FSN PRESENTATION

LTCC GENERAL MEETING

11/05/2025

First St. North Residences

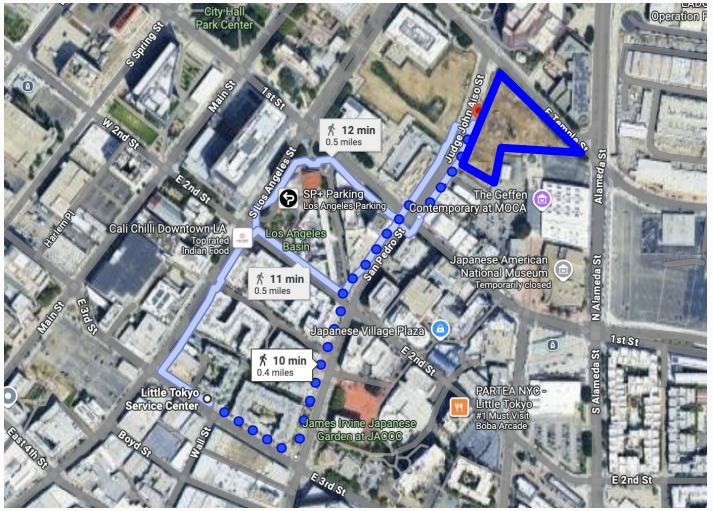
232 N Judge John Aiso St.

Leaseup Presentation

Little Tokyo Service Center

Project Background

First Street North Residences is a 248-unit affordable and permanent supportive housing project with on-site property management and supportive services. This project is a partnership between LTSC and Go for Broke National Education Center.

