



16326 NORDHOFF STREET

PROPOSED MIXED USE MULTI FAMILY AFFORDABLE HOUSING



The Existing Property

Adjoining the Mid Valley Library, which is zoned PF-1, a spot zone change provision for 16326 Nordhoff would allow nearly an acre of land, in a great location and on a major transportation corridor, to increase the number of available affordable housing units. This would also improve the area aesthetically, enhance North Hills with new retail spaces for our neighbors' enjoyment, and develop new streams of tax income from retail spaces.

We Propose: A Mixed Use Zoning Change

- ❁ Opportunity to create 60-100 units (based upon desired square footage) of affordable housing units.
- ❁ 2 new retail spaces will enhance the neighborhood and also meet the demands of the supply gap.
- ❁ Underground parking, entry and exit in front, additional entry and exit to Sunburst at the rear, for safety and easy accessibility.



EXISTING STRUCTURES



PROPOSED MULTI USE AFFORDABLE HOUSING & RETAIL STRUCTURE

Perfect Location

- ✿ Walking distance to services and stores.
- ✿ 1 minute / 900 feet from the Nordhoff / Woodley MTA line for accessible public transportation.
- ✿ Next door to city owned Mid Valley Regional Library, 4 stories tall, adjacent to a large park.
- ✿ Street to street access for traffic and fire.
- ✿ Close to CSUN, public schools.
- ✿ Fast access to 405, 118, 101, and 5 freeways.

LA's Housing Crisis

Homelessness is up 12.7% since 2019, with an estimated 66,433 living on the streets.

Due to the pandemic, this number is feared to escalate tremendously in 2021.

We have the opportunity to change the zoning from an agricultural single family home, to multi use zoning in order to create affordable housing to help many in our community, along with retail spaces that will support our city employees and projects.



WE CAN HELP, WITH 60-100 NEW AFFORDABLE HOUSING UNITS!

Our goals:

To obtain approval letter from councilman John Lee for a 'mixed use' zoning change, without CEQA approval, in order to create retail space and affordable housing.

To obtain written approval for height variance, based upon proximity to MTA and the height of the neighboring library.

To help fellow Angelinos obtain affordable housing and have a wonderful place to live.



16326 Nordhoff

Located within a 2 mile radius of 20 LAUSD public schools.

1 minute walk to the Nordhoff / Woodley MTA stop (900 feet).

Short walking distance to Albertsons, CVS, and Target, as well as Starbucks, restaurants, bowling, gas stations, and independent small businesses / shops.







Expanded List of Nearby Stores & Services (within walking distance)

Albertsons, Target, CVS, Seafood City Supermarket

Starbucks, El Pollo Loco, Las Hadas, Jamba Juice, California Bowl Sushi & Teriyaki, Prem's Thai Kitchen, Barrio Fiesta of Manilla, Dos Arbolitos, Burger King, Yum Yum Donuts, Eagle Russian Armenian Cuisine

Northridge Neighborhood Preschool and Infant Center, Valley Community Healthcare - North Hills Wellness Center, Valley Park Baptist Church, C&C Pet Food for Less

Citibank, Bank of the West, UPS Store, Excel Cleaners, Sewing Machine Warehouse

Auto Zone, Steve's Auto Clinic, Norwood Auto Care, Chevron, 7-11, Sun Nails and Spa, Casa de Oro

Mid Valley Regional Library and neighboring park.

**OUR HOUSING CRISIS IS ABOUT TO
GET MUCH WORSE, DUE TO
COVID 19**



THE PANDEMIC IS ABOUT TO CREATE A MUCH BIGGER PROBLEM

MANY WILL BE EVICTED OR FORECLOSED UPON AFTER FORGIVENESS AND FORBEARANCE PERIODS END.



LA had a shortage of 1.3 MILLION affordable homes prior to the Covid-19 epidemic, according to the LA Times (3/19/20).

In the last 20 years, rent has risen 40%, while incomes have only gone up 8%.

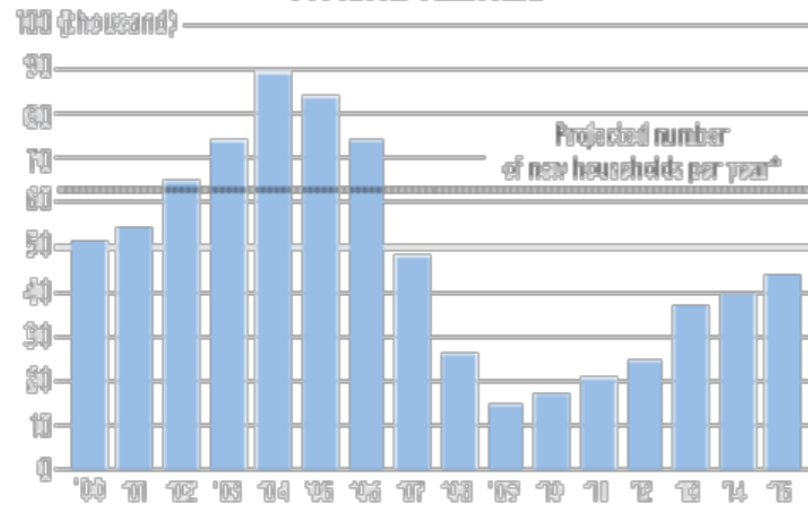
We need to encourage properties along public transportation corridors to develop into multifamily properties in order to handle the needs of our city, and reduce commuting / transportation costs significantly.

