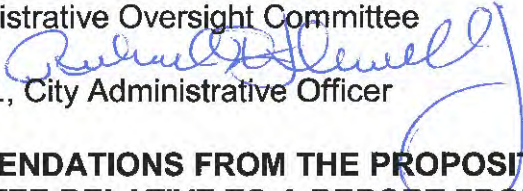


REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: September 24, 2018

To: Proposition HHH Administrative Oversight Committee

From: Richard H. Llewellyn, Jr., City Administrative Officer 

Subject: **PROPOSED RECOMMENDATIONS FROM THE PROPOSITION HHH CITIZENS OVERSIGHT COMMITTEE RELATIVE TO A REPORT FROM THE HOUSING AND COMMUNITY INVESTMENT DEPARTMENT ON PROPOSITION HHH PERMANENT SUPPORTIVE HOUSING LOAN PROGRAM COMMITMENTS – FISCAL YEAR 2018-19 ROUND 1 CALL FOR PROJECTS**

RECOMMENDATIONS

That the Proposition HHH Administrative Oversight Committee:

1. Review and approve the Proposition HHH Citizens Oversight Committee recommendations; and
2. Recommend that the City Council approve the Housing and Community Investment Department's report.

SUMMARY

The Proposition HHH (Prop HHH) Citizens Oversight Committee (COC) held a meeting on Friday, September 21, 2018, and considered the attached report from the Housing and Community Investment Department (HCID) relative to the Prop HHH Permanent Supportive Housing (PSH) Loan Program Commitments – Fiscal Year (FY) 2018-19 Round 1 Call for Projects. The COC recommended that the Administrative Oversight Committee approve the report.

BACKGROUND

At the September 21, 2018 COC meeting, HCID presented the results of the Proposition HHH PSH Loan Program FY 2018-19 Round 1 Call for Projects. The report recommends that HCID be authorized to issue Financial Commitment/Support letters for projects identified in Table 2A, subject to the following conditions:

1. That the final Prop HHH Permanent Supportive Housing Loan Program financial commitment not exceed \$174,405,750 per the breakdown of projects listed in Table 2A; and,
2. That the disbursement of Prop HHH funds take place after the project sponsor obtains enforceable commitments for all proposed project funding, including, but not limited to, the full amount of funding and/or tax credits proposed.


The COC recommends that the AOC recommend Council approval of the HCID report.



Eric Garcetti, Mayor
Rushmore D. Cervantes, General Manager

Housing Development Bureau
1200 West 7th Street, Los Angeles, CA 90017
tel 213.808.8638 | fax 213.808.8610
hcidla.lacity.org

INTER-DEPARTMENTAL MEMORANDUM

TO: PROPOSITION HHH CITIZENS OVERSIGHT COMMITTEE
FROM: SEAN L. SPEAR 
LOS ANGELES HOUSING + COMMUNITY INVESTMENT DEPARTMENT
DATE: SEPTEMBER 17, 2018
REGARDING: PROPOSITION HHH PERMANENT SUPPORTIVE HOUSING LOAN PROGRAM
FUNDING RECOMMENDATIONS 2018-19 CALL FOR PROJECTS ROUND 1

SUMMARY

On July 20, 2018, the Los Angeles Housing + Community Investment Department (HCIDLA) issued the Proposition HHH Permanent Supportive Housing Loan Program 2018-2019 Call for Projects Round 1, authorized by the City Council and the Mayor per Council File No. 17-0090-S8. Through this report, HCIDLA is recommending the issuance of letters of commitment for fifteen (15) projects, and revised letters of commitment for four (4) more previously approved projects, that responded to the 2018-2019 Call for Projects Round 1, and passed HCIDLA's threshold approval process. The list of recommended projects can be found in Table 2A of this report.

RECOMMENDATIONS

The General Manager of HCIDLA respectfully requests that the Proposition HHH Citizens Oversight Committee (COC) recommend to the Administrative Oversight Committee (AOC), for further consideration by the City Council and the Mayor, the authorization of letters of financial commitment by HCIDLA for each of the projects identified in Table 2A of this report, subject to the following conditions:

- 1) That the final Proposition HHH Permanent Supportive Housing Loan Program (HHH) financial commitment not exceed \$174,405,750 per the breakdown of projects listed in Table 2A; and
- 2) That the disbursement of HHH funds take place after the project sponsor obtains enforceable commitments for all proposed project funding, including, but not limited to, the full amount of funding and/or tax credits proposed.

BACKGROUND

The Proposition HHH Permanent Supportive Housing Loan Program 2018-2019 Call for Projects Round 1 (HHH CFP R1), was opened by HCIDLA on July 20, 2018, subsequent to approval by the City Council and the Mayor (C.F. No. 17-0090-S8, CAO report dated 6/15/2018).

In response to the HHH CFP R1, sixteen (16) project applications were received by the close of the HHH CFP R1, on August 20, 2018 at 11:59 PM, plus four (4) project reapplications (see Attachment A to this report). Upon receipt

of the sixteen (16) applications, HCIDLA staff performed project threshold reviews. Updated feasibility reviews were also performed for the four (4) reapplications. At the conclusion of the review process, fifteen (15) new projects and four (4) reapplications were identified as viable for this HHH funding round.

Therefore, HCIDLA requests the City Council and the Mayor to authorize the issuance of HHH financial letters of commitment, for a total of \$174,405,750 in HHH funds. Proposed projects represent a cumulative total of 922 new units, of which 722 are Permanent Supportive Housing (PSH) units (including 424 units reserved for the chronically homeless), and 185 are affordable units. If approved, this would bring the total number of units funded under the HHH program to 3,712, including 2,810 PSH units and 842 affordable units.

The fifteen recommended projects are located in nine different Council Districts, and have an average of 61 units per project. The projects will directly or indirectly support 4,472 jobs.