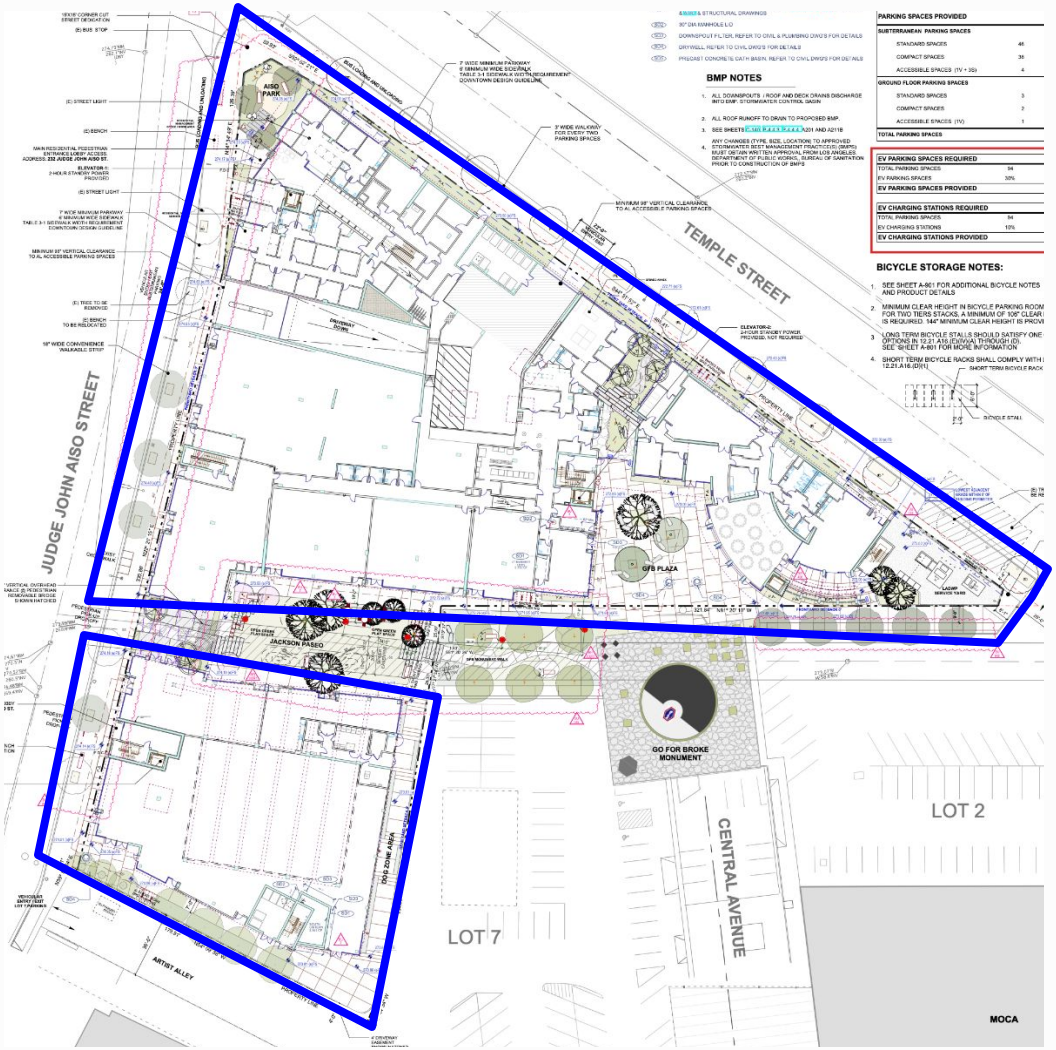


The project is located at 232 Judge John Aiso Street, Site perimeter runs along Judge John Aiso Street, Temple Street, Alameda Street, and City Parking Lots 2 and 7.

Site Map

There are two buildings, each six stories tall. First Street North A (the north building) is 171 units, and First Street North B (the south building) is 67 units. Residential floors are on the 2nd-6th level.

The ground floor is made up of LTSC office space, museum exhibition, meeting, office space for Go For Broke National Education Center, commercial retail spaces, and a public paseo and plaza area.



Schedule

There will only be *one* housing lottery opportunity, but *two* possible move-in dates.

Lottery application is December 15, 2025 - January 31, 2026.

First Street North B (south building) is anticipated to start move-ins in **April 2026.**

First Street North A (north building) is anticipated to start move-ins in **July 2026.**

Project Team

Developer

Little Tokyo Service Center

Director of Real Estate:
Debbie Chen

Assoc. Director of Real Estate:
Stephanie Park

Assistant Project Manager
Iris Hirata

Service Providers

VA | U.S. Department of Veterans Affairs

Alliance for Housing & Healing powered by APLAHealth

Little Tokyo Service Center

Director of Resident Services:
Nancy Alcaraz

Property Management

TRILLIUM PROPERTY MANAGEMENT

PHONE NUMBER:
(562) 997-9200

EMAIL:
firststreetnorth@trillium-pm.com

Resident Amenities

(open to all residents regardless of which building you live in)

- Resident-only outdoor courtyards on FL2 of each building
- “Roof deck courtyard” on FL3 of FSN A
- Parklet at the corner of Judge John Aiso St. + Temple St.
- Classroom/Meeting Space on every residential floor of FSN A
- (2) ground-floor resident multipurpose rooms (one at each building) and (3) resident lounges on FL2 of FSN A
- Onsite resident services, supportive services, and property management
- Laundry room and trash rooms on every residential floor
- **NOTE: NO residential parking offered - available only to those with approved accommodation needs*

Public Amenities

- Ground-floor commercial space with retail and restaurants with commercial parking
- Exhibition, meeting, and office space for Go For Broke National Education Center
- Public paseo with benches, chess tables, and green space
- “Dog Zone Area” along the remaining city parking lot area for pet waste
- *Little Tokyo, A Garden We Grow!* Mural by Sarah Ando along Temple Street organized by the FSN Building Arts Committee

Unit Amenities

Each unit will be equipped with:

- Central A/C and Heat
- Full Kitchen with electric stove/oven refrigerator, sink, and garbage disposal
  - Non-Studio units also have a dishwasher
- Bathroom (tub with shower head)
  - 3 BR units will have 2 bathrooms
  - Grab-bars and shower seats for ADA units
- Closet and storage space
- Window blinds

FSN Residences has Both PSH and General Affordable (GA) Units: What is the Difference?

Permanent Supportive Housing (PSH) is housing with on-site services that help people transition from homelessness to independent living. It's like renting a normal apartment, but it's subsidized and there's supportive service staff on-site. **This means that every resident in PSH has an assigned case manager.** Case managers help personalize supportive services for each resident's needs. This could look like learning personal finance skills, addressing mental and physical health needs, pursuing jobs and education, or accessing transportation.

General Affordable (GA) housing is long-term and subsidized, but typically doesn't have on-site services. LTSC offers Resident Services for our buildings, which provides resident support, but each resident in affordable housing does not necessarily have an assigned case manager.

Because they meet different needs, **PSH housing requires a referral and has a different matching process than affordable housing, which is open for anyone to apply to that meets the income criteria.** FSN Residences has both PSH and GA units in both of the buildings.

Unit Information: Availability by Population Type

UNIT TYPE	QUANTITY
General Affordable (Lottery)	**165 units**
PSH - Veteran Units (Restricted)	*63 units*
PSH - HOPWA Units (Restricted)	*17 units*
Manager Units	*3 units*
TOTAL UNITS	**248 units**

(165) General Affordable units will be available to the public. (83) units will be reserved for tenants who will be placed via population-specific referral programs, and for onsite staff.

