

# NEW ECONOMICS FOR WOMEN PROPERTY PROFILE

## GUADALUPE TERRACE

895 N. Bonnie Beach Place, City Terrace, CA 90063

### Background:

Originally constructed under the name Bonnie Beach Apartments, the site later became the Guadalupe Terrace apartments.

Guadalupe Terrace opened its doors in December 1997 and reached full occupancy the following month.

Guadalupe Terrace is a 31-unit 32,472 square foot low-income apartment complex serving residents earning under 50% of the Los Angeles County area median income. In total, there are 20 two-bedroom units and 11 three-bedroom units. NEW designed the

building to address the prevalent chronic homelessness and single-parent family structure throughout the City Terrace community of East Los Angeles. These families are predominately Latina headed households that encounter an English-language barrier, as well as an undervalued and vulnerable economic status in the workplace. Guadalupe Terrace was designed to address these needs while simultaneously offering low-cost housing alongside an array of social service programs. In addition to the housing component of Guadalupe Terrace, the building houses an on-site child care facility, recreational opportunities in the large grass courtyard and a security guarded, gated entrance.

### Location:

The site is located in the City Terrace community of East Los Angeles, east of downtown Los Angeles. Residents enjoy the proximity to public transportation bus lines and public schools. Guadalupe Terrace is adjacent to Garfield Alternative Education Work Center. Within a thousand feet of the site are public transportation stops including the Dash *El Sereno/City Terrace*, Dash *Boyle Heights* and MTA bus line #65 and #255. Also within half a mile is Kennedy Elementary School and Belvedere Middle School.

**Project Type:** Large family residential apartment units.

**Funders:** HOME Investment Partnerships Program (HOME) and federal Community Development Block Grant (CDBG).



### Features:

On-site child care facility. Laundry room. A Learning Center provides computer training classes. Large grass courtyard allows for recreational opportunities, which is visible from the apartment's units and from the on-site laundry room. On-site parking for residents and guests supervised by security gate. A 24-hour camera monitoring security system.

### Amenities:

Residents of Guadalupe Terrace are offered all the social service programs offered by NEW. Each family is assigned a case manager to assist reaching economic self-sufficiency through the help of various on-site programs such as financial literacy classes, smart consumer classes and home ownership classes. In addition, case managers also provide referrals to outside agencies for healthcare services, family planning and adult education classes.

### Total Development Cost:

\$3.7 million.

### Date of Construction Completion

December 1997.

### Developer:

Housing Authority of the County of Los Angeles.

### Property Management:

NEWCapital, LLC.