HHH REVIEW PROCESS

THRESHOLD REVIEW

All fifteen applications submitted through HHH CFP R1 underwent a thorough threshold review process by HCIDLA staff. The threshold review required that submitted projects demonstrate reasonable lender/borrower due diligence; supplemental compliance with the Permanent Supportive Housing Program Regulations, Policies, and Procedures 2018-2019 (Proposition HHH Regulations); site control; and overall project financial feasibility and viability.

At its root, site control demonstrates a developer's legal control over the land where the project will be constructed. Demonstration of site control can include a title report showing ownership, a purchase and sale agreement, or a lease option agreement. If a project application submits documentation with unclear, conflicting, or otherwise inconsistent site control information, the application is not immediately deemed ineligible. Additional investigation is necessary before HCIDLA can verify the information; if positively verified, HCIDLA can then proceed with recommendation of the project application.

The core of financial viability is determination and evaluation of all pertinent project costs and expenses, to ensure adequate funding sources are in place to cover development costs. Upon receipt of the application, staff performs the initial financial analysis, otherwise called the threshold review stage, to gain insight into a project's viability. The analysis includes, but is not limited to: 1) review of the project land value, project construction costs, and tax credit pricing assumptions (to ascertain if the proposed costs and/or public funding support are reasonable); 2) determining if estimated project rents are realistic; 3) determining/ensuring that the cash flow after debt service is positive over the course of time; 4) determining/ensuring that the project's operating reserve and utility allowances are appropriate for the feasibility of the project; and, 5) determining that the HHH subsidy per unit is within the maximum HHH funding limits. Staff also performs analysis of the developer's submitted financial statements to affirm sustainability of the ownership entity, and to safeguard the completion of the project.

Other critical components contributing to a successful project application and HCIDLA recommendation include: a letter of support from the respective Council Office; organizational documentation establishing a clear understanding of all involved parties in the development, and their respective roles within the development structure; a supportive services plan meeting the established Los Angeles County services criteria; and documentation demonstrating that the collective development team has the requisite experience to meet the criteria set forth in the Proposition HHH Regulations.

The final recommendations to the COC and AOC, subject to City Council and Mayor approval, are described in the following sections.

PROJECTS NOT RECOMMENDED

Four of the applications did not meet HCIDLA’s threshold requirements. Applicants failing threshold requirements were notified by HCIDLA and given an opportunity to respond and correct deficiencies within seven calendar days. Three applicants provided missing information and were able to correct deficiencies within the allowed timeframe. The remaining application had technical issues involving the Limited Partnerships ownership structure that could not easily be resolved, and thus could not meet the minimum program requirements within the allotted timeframe. This application is not being recommended at this time. However, this project is theoretically viable and could potentially reapply for HHH funding in the 2018-2019 Call for Projects Round 2, anticipated to open in October 2018.

TABLE 1: HHH PROJECTS NOT BEING RECOMMENDED AT THIS TIME

Project Name	CD	Total Units	PSH Units	PSH Chronic	TDC	TDC/ Unit	Total HHH Request	Homeless Population Served
Colorado East	14	41	25	25	22,146,292	540,153	7,000,000	Veterans, Youth, Individuals with HIV/Aids, Senior, Family, Survivors of domestic violence
Total		41	25	25	\$ 22,146,292	-	\$ 7,000,000	

PROJECTS RECOMMENDED

The fifteen projects HCIDLA is recommending are listed in Table 2A, below, which provides a breakdown of the units, funding amounts, and population(s) to be served. Table 2B, below, lists the developer, address, and total project costs. In addition to the fifteen recommended applications, four projects submitted reapplications from previously-approved project rounds. These four projects either did not initially request the maximum HHH loan amount, or are seeking to take advantage of the updated Proposition HHH Regulations that allow for an increased HHH funding amount (increased loan limits for certain classes of projects). The four reapplications represent \$11,040,000 in additional loan commitments, resulting in one project setting aside eight additional PSH Units that thus require an increase to the loan commitment to help cover the associated additional cost.

The projects are sponsored by ten different developers, including two developers that have not previously done business with HCIDLA. In addition, this current HHH CFP R1 funding cycle includes three projects specifically serving survivors of domestic violence. It is important to note that this will be the first time the City’s HHH program has funded projects dedicated to serving this population category.

TABLE 2A: HHH PROJECT LIST – GENERAL INFORMATION

No.	Project Name	CD	Total Units	PSH Units	PSH Chronic Units	Affordable Units	HHH Request	Homeless Population Served
1	Kenmore Ave.	10	75	74	37	0	\$ 16,000,000	Senior
2	1141-1145 Crenshaw Blvd.	10	43	42	21	0	\$ 9,240,000	Survivors of Domestic Violence & Sex Trafficking
3	Talisa	6	49	48	24	0	\$ 10,560,000	Survivors of Domestic Violence & Sex Trafficking
4	Berendo Sage	1	42	21	11	20	\$ 6,620,000	Mental Illness and Other
5	Deepwater	15	56	55	28	0	\$ 12,100,000	Individuals
6	Temple View	13	59	58	29	0	\$ 12,760,000	Individuals
7	Grandview Apts.	1	100	54	27	45	\$ 12,000,000	Individuals, Family
8	Main Street Apts.	9	57	56	21	0	\$ 10,640,000	Veterans and Family
9	Montecito II Senior Housing	13	64	32	16	31	\$ 10,140,000	Senior
10	Reseda Theater	3	26	13	7	12	\$ 4,060,000	Senior
11	Pointe on La Brea	5	50	49	25	0	\$ 10,780,000	Individuals
12	South Main Street Apts.	15	62	61	61	0	\$ 12,480,000	Other Homeless
13	Southside Seniors	8	50	36	18	13	\$ 9,320,000	Senior
14	The Brine Residential	1	97	49	25	47	\$ 11,560,000	Veterans, Homeless Youth, Senior, Survivors of Domestic Violence & Sex Trafficking
15	Washington View	1	92	74	74	17	\$ 15,105,750	Senior
	TOTAL		922	722	424	185	\$ 163,365,750	
	AVERAGE		61	48			\$ 10,891,050	