Unit Information:
General Affordable (GA) Units by AMI levels

MAX AMI	STUDIO	1BR	2BR	3BR	TOTAL
30%	0	0	9	7	16
40%	0	0	13	15	28
50%	0	0	22	29	51
60%	10	7	10	5	32
70%	15	4	4	4	27
80%	0	3	2	6	11
	25	**14**	**60**	**66**	**165**

GA Unit Information:

Suggested MINIMUM Income Per AMI and Unit Size

MIN. AMI	STUDIO	1BR	2BR	3BR
30%	x	x	$18,396	$20,448
40%	x	x	$24,516	$28,350
50%	x	x	$30,654	$35,442
60%	$28,620	$30,672	$36,792	$42,534
70%	$33,390	$35,784	$42,930	$49,626
80%	x	$40,896	$49,068	$54,522

UNIT TYPE	OCCUPANCY
STUDIO	1-2 people
1BR	1-3 people
2BR	2-5 people
3BR	4-7 people

Rent and income limits are estimates for reference only and are subject to change based on federal rules.* ***Anyone is welcome to apply regardless of whether their incomes qualify based on this chart* *- incomes will be verified only if selected. Any updated information available will be at ltsc.org/fsn.*

GA Unit Information

Suggested MAXIMUM Income Per AMI and Household Size

MAX AMI	1	2	3	4	5	6	7
30%	x	$36,360	$40,890	$45,450	$49,080	$52,710	$56,340
40%	x	$48,480	$54,500	$60,600	$65,440	$70,280	$75,100
50%	x	$60,600	$68,150	$75,750	$81,800	$87,850	$93,900
60%	$63,600	$72,270	$81,780	$90,900	$98,150	$105,420	$112,680
70%	$74,200	$84,840	$95,410	$106,050	$114,520	$122,990	$131,460
80%	$84,800	$96,950	$109,040	$121,150	$130,850	$140,550	$150,240

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GA LEASE UP TIMELINE

12/15/25 - 1/31/26

1. Pre-Application Period for ALL 165 GA units

Applications will be available online through accesshousingla.org

ONLY CHANCE TO APPLY!!!

2/13/26

2. GA Lottery

GA Lottery will be conducted by LA Housing Dept. Applicants will be contacted by the order in which they have been selected via the lottery process.

3/31/26

4/3/26

3. Building Occupancy Signoff and Move-Ins Begin (FSNB)

First round of residents will be eligible to move in to FSNB

6/30/26

7/1/26

4. Building Occupancy Signoff and Move-Ins Begin (FSNA)

Matched residents will be able to move in to FSNA

Permanent Supportive Housing (PSH) LEASE UP PROCESS

VA and HOPWA clients - work with your assigned VA or HOPWA case manager directly to discuss the referral process.

MUST BE THROUGH VA OR HOPWA REFERRAL PROCESS

MAX AMI	STUDIO	1BR	TOTAL
30%	1	0	1
40%	5	3	8
50%	2	6	8
TOTAL	8	9	**17**

HOPWA Units

MAX AMI	STUDIO	1BR	TOTAL
30%	20	13	33
50%	23	7	30
TOTAL	43	20	**63**

Veteran Units

General Affordable Units Application Process

APPLICATIONS WILL BE MADE AVAILABLE VIA **ACCESSHOUSINGLA.ORG**

STARTING DECEMBER 15, 2025

STEP 1: CREATE AN ACCOUNT

- Name, email, create a password
- Access to email to receive account activation email
- Basic Contact information: Mailing Address, Alternate Contact, Phone Number

STEP 2: SEARCH FOR FIRST STREET NORTH RESIDENCES

- Go to “Tenants and Applicants” and select Search for Affordable & Accessible Housing
- Search for 232 N Judge John Aiso St. → View More Property Details
- Start pre-application **if needed you can change the language of the website*

A paper version of the application is available if requested via phone or email. A marketing flyer with this information will be released on December 15th.

More Detailed Instructions: User's Guide to the Affordable & Accessible Housing Registry for Applicants

General Affordable Units Application Process

ACCESSHOUSINGLA.ORG

STEP 3: SUBMIT PRE-APPLICATION

- Will pull your contact information from your “profile”
- Household information
  - What type of unit does your household need? For example, accessible features
  - How many people are in your household?
  - How many bedrooms are you looking for?
  - **What is your annual household income? (*if you will be getting an end-of-year raise, list your new projected income)***
- Other Information
  - Section 8 voucher holder?
  - Have any household members who are over 55 or 62 years old?
  - Have household members who are veterans?
  - Currently homeless or are worried about being homeless?
  - In unsafe housing / need to move for safety?
  - Do you require Reasonable Accommodations??
- Provide Additional Contacts (e.g. relative or case worker)

More Detailed Instructions: User's Guide to the Affordable & Accessible Housing Registry for Applicants

General Affordable Units Application Process

ACCESSHOUSINGLA.ORG

STEP 4: CLICK NEXT TO REVIEW PRE-APPLICATION SUMMARY

STEP 5: SUBMIT!

