management working in collaboration with the supportive services provider will make several attempts to work with the resident to modify their behavior to meet requirements. If these efforts are not successful, management will initiate eviction proceedings, and the supportive services provider will work to identify a housing situation more appropriate to the resident's condition. Should the resident's behavior create a risk of violence to others or feature illegal activity, management will notify the Sheriff's office. Management is committed to maintaining close communication with the Sheriff's department in order to address any issues that arise within or beyond the development that involve potential danger or criminal activity quickly and effectively.

### **What kind of security will exist at 7<sup>th</sup> Avenue Village?**

- Two management staff will reside on site. And numerous case managers and service coordinators (up to 13) will be on site regularly.
- An extensive camera surveillance system providing observation of the perimeter of the site, the entry point, and key common areas on the site will be monitored 24/7; if any suspected criminal activity is observed, the Sheriff's department will be contacted immediately.
- There will be a single entry access point, with key/fob access limited to staff, residents, law enforcement, postal service, and emergency personnel. Residents will be required to escort guests personally from the entry point.
- The entire site will be surrounded by a full perimeter permanent wrought iron fence.
- Security guards will be on site during the initial months of occupancy to set the tone, and on an as needed basis thereafter.

### **What kinds of supportive services will be offered to residents?**



Housing Works, (<https://housingworks.org/>), an experienced supportive services provider will offer intensive case management services to all residents. Housing Works has been providing such services since its founding in 2003 and are recognized as one of the top permanent supportive housing providers in the County. 98% of people experiencing chronic homelessness whom they serve STAY housed. Among the services they will provide are the following

- Intensive case management and crisis intervention
- Linkages to physical, mental and dental health care services
- 12 step meetings/support for substance abuse
- Linkages to outside substance use disorder clinics
- Domestic Violence counseling and support
- Employment readiness support
- Educational assistance and support
- Life skills education and assistance

Housing Works does whatever it takes for as long as it takes to get and keep people stably housed. While residents are not required to access any particular service that is offered, the supportive services case managers build strong and trusting relationships with residents and act as their advocates, champions and mentors. As indicated above, 98% of those whom Housing Works supports are able to remain in stable housing successfully.

**This development is within .4 miles (a 7 minute walk) of Palm Elementary School and .7 miles (17 minute walk) of Los Robles Academy. Is this dangerous for the children and school communities?**

WORKS has developed 7 permanent supportive housing in various parts of Los Angeles County since 2009. Most of them are within less than a mile of elementary and other schools and some have schools within .2 - .4 miles, similar to the Motel 6 location. We are not aware of any issues with the nearby schools in any of our locations during the last 12 years. We are committed to maintaining close channels of communication with the schools to make sure that should any issues arise, we will be able to deal with them quickly and effectively.

**Will the development cause property values to decrease and will it increase crime in the neighborhood? How do you address neighborhood safety?**

In a similar vein to the question above, WORKS has developed 7 permanent supportive housing properties in various parts of Los Angeles County since 2009. In every case, WORKS has improved an underutilized or deteriorated site and has added value to the neighborhood. Property values have continued to increase in the areas surrounding the properties where WORKS has developed – that may be because of the increase in value that has been the general rule in Los Angeles – but in any case, our developments have not caused property values to fall. In general, WORKS’ permanent supportive housing developments have helped to bring unhoused persons inside, making the areas they are in safer and improving the lives of the residents themselves. Home is better than the streets (or the rivers as in the Hacienda Heights area) for everyone. We have not had significant complaints from the surrounding neighborhoods or communities in the neighborhoods surrounding our developments and have worked to address the few that do arise promptly and efficiently. As indicated above, WORKS is

committed to maintaining close channels of communication with surrounding businesses, institutions and community stakeholders to make sure that should any issues arise, we will be able to deal with them quickly and effectively. We also have the commitment of the Sheriff's department to work closely with us to address any challenges to community safety that may arise and to stay in close communication during construction, during the opening months of the development and on an ongoing basis.

### **Will there be an oversight board established to include local residents?**

We do not plan to create an oversight board. However, we do plan to provide regular updates to the Hacienda Heights Improvement Association and to community members who sign up to be on a mailing list about the progress of the development during construction and then the operations of the development once it opens in late 2024. Please send an email to [admin@worksusa.org](mailto:admin@worksusa.org) with the subject 'Mailing List for Hacienda Heights' if you wish to be on a mailing list for periodic updates.

### **Has the development already been approved or is there an opportunity to oppose it?**

The development has received all necessary approvals to move forward. The conversion of this property to permanent affordable housing was a part of the County's decision to apply for Homekey funds in the fall of 2020 to purchase the Motel 6 property, which had previously been leased from the owners of Motel 6 from May 2020 to December 2020 in order to provide shelter for homeless individuals at risk of COVID 19. When the County then purchased the property in December 2020, they were committed through the funding from the state to eventually convert the property to Permanent Supportive Housing, to address the significant need for such housing in Los Angeles County, including in the San Gabriel Valley and in the community of Hacienda Heights. Every community, including Hacienda Heights, has unhoused residents – because housing costs are unaffordable to so many; many have been priced out of neighborhoods they grew up in and many families and individuals confront life challenges – whether medical, death of a close relative, job-related, domestic violence-related or other reasons – that affect all of our families. Based on the Homeless Counts conducted in 2019, 2020 and 2022, the number of people experiencing homelessness in Hacienda Heights alone was 288 in 2019, 276 in 2020 and then 176 in 2022 – decreasing over time, but still higher than the number of units in this development. Typically, critics of the homeless count conducted each year argue that it **undercounts** the number of homeless in each community. WORKS, as an organization, is committed to helping to make sure that everyone in Los Angeles County has a home that supports their aspirations – we hope to house as many people from the Hacienda Heights/La Puente community as we can and to help address the housing needs of your community. We are grateful that Supervisor Hilda Solis and her dedicated teams care enough about everyone in Los Angeles County to support our efforts.

Please email [admin@worksusa.org](mailto:admin@worksusa.org) with your further questions and to sign up for our periodic newsletter.



# 7<sup>th</sup> AVENUE VILLAGE





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TYPICAL UNIT PLAN

SCALE 3/4" = 1'-0"





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