BOLD TYPE INDICATES CITY-OWNED LAND

Reapplications

No.	Project Name	CD	Total Units	PSH Units	PSH Chronic Units	Affordable Units	HHH Request	Homeless Population Served
1	Weingart Tower	14	134	108	54	25	\$ 4,000,000	Veterans and Individuals
2	Weingart Tower II	14	144	122	61	20	\$ 4,000,000	Individuals
3	67th & Main	9	52	26	13	25	\$ 2,080,000	Veterans and Homeless Youth
4	Depot at Hyde Park	8	43	33	17	9	\$ 960,000	Individuals and Family
	TOTAL		373	289	145	79	\$ 11,040,000	
	AVERAGE		93	72			\$ 2,760,000	
	SUBTOTAL		1,295				\$ 174,405,750	

TABLE 2B: HHH PROJECT LIST – DEVELOPMENT COSTS

No.	Developer Name	Address	TDC	TDC/ Unit	City-owned Land Value	TDC (less City-owned land)/ Unit
1	Domus GP, LLC	923 S KENMORE AVE	40,031,673	533,756	\$ -	\$ -
2	Domus GP, LLC	1141 S CRENSHA W BLVD	24,503,351	569,845	\$ -	\$ -
3	Domus GP, LLC	9502 N VAN NUYS BLVD	29,598,224	604,045	\$ -	\$ -
4	West Hollywood Community Housing Corporation	1035 S BERENDO ST	24,813,981	590,809	\$ 2,100,000	\$ 540,809
5	LINC Housing Corporation	1424 N DEEPWATER AVE	28,142,270	502,541	\$ -	\$ -
6	LINC Housing Corporation	3200 W TEMPLE ST	28,785,289	487,886	\$ -	\$ -
7	Abode Communities	714 S GRAND VIEW ST	59,535,452	595,355	\$ -	\$ -
8	Western Community Housing	5501 S MAIN ST	32,824,507	575,869	\$ -	\$ -
9	Thomas Safran & Associates	6668 W FRANKLIN AVE	35,363,674	552,557	\$ -	\$ -
10	Thomas Safran & Associates	7221 N CANBY AVE	11,682,549	449,329	\$ 1,200,000	\$ 403,175
11	EAH Inc.	843 N LA BREA AVE	25,785,374	515,707	\$ -	\$ -
12	Affirmed Housing Group, Inc.	12003 S MAIN ST	29,767,145	480,115	\$ -	\$ -
13	John Stanley, Inc.	1655 W MANCHESTER AVE	23,401,907	468,038	\$ -	\$ -
14	Decro LLC	1829 N Hancock St.	44,821,687	462,079	\$ -	\$ -
15	Las Palmas Housing	1912 S BONNALLO AVE	36,145,454	392,885	\$ -	\$ -
	TOTAL		\$ 475,202,537		\$ 3,300,000	\$ 943,984
	AVERAGE		\$ 31,680,169	\$ 518,721		\$ 471,992

BOLD TYPE INDICATES CITY-OWNED LAND

Reapplications

No.	Developer Name	Address	TDC	TDC/ Unit	City-owned Land Value	TDC (less City-owned land)/ Unit
1	Weingart Tower, LP	555 1/2 S CROCKER ST	\$ 67,069,625	500,520	1,718,058	487,698
2	Weingart Tower II, LP	555 1/2 S CROCKER ST	\$ 83,157,120	577,480		
3	Coalition for Responsible Community Development	6706 S. MAIN ST	\$ 29,493,693	567,186		
4	GTM Holdings, LLC	6527-6531 Crenshaw Blvd.	\$ 22,989,004	534,628		
	TOTAL		\$ 202,709,442		1,718,058	487,698
	AVERAGE		\$ 50,677,361	544,953		

MEETING PROGRAM PRIORITIES

The Proposition HHH Regulations set forth a number of City Council and Mayor approved program priorities, all of which the recommended applicant projects meet.

The City Council and Mayor-approved program priorities include:

- Transit Oriented Developments: Projects that are located no further than one-half mile from a transit station/stop that is served by a Major Transit provider;
- Geographic Distribution: Projects located in the highest, high, and moderate resource areas/census tracts, to advance the City’s fair housing goals of integration and access to opportunity;
- Access to Services: Projects located within one-half mile from a facility that provides services appropriate for increasing tenant health and well-being;
- Leveraging: Projects requesting below the maximum permitted HHH loan limits;
- Projects containing over 50 units; and
- Projects with more than 50% PSH units.

A summary of projects that meet the above listed priorities has been included in this report as Table 3, below. The data provided in this section is for informational purposes only; however, if the HHH program becomes oversubscribed in the future, the City reserves the right to use the above priorities to further rank projects and determine funding availability.

TABLE 3: HHH PROJECT LIST – DEVELOPMENT COSTS

No.	Project Name	TOD	Geographic Distribution	Service Facilities	Leveraging Priority	Over 50 Units	Over 50% PSH Units
1	Kenmore Ave.	✓		✓		✓	✓
2	1141-1145 Crenshaw Blvd.	✓	✓	✓	✓		✓
3	Talisa			✓	✓	✓	✓
4	Berendo Sage	✓		✓	✓		✓
5	Deepwater	✓	✓	✓	✓	✓	✓
6	Temple View	✓		✓	✓	✓	✓
7	Grandview Apts.	✓		✓	✓	✓	✓
8	Main Street Apts.	✓		✓	✓	✓	✓
9	Montecito II Senior Housing	✓	✓	✓	✓	✓	✓
10	Reseda Theater	✓	✓	✓	✓		✓
11	Point on La Brea	✓	✓	✓	✓	✓	✓
12	South Main Street Apts.	✓			✓	✓	✓
13	Southside Seniors	✓		✓	✓	✓	✓
14	The Brine Residential	✓		✓	✓	✓	✓
15	Washington View	✓		✓	✓	✓	✓