16326 Nordhoff is 900 feet from the Nordhoff / Woodley MTA bus stop.

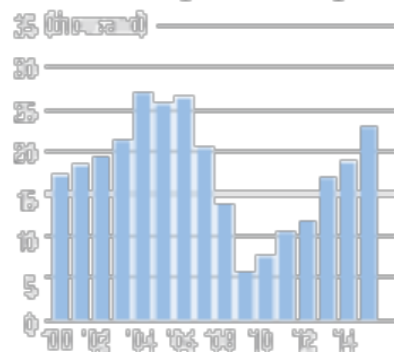
Residential building permits

The region should be building 62,000-100,000 housing units a year, according to two projections. But during the past 16 years, Los Angeles, Orange County and the Inland region averaged fewer than 48,000 units a year, building permit figures show. Homebuilding exceeded 60,000 units in just five years since 2000.

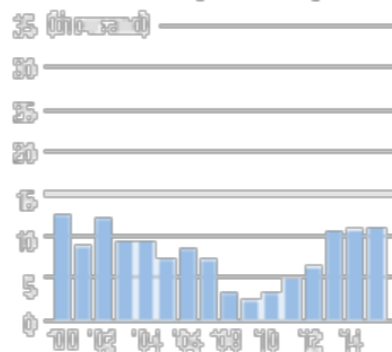
Southern California



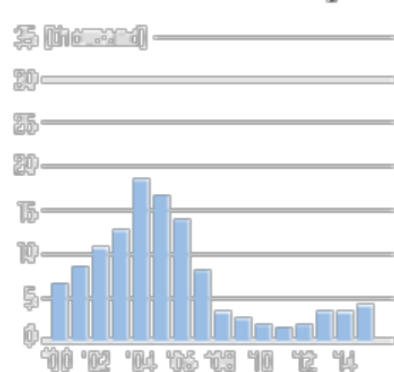
Los Angeles County



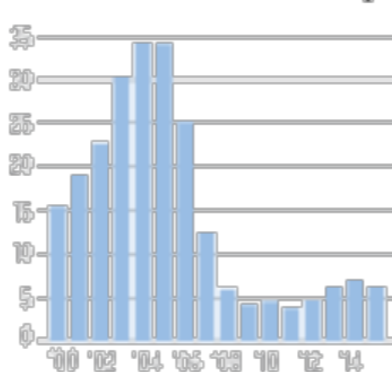
Orange County



Riverside County



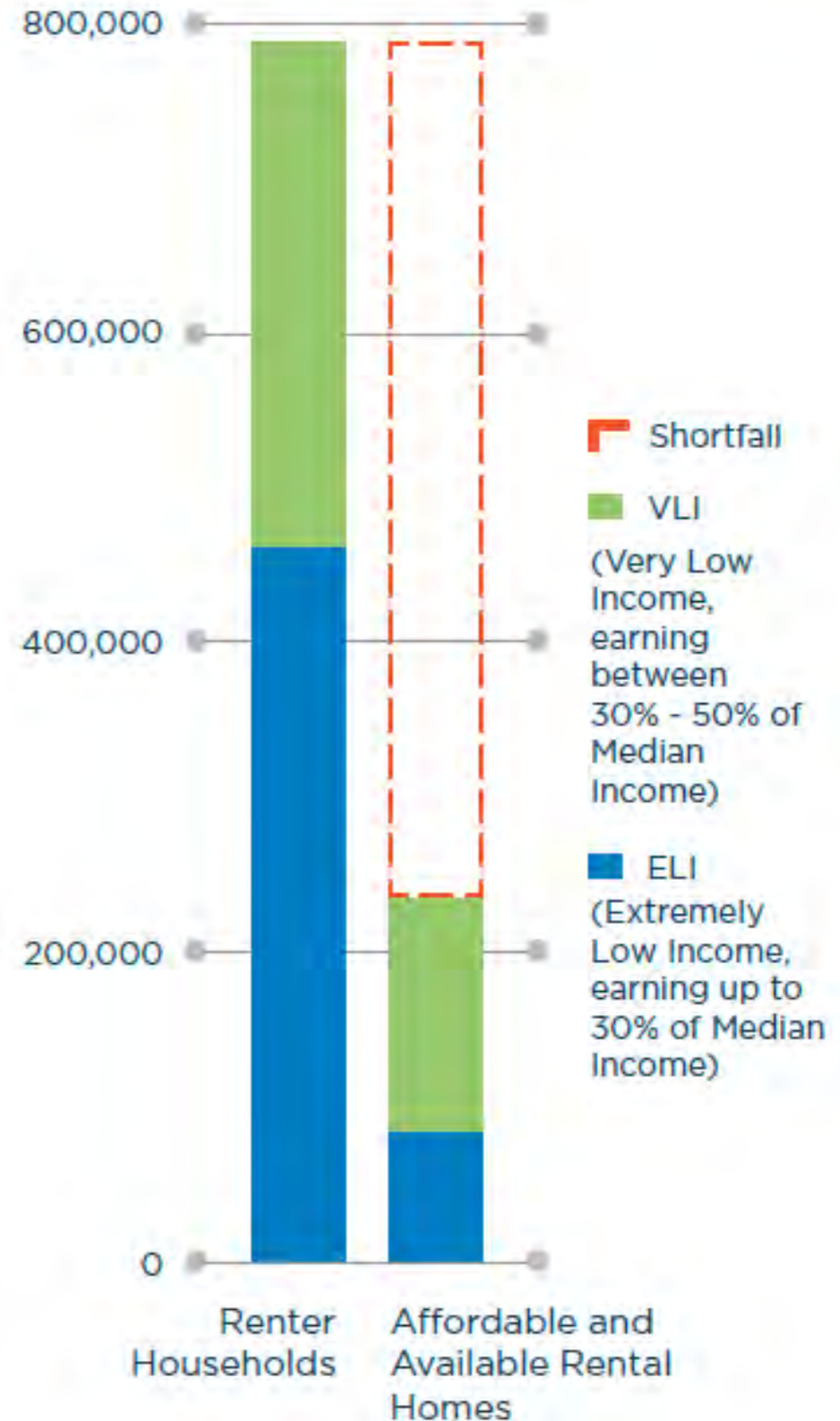
San Bernardino County



*Southern California Association of Governments
Source: California Homebuilding Foundation CIB Report

STAFF GRAPHIC

LOS ANGELES COUNTY NEEDS 551,807 MORE AFFORDABLE RENTAL HOMES



OUR FIRST RESPONDERS ARE AMONG THOSE IN NEED

DUE TO THE HIGH COST OF LIVING, MANY CONSIDERED TO BE 'WELL EMPLOYED' ARE STILL UNABLE TO AFFORD LA RENTS.



OCCUPATION	SALARY	FAMILY SIZE				
		1	2	3	4	
Healthcare (Nurse)	\$104,832				\$104,400	Moderate Income (120% AMI)
Entry Level Police Officer	\$72,228	\$73,100	\$83,500	\$93,950	\$80,650	
Mechanical Engineer	\$72,180			\$72,600		
Entry School Teacher	\$51,134	\$56,500	\$64,550			Low Income (80%AMI)
Social Service Worker	\$49,920				\$50,400	
Sales	\$39,021		\$40,350	\$45,400		
Healthcare Support	\$34,341	\$35,300				Very Low Income (50% AMI)
Administrative Assistant	\$29,994				\$30,250	
Food Prep and Serving	\$25,667			\$27,250		
Restaurant Host	\$21,770		\$24,200			Extremely Low Income (30% AMI)
Dishwasher	\$21,091	\$21,200				

State HCD Limits 20

North Hills Statistics

Median rent in North Hills:
\$1,691

Income needed to afford this
rent: \$71,022

Number of residents at
poverty level: 12,812

Current affordable vacancies:
ZERO



Why North Hills needs this project:

