

CDBG Success Story

Willowbrook Library

Los Angeles County, CA

Contact Information:

Linda Jenkins

Organization Name:

Los Angeles County
Development Authority

Email address:

Linda.Jenkins@lacda.org

Cost and Sources:

\$7,913,783 Total Dev. Costs
Section 108 Loan, Econ. Dev.
Initiative Grant, and County
General Funds

Problem or need addressed:

A small **2,200** square feet Willowbrook Library was serving an urban population of approximately 37,337 with 74.39% low-and moderate-income persons and 17 public and private schools. The Library's collections, seating, computers and programming space were insufficient to meet the demands.

Solution:

The opportunity arose to develop a County-owned 46,972 square feet site as a mixed-use development. The solution was to incorporate a new 8,000 square foot Library into a mixed-use development of 105 units of affordable senior housing. The location of the site maintains the Library centrally located to a Metro rail transfer station with a bus hub, a community hospital and a shopping center.



Results:

The Los Angeles County Development Authority engaged in a public-private partnership to optimize a County-owned site for the development of a mixed-use project encompassing a Los Angeles County Library and 105 affordable senior housing units to address the community's needs. In July of 2018, the new 8,000-square-foot Willowbrook Library replaced an outdated 30-year-old 2,200-square-foot library. Unique features that this new Library incorporates is a shared community room with the senior affordable housing, programming space, and a workforce center.