BOLD TYPE INDICATES CITY-OWNED LAND

ATTACHMENTS:

- 1) Attachment A: 2018-19 HHH CFP Round 1
- 2) Attachment B: Staff Reports – HCIDLA Recommended Projects

2018-19 HHH Call for Projects Round 1 Project List

Application #	Project Name	Developer Name	Address	CD	Leverage Source	Total Units	PSH Units	PSH Chronic	Non-PSH (Afford-able)	Mgr Units	TDC	TDC/Unit	Total HHH Request	Homeless Population Served	Jobs Supported	Estimated Construction Start Date
PROJECTS RECOMMENDED FOR APPROVAL																
547	Kenmore Ave.	Domus GP, LLC	923 S KENMORE AVE	10	4%	75	74	37	0	1	40,031,673	533,756	16,000,000	Senior	355	9/1/2019
524	1141-1145 Crenshaw Blvd.	Domus GP, LLC	1141 S CRENSHAW BLVD	10	4%	43	42	21	0	1	24,503,351	569,845	9,240,000	Survivors of Domestic Violence & Sex Trafficking	222	9/1/2019
522	Talisa	Domus GP, LLC	9502 N VAN NUYS BLVD	6	4%	49	48	24	0	1	29,598,224	604,045	10,560,000	Survivors of Domestic Violence & Sex Trafficking	261	11/1/2019
514	Berendo Sage	West Hollywood Community Housing Corporation	1035 S BERENDO ST	1	4%	42	21	11	20	1	24,813,981	590,809	6,620,000	Mental Illness and Other	241	1/1/2020
521	Deepwater	LINC Housing Corporation	1424 N DEEPWATER AVE	15	4%	56	55	28	0	1	28,142,270	502,541	12,100,000	Individuals	290	10/1/2019
515	Temple View	LINC Housing Corporation	3200 W TEMPLE ST	13	4%	59	58	29	0	1	28,785,289	487,886	12,760,000	Individuals	285	8/1/2019
520	Grandview Apts.	Abode Communities	714 S GRAND VIEW ST	1	4%	100	54	27	45	1	59,535,452	595,355	12,000,000	Individuals, Family	553	8/1/2020
530	Main Street Apts.	Western Community Housing	5501 S MAIN ST	9	4%	57	56	21	0	1	32,824,507	575,869	10,640,000	Veterans and Family	315	10/1/2019
528	Montecito II Senior Housing	Thomas Safran & Associates	6668 W FRANKLIN AVE	13	4%	64	32	16	31	1	35,363,674	552,557	10,140,000	Senior	375	8/1/2019
541	Reseda Theater	Thomas Safran & Associates	7221 N CANBY AVE	3	4%	26	13	7	12	1	11,682,549	449,329	4,060,000	Senior	111	8/1/2019
527	Pointe on La Brea	EAH Inc.	843 N LA BREA AVE	5	4%	50	49	25	0	1	25,785,374	515,707	10,780,000	Individuals	218	10/1/2019
523	South Main Street Apts.	Affirmed Housing Group, Inc.	12003 S MAIN ST	15	4%	62	61	61	0	1	29,767,145	480,115	12,480,000	Other Homeless	300	11/1/2019
536	Southside Seniors	John Stanley, Inc.	1655 W MANCHESTER AVE	8	4%	50	36	18	13	1	23,401,907	468,038	9,320,000	Senior	226	10/1/2019
540	The Brine Residential	Decro LLC	1829 N HANCOCK ST	1	4%	97	49	25	47	1	44,821,687	462,079	11,560,000	Veterans, Youth, Senior, Survivors of Domestic Violence & Sex Trafficking	438	11/1/2019
526	Washington View	Las Palmas Housing	1912 S BONFALLO AVE	1	4%	92	74	74	17	1	36,145,454	392,885	15,105,750	Senior	282	5/1/2019
SUBTOTAL (AVERAGE)						922	722	424	185	15	475,202,537	518,721	163,365,750			
Reapplications																
461	Weingart Tower	Weingart Tower, LP	555 1/2 S CROCKER ST	14	4%	134	108	54	25	1	67,069,625	500,520	4,000,000	Veterans and Individuals	693	12/1/2019
461	Weingart Tower II	Weingart Tower II, LP	555 1/2 S CROCKER ST	14	4%	144	122	61	20	2	83,157,120	577,480	4,000,000	Individuals	862	12/1/2019
463	67th & Main	Coalition for Responsible Community Development	6706 S. MAIN ST	9	9%	52	26	13	25	1	29,493,693	567,186	2,080,000	Veterans and Homeless Youth	272	1/1/2020
435	Depot at Hyde Park	GTM Holdings, LLC	6527-6531 Crenshaw Blvd.	8	4%	43	33	17	9	1	22,989,004	534,628	960,000	Individuals and Family	222	1/1/2019
SUBTOTAL (AVERAGE)						373	289	145	79	5	202,709,442	2,179,814	11,040,000			

STAFF REPORT
As of: September 13, 2018

923-937 Kenmore Avenue
923,931,937 S. Kenmore Avenue, Los Angeles, CA 90006

New Construction
Council District 10

PROJECT DESCRIPTION

923-937 Kenmore Avenue is located in Koreatown and will include acquisition of a 20,000 square foot lot which is currently the site of three vacant duplexes. The development will involve new construction of 75 units (74 PSH, 1 Managers) in one multifamily building totaling 61,800 square feet, with tuck-under parking located at-grade. The existing site contains three vacant duplexes that will be demolished prior to construction start. The preliminary design of the project includes an interior common area on the ground floor totaling over 7,100 square feet and includes a mix of offices, community rooms for classes, crafts, conferences, a gym, and other community activity space. On floors two through six, the northwest corner of the property was designed to include an open courtyard that includes a walking path, community gardens, as well as a seating area. The project sponsors are Domus LLC and Koreatown Youth and Community Center.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

At present, the property is owned privately by SWW Investment LLC. The proposed ownership structure will be a Limited Partnership, with Community Resident Services acting as the Managing General Partner (0.051%), Domus Development acting as the Administrative General Partner (0.049%), and a to-be-determined tax credit investor acting as the Limited Partner (99.9%).

