



the linc between hope & home

November & December 2023



Here We Grow Again!

This fall, Linc Housing opened 147 new, affordable homes in San Pedro and Wilmington.

Wisdom in Wilmington

On December 4, Linc celebrated the grand opening of SagePointe in Wilmington. This new 56-apartment community for seniors 55 and older who have been unhoused and need stable homes with supportive services includes seven wheelchair-accessible apartments, three with accommodation for those with hearing or visual impairment, and one manager's unit. Linc President & COO Suny Lay Chang and Sr. Vice President Ben Winter were joined in the event's program by LACDA's Lynn Katano, U.S. Bank's Vice President and Linc Board Secretary Jill McCullough, German Castilla from Supervisor Hahn's office, and our resident, Emma.

SagePointe is one of the few supportive housing communities for seniors who have experienced homelessness to open in Los Angeles County this year. [Read more here.](#)

Urban Renaissance in San Pedro

On October 26, Linc marked the grand opening of 456 West in San Pedro with our development partner, National CORE. Speakers at the ribbon-cutting ceremony included Los Angeles City Councilmember Tim McOsker, president and CEO of the San Pedro Chamber of Commerce, Elise Swanson, Garrett Gin from Bank of America, and Sadaia, a resident of the

new community. Following the program, guests and residents enjoyed face painting, balloon art, live music, and refreshments.

"Everyone deserves to have a safe, comfortable place to lay their head at night - and I'm proud that today we're providing that with these 91 units in the Harbor area," said Councilmember McOsker.

It only took nine days to fully lease up this all-electric, affordable housing community. The five studio, 27 one-bedroom, 35 two-bedroom, and 23 three-bedroom apartments are for families earning between 30 to 80 percent of the area median income. The building features outdoor play areas, a picnic terrace, a community room with a computer lab, kitchen areas, and a gym.

Thank you to the residents of both SagePointe and 456 West, who graciously welcomed us into their new communities for these celebrations. [Read more here.](#)



Removing Roadblocks to Affordable Housing

During this year's legislative session, Governor Newsom signed SB 423 – expanding and extending the impact that SB 35 has had on streamlining affordable housing development in California.

SB 35, set to expire, let developers skip much of the bureaucratic processes often blamed for blocking construction of multifamily developments in California counties and cities that failed to meet state-mandated housing goals. According to the LA Times, thanks to SB 35, "between 2018 and 2021, developers statewide proposed nearly 18,000 units using the law. About 75% ... have been for low- and very low-income households."

SB 423 is an essential next step toward alleviating a housing shortage that contributes to the homelessness crisis and makes it very difficult for residents to find affordable places to live in the state.

SB 35 helped Linc develop 209 beautiful affordable apartment homes for low-income families in San Pedro, La Puente, and Belmont. Now, SB 423 ensures that Linc and other affordable housing developers can continue creating more affordable housing where it is most needed.

[Read op-ed here.](#)

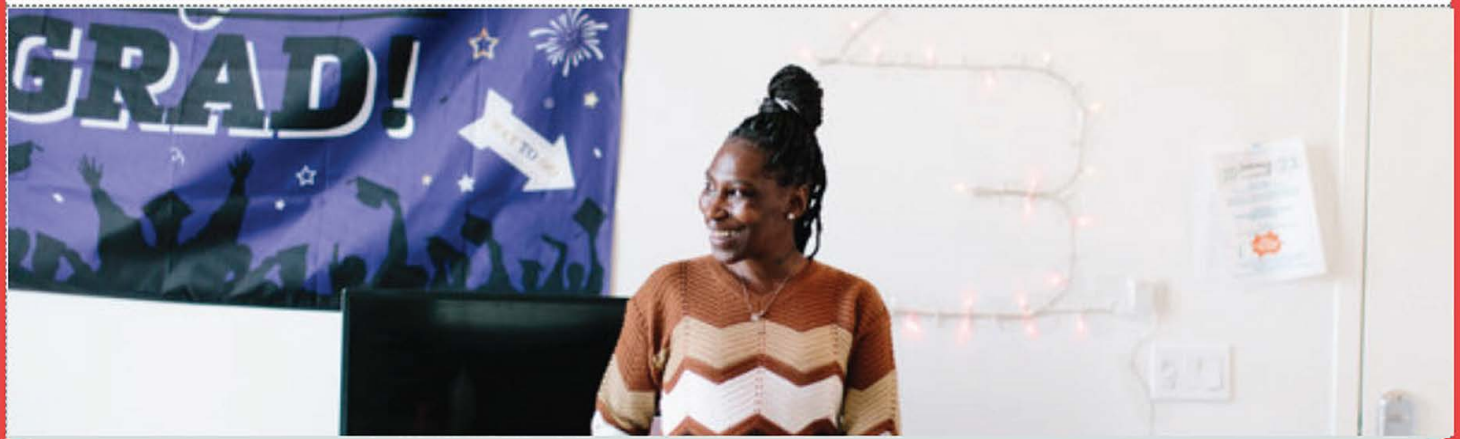


Linc Leaders

Cecilia Ngo has recently been promoted to vice president of housing development.

In this role, Cecilia directs our growing project management staff, oversees relationships with key stakeholders, and performs comprehensive financial analysis of deal structuring. After her early work in community development, tenants' rights, and student organizing, she joined Linc in 2019 as a project manager. Her experience in and passion for developing homes for the unhoused has proven critical as we have rapidly expanded our portfolio of supportive housing communities to address the homelessness crisis in our state.

However, her compassion is not just reserved for those we serve. Cecilia is an effective mentor for project managers, providing them with the support and guidance to excel in this highly complex field. Under her leadership, our project development team has increased in diversity and stabilized, with several promotions taking place this past year. She is also a collaborative colleague, participating in several interdepartmental working groups.



The Linc Between Gratitude & Giving

When you make a donation to Linc during our end-of-year giving campaign, your contribution directly impacts the lives of thousands of people across the state in need of hope and housing stability. No donation is too small, and every dollar makes a difference.

Please consider including Linc in your year-end giving plans. Click [here](#) to donate today.

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