

Go For Broke Plaza & First Street North Residences by Little Tokyo Service Center



Address: 232 Judge John Aiso St., Los Angeles CA 90012

Timeline: Construction start in early 2024; Projected completion in 2026

Developer: Little Tokyo Service Center

Community Partner: Go For Broke National Education Center

Equity Partner: U.S. Bank

Architects: Ten Architects and RED Studio

General Contractor: Walton Construction

Overview

Community-based nonprofit Little Tokyo Service Center (LTSC) is partnering with Go For Broke National Education Center (GFBNEC) to build the Go For Broke Plaza and First Street North Residences, one of the City of LA's largest 100% affordable housing developments, in the heart of historic Little Tokyo. This 100% affordable, mixed-use, transit-oriented development will create an unprecedented 248 affordable units, with 80 permanent supportive housing set-asides including for homeless veterans, many of whom receive services at the VA campus directly across the street. Case management and on-site services will be available to the residents of the affordable units to increase their self-sufficiency, financial capability and long-term stability. Residential units consist of a mix of 76 studios, 43 one bedrooms, 60 two bedrooms, 66 three bedrooms, and 3 manager's units.

The ground floor along Jackson Street will feature approximately 40,000 square feet of retail space prioritizing Little Tokyo small businesses and community-based nonprofit and cultural institutions including the permanent home for GFBNEC, LTSC's partner on this project and a non-profit community institution. The entry courtyard will incorporate the existing Go For Broke monument, which pays tribute to the WWII American veterans of Japanese ancestry who fought in the famed 100th/442nd Regimental Combat Team and the Military Intelligence Service. 'Go for Broke', a Hawaiian phrase meaning "to give it your all," was the regiment's motto, and it embodies their courage, patriotism and sacrifice as they fought for liberty abroad, as well as at home."

With nearly one third of local businesses closing during the COVID-19 pandemic, another key component of this project is preserving the affordability of Little Tokyo for local and legacy small businesses, including 120+ year old Fugetsu-do Confectionary, Suehiro Cafe, and other longtime establishments.

Established in the 1890's, Little Tokyo is the largest of only four remaining "Japantowns" in the US and the second oldest neighborhood in Los Angeles. Located on the historic First Street North block in the heart of the Little Tokyo neighborhood, Go For Broke Plaza and First Street North Residences reclaims land the Little Tokyo community lost to eminent domain during the Urban Renewal period of the 1950s—turning the vacant surface parking lot into affordable housing and commercial space dedicated to the neighborhood's cultural preservation.

In 2021, the City of Los Angeles approved an amendment to ground lease this site to Little Tokyo Service Center and Go For Broke National Education Center for \$1 per year over 99 years. Since then, LTSC moved quickly to redevelop this 2.5 acre site to meet the community's needs and vision.

This project is the realization of a decades-long campaign for community control and self-determination. The community's vision for the land – embodied in a 2013 vision document called "Sustainable Little Tokyo" – strengthens and celebrates the identity and history of Little Tokyo. The vision – developed over the years through countless meetings of residents and stakeholders – includes affordable housing, green space, retail space that complements existing small businesses and strengthens long time legacy businesses, and pedestrian pathways that access all parts of the neighborhood.

Funding

City of Los Angeles Housing Department

City of Los Angeles Economic and Workforce Development Department

State of CA Department of Housing and Community Development

California Tax Credit Allocation Committee

California Debt Limit Allocation Committee

U.S. Representative Jimmy Gomez

U.S. Bank

Genesis LA

Los Angeles Development Fund

Century Housing

Little Tokyo Towers Foundation

California Wellness Foundation

Roy and Patricia Disney Family Foundation

The Home Depot Foundation

Conrad N. Hilton Foundation

California Community Foundation

Corporation for Supportive Housing

Capital One Predevelopment Funding

National Equity Fund and Local Initiatives Support Corporation: Bring Them HOMES Veterans Initiative