1. Domus LLC as Administrative General Partner (0.049%)
2. Community Resident Services, Inc. as Managing General Partner (0.051%)
3. Limited Partner, who has yet to be determined (99.99%)

POPULATION SERVED

The population served will homeless and chronically homeless senior citizens.

AFFORDABILITY STRUCTURE

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH	
					PSH Funded	Non-PSH Funded
Studio	40			40	40	
1 Bedroom	34		1	35	34	
2 Bedroom						
3 Bedroom						
Total	74	-	1	75	74	-

PERMANENT FUNDING SOURCES

Source	Amount
HCIDLA - HHH PSH	16,000,000
HCIDLA - HHH Non PSH	-
4% TCAC Equity	12,187,796
Conventional Loan	5,720,407
GP Equity	1,629,874
Deferred Dev. Fee	413,596
LACDC	3,000,000
AHP	1,080,000
Total	<u>\$ 40,031,673</u>

JOBS SUPPORTED

Number of jobs supported through the construction financing of these projects. These jobs may be new or existing jobs.

Total Jobs Supported, by category		<u>Construction Costs</u>	
		<u>Direct Effect on Jobs Multiplier</u>	0.000006
TDC	\$ 40,031,673	# of Jobs Directly Supported	<u>201</u>
Land Acquisition	\$ 6,550,000		
		<u>Indirect Effect on Jobs Multiplier</u>	0.0000024
		# of Jobs Indirectly Supported	<u>80</u>
Net Development Costs	<u>\$ 33,481,673</u>		
		<u>Induced Effect on Jobs Multiplier</u>	0.0000022
		# of Jobs Induced	<u>74</u>
		Total Jobs Supported by Project	<u>355</u>
		(excluding Cost of Land Acquisition only)	

FUNDING RECOMMENDATION

A HCIDLA funding commitment of up to \$16,000,000 is recommended. HHH funds will represent \$216,216 per unit and 40% of the total development cost. The HHH funding is leveraged with an LACDC loan, Conventional Bank loan, AHP loan and tax credit equity.

CONSTRUCTION TIMELINE

Construction is currently estimated to start on September 2019, and be completed by January 2021.

STAFF REPORT
As of: September 13, 2018

1141-1145 Crenshaw Boulevard
1141 Crenshaw Boulevard, Los Angeles, CA 90019

New Construction
Council District 10

PROJECT DESCRIPTION

The 1141-1145 Crenshaw Boulevard project will consist of 43 residential units (42 PSH units, 1 Managers unit) in the Koreatown area of Los Angeles. The project entails the acquisition of a 15,500 square foot surface parking lot for the new construction of a multifamily structure totaling approximately 41,000 square feet, with one level of underground parking. Since the existing site is a surface parking lot there will be no demolition or relocation costs. The preliminary design of the project includes an interior common area on the ground floor and a mix of offices, classrooms, and community activity spaces. In addition, there will be ample outdoor recreational space with a central courtyard at the center of the property as well as a rear yard. The rear yard was designed with consideration to the single-family homes that are adjacent to the western edge of the site, allowing for a buffer zone and increased privacy to the homeowners. The project sponsors are Domus, LLC and Koreatown Youth and Community Center.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The proposed ownership structure will be a Limited Partnership, with Koreatown Youth & Community Center acting as the Managing General Partner (0.051%), Domus Development, LLC acting as the Administrative General Partner (0.049%), and a to-be-determined tax credit investor acting as the Limited Partner (99.9%).

1. Domus Development, LLC as the Administrative General Partner (0.049%)
2. Koreatown Youth & Community Center as the Managing General Partner (0.051%)
3. Limited Partner, who has yet to be determined (99.99%)

POPULATION SERVED

The population served will be homeless and chronically homeless survivors of domestic violence & sex trafficking, individuals and families.

AFFORDABILITY STRUCTURE

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH	
					PSH Funded	Non-PSH Funded
Studio						
1 Bedroom	22		1	23	22	
2 Bedroom	16			16	16	
3 Bedroom	4			4	4	
Total	42	-	1	43	42	-

PERMANENT FUNDING SOURCES

Source	Amount
HCIDLA - HHH PSH	9,240,000
HCIDLA - HHH Non PSH	-
4% TCAC Equity	7,460,269
Conventional Loan	4,588,899
GP Equity	27,936
Deferred Dev. Fee	356,248
LACDC	2,000,000
AHP	730,000
Total	<u>\$ 24,403,352</u>

JOBS SUPPORTED

Number of jobs supported through the construction financing of these projects. These jobs may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
		<u>Direct Effect on Jobs Multiplier</u>	0.000006
TDC	\$ 24,403,352	# of Jobs Directly Supported	<u>125</u>
Land Acquisition	\$ 3,540,000		
		<u>Indirect Effect on Jobs Multiplier</u>	0.0000024
		# of Jobs Indirectly Supported	<u>50</u>
Net Development Costs	<u>\$ 20,863,352</u>		
		<u>Induced Effect on Jobs Multiplier</u>	0.0000022
		# of Jobs Induced	<u>46</u>
		Total Jobs Supported by Project	<u>221</u>
		(excluding Cost of Land Acquisition only)	

FUNDING RECOMMENDATION

A HCIDLA funding commitment of up to \$9,240,000 is recommended. HHH funds will represent \$220,000 per unit and 37.9% of the total development cost. The HHH funding is leveraged with an AHP loan, Conventional Bank loan, LACDC loan and tax credit equity.