DEADLINE TO SUBMIT APPLICATION FOR HOUSING LOTTERY:
1/31/2026 AT 11:59PM

Upcoming Events

LTSC Staff will be available to answer questions at upcoming LTCC Meetings:

- 11/5 - LTCC GM
- 11/19 - LTCC PCPC
- 12/3 - LTCC GM

After December 15 - LTSC FSN Application Workshop

- LTSC is planning to host an in-person multilingual workshop for folks to receive application assistance.
- DATE TBA, but it will be hosted after applications open on 12/15

Questions

- Can a household choose to apply to FSN-B or FSN-A?
  - Unfortunately due to city regulations, we are only allowed to hold one lottery for both buildings and cannot control which households will get selected to live in FSN-B vs. FSN-A.

- What is the process if a household gets chosen via the housing lottery?
  - When applicants are contacted, they will be asked to provide additional information such as housing history and proof of income. There is a credit screening fee of $35. Providing SSN is not a requirement, applicants can work with PM to provide alternate documents such as ITIN.

- What if a household applies and does not get chosen for the housing lottery?
  - When all 165 general affordable units are fully leased, those who were not initially contacted will be transferred to a waiting list. If selected households drop out or are no longer qualified, property management will randomly select new households off the waiting list.

- Do applicants get to choose their unit type or is it assigned?
  - Households who are interviewed first typically have more options to select their unit as long as they meet the household size, income requirements, and accessibility requirements.

- How long between when a household gets notified they are chosen for a unit, and when they can move in to the unit?
  - Move-in dates are subject to city signoff, but for FSN-B we are hoping it will be a 6-week period between lottery notifications and move-ins. For FSN-A, people will also be notified in February, but they will not be able to move in until July 2026 at the earliest.

Questions

- What utilities do tenants have to pay?
  - They must pay electricity and internet. Water, sewer and trash will be included. There may also be some programs to assist residents in paying electricity bills.

- Can residents in existing LTSC buildings apply?
  - Residents at our existing buildings are welcome to apply to live at FSN. However, they will need to provide evidence that they income qualify at the current levels (they are only subject to old income levels at their current building, so they may no longer qualify).

- Can you create a household to apply for the unit (for example, can friends apply together)?
  - You can apply with anyone you consider to be part of your household as long as you or other household members do not apply with any other households. For example, 1 person cannot be included in multiple applications.

- Are there restrictions on what a tenant can bring to their new apartment?
  - There are guidelines in the House Rules, which will be provided by Property Management if an applicant is selected via lottery.

Questions

- What happens if my income changes?
  - If you know you are going to receive a raise at the end of 2025, fill out your application with your projected income for 2026. If you are chosen in the lottery in February, you will then need to provide income documentation for the income that you applied with. If you submit your application and then have an unexpected income change and it no longer accurate, you will need to update your application.

- How do I update my pre-application?
  - On ACCESSHOUSINGLA.ORG go to the “My Information” section and you will see all of the previously submitted preapplications under the My Lotteries and Waiting Lists section. Clicking on the *Request #* will take you to review the details of your preapplication, and this is where you can also make edits to your pre-application.
  - If you would like to make any changes to your pre-application, click the *Action(s)* button in the top right corner, and it will provide you the option of editing your pre-application or canceling your pre-application entirely.
  - Instructions with pictures are viewable here: User's Guide to the Affordable & Accessible Housing Registry for Applicants

- Where can I find more information about affordable housing applications?
  - View the Help tab on LAHD’s website for a list of frequently asked questions. For all other inquiries, please contact the Accessible Housing Program at (213) 808-8550 or lahd.achp@lacity.org.

Resources

All resources will be uploaded to our website:
www.ltsc.org/fsn.
We are working on creating translated versions of our resources in Spanish, Korean, and Japanese.
Please refer clients or interested community members to the website and the upcoming outreach events!

FINAL REMINDERS

General Affordable (GA) Apps Start
December 15, 2025

GA Applicant End
January 31, 2026

GA Lottery
February 13, 2026

FSN B Move-In Start (Estimate)
April 1, 2026

FSN A Move-In Start (Estimate)
July 1, 2026

PROPERTY MGMT PHONE NO.:
(562) 997-9200

PROPERTY MGMT EMAIL:
firststreetnorth@trillium-pm.com

General Project Info
www.ltsc.org/fsn

PSH Questions
VA or HOPWA Case Worker