

California



The SEED School of Los Angeles County

Los Angeles, CA (2021)

After 30 years of broken promises on abandoned property, the SEED School of Los Angeles County (SEED LA) opened in May 2024, and honored its promise. SEED LA is a newly constructed, college-prep, public boarding high school, with a full gym, rooftop sports court, light-filled dining hall, commercial kitchen, edible garden, 170 dorm rooms, 20 staff apartments, 25 classrooms, science labs, makers-space, art studio, music room, dance studio, library and outdoor courtyards. When the school is not using the space, community organizations will have access to the gym, and other spaces. Already, SEED LA has become a community hub for events.

FINANCING

NMTC Financing: LA Charter School New Markets CDE, Civic Builders, Inc., The Los Angeles Development Fund, Chase New Markets Corporation: \$70 million
Equity Investor: Chase Community Equity, LLC
Total Project Cost: \$104 million

IMPACT

- 150 construction jobs
- 113 permanent jobs
- 400 students, 500 community members through access to events

COMMUNITY

- This site has been abandoned since the civil unrest after police were acquitted for beating Rodney King in 1992. The previous owner held four groundbreakings and nothing was ever developed. Finally, there is a beautiful neighborhood asset.
- Poverty Rate: 35%
- Median Income: 38% of the AMI

First public, college-prep boarding school in CA opens on long-abandoned property in South Los Angeles.

The facility was constructed with a Project Labor Agreement, union labor, and local hiring goals. SEED LA is developed in partnership with The SEED Foundation, which operates three other public boarding schools across the country. Its mission is to provide an outstanding, intensive educational program that prepares students, both academically and socially, for success in college and beyond. SEED LA students benefit from the unique 5-day-a-week, 24-hour learning environment to achieve their full potential. The model brings a full suite of resources--academic, social, emotional, physical, and mental health services--under one roof and customized to meet each student's needs.

SEED believes access to a quality education is a right and that college degree attainment can disrupt the cycle of intergenerational poverty. SEED LA has a lottery priority for students who experience housing insecurity, have an immediate family member incarcerated, or are involved in the foster care

system. Many students face hardship because of unrelenting poverty, immigration status, caregiver illness or death, or domestic violence. 95% of the students are from low-income families and qualify for the federal meals program; 55% identify as Latino; 45% identify as Black and 70% live in the surrounding community.

SEED LA has a STEM focused curriculum, and a partnership with LA Metro to provide students exposure to careers in the global transportation and infrastructure fields. In addition to courses for entry to a four-year college, students take engineering and computer science. The \$100 million project was financed through \$50 million in NMTC allocation from LA Charter School New Markets CDE (ExED), \$10 million from Civic Builders, \$5 million from Los Angeles Development Fund, and \$5 million from Chase. The project also received \$34 million in philanthropic funds, a \$5.5 million loan from Los Angeles County, and \$3.5 million from the City of Los Angeles.