CONSTRUCTION TIMELINE

Construction is currently estimated to start on September 2019, and be completed by January 2021.

Prepared: Los Angeles Housing and Community Investment Department

STAFF REPORT
As of: September 13, 2018

Talisa Apartments
9502 Van Nuys Boulevard, Los Angeles, CA 91402

New Construction
Council District 6

PROJECT DESCRIPTION

The Talisa Apartments project will consist of the new construction of 49 residential units (48 PSH units, 1 Managers unit) in a multifamily building totaling over 50,000 square feet with one level of underground parking, intended for survivors of domestic violence and sex trafficking. The proposed development will have an interior common area of over 5,000 square feet that includes a mix of offices, classrooms, a computer lab and community activity space. Central to the development is a courtyard with trees that opens to the sky, surrounded by a patio, community garden, tot lot and gathering areas throughout that encourages quiet reflection and a sense of tranquility in the middle of the city. There are currently three structures on the site, occupied by four auto-related commercial tenants and one residential tenant that will require permanent relocation. A relocation consultant has been engaged as part of the development team and expenses budgeted. The developer will acquire the property as-is, execute on the relocation plan for existing tenants and then demolish the three existing structures. The project sponsors are Domus GP LLC and L.A. Family Housing Corporation who will act as managing general partner and supportive service provider.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

Currently the site is owned by Convex Enterprises, LLC. Upon close of escrow, the property will be owned by 9502 Van Nuys, L.P. (Limited Partnership). The Limited Partnership will be comprised of LA Family Housing (0.51% - Managing General Partner), Domus GP LLC (0.49% - Administrative General Partner) and a To Be Named Limited Partner (99.90% - Tax Credit Equity Investor). The ownership structure will consist of the following:

1. Domus GP LLC as Administrative General Partner (0.049%)
2. LA Family Housing Corporation as Managing General Partner (0.051%)
3. Limited Partner, who has yet to be determined (99.9%)

POPULATION SERVED

The population served will be homeless and chronically homeless survivors of domestic violence & sex trafficking, individuals and families.

AFFORDABILITY STRUCTURE

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH	
					PSH Funded	Non-PSH Funded
Studio						
1 Bedroom	5			5	5	
2 Bedroom	30			30	30	
3 Bedroom	13		1	14	13	
Total	48	-	1	49	48	-

PERMANENT FUNDING SOURCES

Source	Amount
HCIDLA - HHH PSH	10,560,000
HCIDLA - HHH Non PSH	-
4% TCAC Equity	9,443,145
Conventional Loan	6,171,446
GP Equity	549,968
Deferred Dev. Fee	253,665
FHLB - AHP	480,000
LACDC	2,000,000
Total	\$ <u>29,458,224</u>

JOBS SUPPORTED

Number of jobs supported through the construction financing of these projects. These jobs may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
		<u>Direct Effect on Jobs Multiplier</u>	0.000006
TDC	\$ 29,458,224	<u># of Jobs Directly Supported</u>	<u>147</u>
Land Acquisition	\$ 5,000,000		
		<u>Indirect Effect on Jobs Multiplier</u>	0.0000024
		<u># of Jobs Indirectly Supported</u>	<u>59</u>
Net Development Costs	<u>\$ 24,458,224</u>		
		<u>Induced Effect on Jobs Multiplier</u>	0.0000022
		<u># of Jobs Induced</u>	<u>54</u>
		<u>Total Jobs Supported by Project</u>	<u>259</u>
		(excluding Cost of Land Acquisition only)	

FUNDING RECOMMENDATION

A HCIDLA funding commitment of up to \$10,560,000 is recommended. HHH funds will represent \$220,000 per unit and 35.8% of the total development cost. The HHH funding is leveraged with an AHP loan, Conventional Bank loan, LACDC loan and tax credit equity.

CONSTRUCTION TIMELINE

Construction is currently estimated to start on November 2019, and be completed by February 2021.

Prepared: Los Angeles Housing and Community Investment Department

STAFF REPORT
As of: September 13, 2018

BERENDO SAGE APARTMENTS
1035 S. Berendo Street, Los Angeles, CA 90006

New Construction
Council District 1

PROJECT DESCRIPTION

Located at 1035 S. Berendo Street in the Koreatown/Pico-Union neighborhoods of Los Angeles. The developer, West Hollywood Community Housing Corporation (WHCHC) is proposing to develop the Berendo Sage Apartments as an affordable, new-construction housing development. The project site is 11,812 square feet, and consists of two vacant City-owned lots, 1035 S. Berendo Street and 1037 S. Berendo Street. The former CRA/LA acquired the two single-family home sites (occupied until demolition in 2008), and upon dissolution, ownership was subsequently transferred to the City of Los Angeles. The developer has executed an Exclusive Negotiating Agreement and Term Sheet for the property with the Los Angeles Housing + Community Investment Department.