Tax revenue from retail spaces.

Prevent more of our citizens from homelessness.

Assist teachers, first responders, and service workers.

Improvement of this property will enhance the neighborhood.



Potential to create a partnership with an 'on demand' car rental service.

Working from home is reducing the need for cars, and thus decreasing pollution and reducing the carbon footprint.

Potential monthly savings of \$600 over car ownership.

10% of the US population is expected to adopt car sharing by 2025.

Convenience of on demand car use, including different models for different needs.



Let us work together!

To take a large space that has only housed 2 people, and turn it into an affordable housing project to meet the needs of the Los Angeles housing crisis.

To help our neighbors, many of them first responders, LAUSD school teachers, and service workers, have an affordable and wonderful place to live.

To increase tax revenue from retail spaces for necessary funding, in order to help our schools, police, and firefighters.

To improve the look of our neighborhood, while encouraging others to do the same.

Together, we can help stop the homeless crisis in Los Angeles from getting worse.



In Addition...

- ✿ Our neighbor at 16328 Nordhoff has expressed interest in making their property available for a similar zone change for development of affordable housing as well, in order to increase the size of the housing and retail we can offer.
- ✿ We feel this will open an opportunity for this very busy stretch of Nordhoff evolve into a large stretch of safe, affordable housing in a fantastic area.
- ✿ This would allow 4 retail storefronts, further enhancing the look, appeal, and local experiences that the North Hills / Northridge area has to offer.

THE WAY TO FURTHER A GREAT NEIGHBORHOOD

IS TO ENSURE ONE
ANOTHER'S SAFETY,
STABILITY, AND
WELLNESS.



Thank you for your time and consideration. Let's work to create a brighter future, together.

