
PUEBLO DEL SOL

REDEVELOPMENT



In 1998, HACLA used a HOPE VI grant to demolish the 685-unit Aliso Village public housing site located in the Boyle Heights district of East Los Angeles. In 2003, the site was redeveloped into a new mixed-income community is a mix of Pueblo Del Sol rentals and Vista Del Sol for-sale homes. Its residents also enjoy improved community open space and amenities. HACLA partnered with Related Companies, McCormack Baron Salazar and the Lee Group to develop the property and align the project with other investments in Boyle Heights — the creation of the 1st Street Arts District and Metro’s \$900 million investment to extend the Gold Line from Downtown Los Angeles into East Los Angeles.

Today, Pueblo Del Sol represents a modern transit-oriented development that seeded neighborhood revitalization without gentrification, and spurred a vibrant arts hub, new retail and affordable housing.

PUEBLO DEL SOL PHASE I/PHASE 2



The new community has 376 rental units - 242 public housing and 134 tax-credit units developed in two phases. The 2 to 4-bedroom units, in one-story flats and two-story townhomes, provide livable units on pedestrian-friendly streets connecting the development to the fabric of the existing community.

Total project cost exceeded \$100 million, including a \$3.2 million HOPE VI demolition grant, a \$23 million HOPE VI revitalization grant and \$11.2 million in HUD Public Housing Development funds. These federal funds leveraged more than \$52 million in equity, \$18.8 million in private and conventional debt, \$2 million in Proposition A (gas tax measure) funds for the community center, and Drug Elimination Grant funds to cover security-related investments.

VISTA DEL SOL FOR-SALE HOMES

The new community has homeownership units, 27 of which were sold to low-income households and 66 at market-rate.



SITE AMENITIES

Designed to link residents to educational, commercial, recreational and employment resources, Pueblo Del Sol features a new swimming pool, Community Center with classrooms for job training and after-school activities, and a large Computer Learning Center, exercise rooms, job training and afterschool programs, a new high school Méndez Learning Center created in partnership with Los Angeles Unified School District (LAUSD) which focuses on science curriculum, large park, and dedicated land for a new Metro station, creating direct access to public transit and connections to the regional economy.

Critical partnerships included a unique joint use relationship with the Los Angeles Unified School District, Metro and local social service organizations — such as Urban Strategies, East Los Angeles Community College, Proyecto Pastoral, Homeboy Industries, and Alliance for a Better Community — creating groundbreaking work in addressing health and economic outcomes.

In the end, 301 Aliso Village residents were placed in jobs with starting wages of \$8.60 to \$10.78 per hour (well exceeding the local minimum wage at that time), all 601 Aliso Village families attended at least one homeownership training session, 83 families purchased a home during the initial relocation effort, and four resident-owned businesses were established including one that provided relocation moving services for Aliso Village residents.