As proposed, the development project will consist of six stories with approximately 37,665 square feet. The project will feature a modern design consisting of forty-two (42) units, all with balconies, a community room with kitchen space, tenant open-space on the rooftop, laundry and computer room, and office space for the service provider and building manager. Approximately 14 parking spaces will be provided for the project in one below-grade level parking area. The projects' 42 units will be comprised of 21 permanent supportive housing (PSH) units designated for formerly-homeless individuals at 30% of the Area Median Income (AMI), 20 units designated for low-income households making up to 60% of AMI, and 1 unit reserved for a full-time onsite building Manager. The unit breakout is as follows: 8 studio units (30% AMI), 22 one-bedroom units (9 units at 30% AMI, and 13 at 60% AMI), 6 two-bedroom units (2 units at 30% AMI, 3 at 60% AMI, and 1 Manager's unit), 6 three-bedroom units (2 units at 30% AMI and 4 units at 60% AMI). The neighborhood has expressed a desire to see affordable homes available to low- and fixed-income households, so in addition to the 21 units reserved as PSH, the proposal stipulates the remaining 20 affordable units be set-aside for an inter-generational mix of low-income individuals, seniors, and families.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The property is currently owned by the City of Los Angeles. West Hollywood Community Housing Corporation (WHCHC) has executed an Exclusive Negotiating Agreement and a Term Sheet with the City. After completing a Disposition and Development Agreement with the City of Los Angeles to assume a long-term lease for the site and after all funding is awarded, the owner of the Project will be a To-Be-Formed Limited Partnership (LP). This LP will be a single-asset entity of which 99.99% will be owned by the Limited Partner, and 0.01% will be owned by the General Partner. WHCHC or an entity wholly controlled by WHCHC will serve as the General Partner. The LP will assume ownership of the long-term lease for the land, carry out the proposed development, and own and operate the completed building. The ownership structure will consist of the following:

1. Berendo Sage, LLC as General Partner (.01%)
2. Limited Partner to be formed (99.99%)

POPULATION SERVED

The population served will be persons with mental illness and homeless and/or chronically homeless, other homeless and low income families.

AFFORDABILITY STRUCTURE

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH	
					PSH Funded	Non-PSH Funded
Studio				8	8	
1 Bedroom	9	13		22	9	13
2 Bedroom	2	3	1	6	2	3
3 Bedroom	2	4		6	2	4
Total	13	20	1	42	21	20

PERMANENT FUNDING SOURCES

Source	Amount
HHH - PSH	4,620,000
HHH - Non-PSH	2,000,000
4% TCAC Equity	6,694,426
Conventional/Bank Financing	3,510,000
GP Equity	328,133
AHTF/County (LACDC)	4,260,000
AHP/FHLBSF	492,000
HCIDLA Land Loan	2,100,000
Deferred Dev. Fee	809,422
Total	\$ <u>24,813,981</u>

JOBS SUPPORTED

Number of jobs supported through the construction financing of these projects. These jobs may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
		<u>Direct Effect on Jobs Multiplier</u>	0.000006
TDC	\$ 24,813,981	<u># of Jobs Directly Supported</u>	<u>136</u>
Land Acquisition	\$ 2,100,000		
		<u>Indirect Effect on Jobs Multiplier</u>	0.0000024
		<u># of Jobs Indirectly Supported</u>	<u>55</u>
Net Development Costs	\$ <u>22,713,981</u>		
		<u>Induced Effect on Jobs Multiplier</u>	0.0000022
		<u># of Jobs Induced</u>	<u>50</u>
		Total Jobs Supported by Project	<u>241</u>
		(excluding Cost of Land Acquisition only)	

FUNDING RECOMMENDATION

An HCIDLA funding commitment of up to \$6,620,000 is recommended. In addition to HHH funding, the project is competing for TCAC funds. HHH funds will represent \$161,463 per unit, and 27% of the total development cost. The HCIDLA funding is leveraged with an AHP loan and tax credit equity.

CONSTRUCTION TIMELINE

Construction is currently estimated to start February 2020, and be completed by November 2021.

Prepared by: Los Angeles Housing and Community Investment Department

STAFF REPORT
As of: September 13, 2018

Deepwater
1424 Deepwater Avenue, Los Angeles, CA 90744

New Construction
Council District 15

PROJECT DESCRIPTION

The Deepwater site is located on Eubank Avenue north of Pacific Coast Highway in the Wilmington neighborhood of Los Angeles and is roughly 1.34 acres in size. The project will involve the new construction of a 3-story residential development with 50,866 square feet of floor area. It will provide 56 residential units (55 PSH Units, 1 Managers Unit) and roughly 2,520 square feet of community space. All units will be provided with kitchen appliances, a full bathroom, and air conditioning. There are 16 residential parking spaces and each resident will have a reserved long-term bike parking space. Common laundry facilities will be provided on the ground floor. Supportive services will be provided by The People Concern, an intensive case management service provider. The current site is comprised of vacant land and no units will be demolished. The project sponsors are LINC Community Development Corporation.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The site and building are currently owned by Warren Resources of California, Inc. The current owner will sell fee title for the site to a Limited Partnership with LINC Community Development Corporation as the sole Managing General Partner with majority voting rights of the Limited Partnership. The ownership structure will consist of the following:

1. LINC Community Development Corporation as Managing General Partner (0.01%)
2. Limited Partner, who has yet to be determined (99.99%)

POPULATION SERVED

The population served will be homeless and chronically homeless individuals and families.

AFFORDABILITY STRUCTURE

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH	
					PSH Funded	Non-PSH Funded
Studio						
1 Bedroom	55			55	55	
2 Bedroom			1	1		
3 Bedroom						
Total	55	-	1	56	55	-

PERMANENT FUNDING SOURCES

Source	Amount
HCIDLA - HHH PSH	12,100,000
HCIDLA - HHH Non PSH	-
4% TCAC Equity	7,895,417
Conventional Loan	5,356,028
GP Equity	850,471
LACDC	2,000,000
Accrued and Deferred Loan Interest	75,353
Total	\$ 28,277,269

JOBS SUPPORTED

Number of jobs supported through the construction financing of these projects. These jobs may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
		<u>Direct Effect on Jobs Multiplier</u>	0.000006
TDC	\$ 28,277,269	# of Jobs Directly Supported	<u>165</u>
Land Acquisition	\$ 750,000	<u>Indirect Effect on Jobs Multiplier</u>	0.0000024
		# of Jobs Indirectly Supported	<u>66</u>
Net Development Costs	\$ <u>27,527,269</u>	<u>Induced Effect on Jobs Multiplier</u>	0.0000022
		# of Jobs Induced	<u>61</u>
		Total Jobs Supported by Project	<u>292</u>
		(excluding Cost of Land Acquisition only)	

FUNDING RECOMMENDATION

A HCIDLA funding commitment of up to \$12,100,000 is recommended. HHH funds will represent \$220,000 per unit and 42.8% of the total development cost. The HHH funding is leveraged with an LACDC loan, Conventional Bank loan, GP equity and tax credit equity.

