

Workforce -- or, make that 'Nurseforce' -- housing is spreading in Southern California



Photo: Brad Wilder

L.A. LAND

THE RAPIDLY CHANGING LANDSCAPE OF THE LOS ANGELES REAL ESTATE MARKET AND BEYOND.

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Remember those nurses, teachers and firefighters profiled repeatedly during the real estate run-up as zillion-mile commuters who couldn't afford to live near their jobs in Los Angeles and Orange counties?

Well, some have found spacious homes they can afford, even in today's challenging market -- near their jobs in Sylmar, Inglewood, Pomona, Azusa, Agoura Hills, Long Beach and Anaheim.

And now, Arleta.

A joint venture of Encino-based **Montage Development Inc.**, and **CityView**, the workforce-housing development company of former Housing and Urban Development Secretary Henry Cisneros, **Laurel Village** is adding 69 four- and five-bedroom single-family detached condos for \$399,000 and \$409,000, respectively, to the north San Fernando Valley, close to a number of hospitals and schools.

The complex is gated and has a pool and play area. Among the occupants of the 47 completed homes either sold or in escrow, 15 are medical workers (including nine nurses) and five are teachers. Forty-seven formerly were renters, 13 already owned a home (mostly nearby) and two lived with their parents until they could afford the condo.

About half of the owners are 30 to 49 years old. Included in every home are granite counter-tops, window coverings, a patio, landscaping and appliances including a washer and dryer. "We don't want the buyers — many of whom were renters -- to have to pay for what we consider essentials after they move in," said Montage CEO Stephen Ross.