CONSTRUCTION TIMELINE

Construction is currently estimated to start on October 2019, and be completed by June 2021.

Prepared: Los Angeles Housing and Community Investment Department

STAFF REPORT
As of: September 13, 2018

Temple View
3200 W. Temple Street and 247 N. Dillon Street, Los Angeles, CA 90026

New Construction
Council District 13

PROJECT DESCRIPTION

The Temple View apartment is located in the Historic Filipino Town area. The project will involve the new construction of a 5-story mixed-use development that will consist of 59 residential units (58 PSH studios, 1 Managers Unit) and roughly 6,500 square feet of retail and commercial space located in two separate suites. The project will include acquisition, demolition of the existing improvements, and new construction. The existing site houses a single, commercial building that is occupied by the seller. The building will be demolished in its entirety. There are no existing residential units. All units will be provided with kitchen appliances, a full bathroom, and air conditioning. The project will provide nearly 2,000 square feet of indoor community space for the residents and nearly 1,500 square feet of outdoor common area. There will be 19 residential parking spaces and each resident will have a reserved long-term bike parking space. Common laundry facilities will be provided on each residential floor. Residents will be offered supported services that include case management, physical and mental health care, medication management, attendant care (as applicable), benefits assistance, substance use services, domestic violence services, and wellness and life skill interventions by The People Concern, the supportive service provider. The project sponsor is LINC Housing a California non-profit corporation.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The site and building are currently owned by Search to Involve Pilipino Americans (SIPA). SIPA will sell fee title for the site and building to a Limited Partnership with LINC Housing as the sole Managing General Partner with majority voting rights of the Limited Partnership.

1. LINC Housing Corporation as Managing General Partner (.01%)
2. Limited Partner, who has yet to be determined (99.99%)

POPULATION SERVED

The population served will be the homeless and chronically homeless individuals.

AFFORDABILITY STRUCTURE

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH	
					PSH Funded	Non-PSH Funded
Studio	58			58	58	
1 Bedroom						
2 Bedroom			1	1		
3 Bedroom						
Total	58	-	1	59	58	-

PERMANENT FUNDING SOURCES

Source	Amount
HHH - PSH	\$ 12,760,000
4% TCAC Equity	6,314,659
Conventional/Bank Financing	4,044,357
GP Equity	72,760
AGP Equity	400,000
Deferred Dev. Fee	106,000
Accrued and Deferred Soft Loan Interest	87,513
County - AHTF	5,000,000
Total	\$ 28,785,289

JOBS SUPPORTED

Number of jobs supported through the construction financing of these projects. These jobs may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
		<u>Direct Effect on Jobs Multiplier</u>	0.000006
TDC	\$ 28,785,289	# of Jobs Directly Supported	<u>161</u>
Land Acquisition	\$ 1,900,000		
		<u>Indirect Effect on Jobs Multiplier</u>	0.0000024
		# of Jobs Indirectly Supported	<u>65</u>
Net Development Costs	\$ <u>26,885,289</u>		
		<u>Induced Effect on Jobs Multiplier</u>	0.0000022
		# of Jobs Induced	<u>59</u>
		Total Jobs Supported by Project	<u>285</u>
		(excluding Cost of Land Acquisition only)	

FUNDING RECOMMENDATION

A HCIDLA funding commitment of up to \$12,760,000 is recommended. HHH funds will represent \$220,000 per unit and 44.3% of the total development cost. The HHH funding is leveraged with a County loan, Conventional loan and tax credit equity.

CONSTRUCTION TIMELINE

Construction is currently estimated to start on August 2019, and be completed by March 2021.

Prepared By: Los Angeles Housing and Community Investment Department

STAFF REPORT
As of: September 13, 2018

Grandview Apartments
714 S. Grand View Street, Los Angeles, CA 90057

New Construction
Council District 1

PROJECT DESCRIPTION

Grandview Apartments will entail the new construction of a 100-unit (54 PSH, 45 Affordable, 1 Managers unit) multifamily residential project on contiguous parcels located at 714 to 760 South Grand View Street in the Westlake area of Los Angeles. The project consists of 5 stories of residential use over a single partially subterranean parking level. The design of Grandview Apartments was inspired by the site's proximity to MacArthur Park, with its vibrant cultural surroundings and its stunning views of Downtown Los Angeles. The architecture is based on the notion of intimate courtyards and terraces to bring in natural light and landscaping. It is a cluster of dwelling units organized in a linear fashion that surround two courtyards. Its pedestrian approach to the building entrance is a gently sloped walkway lined with trees that culminate in a stepped landscaped forecourt. The unit mix includes 54 one bedroom, 28 two bedrooms, and 19 three bedrooms units. The site currently consists of 18 single story duplexes containing 36 one-bedroom /one-bath units. It is anticipated that 34 households must be permanently relocated. A relocation consultant has been engaged as part of the development team and expenses budgeted. These units will be demolished and replaced with 100 dwelling units consisting of 53 one-bedrooms, 28 two-bedrooms, and 19 three-bedroom units ranging from 600 – 1,100 square feet. The construction of Grandview Apartments will produce a net *gain* of 64 dwelling units. The project sponsor is Abode Communities. St. Joseph Center will be the supportive service provider.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

Grandview Apartments is currently owned by Grandview Apartments, Limited Partnership, whose general partner is Grandview Apartments GP, LLC, whose sole member is Abode Communities. The Limited Partnership's current limited partner is Abode Community Housing. At tax credit closing, Abode Community Housing will exit and will be replaced by a tax credit investor. The ownership structure will consist of the following:

1. Abode Community Housing as General Partner (0.01%)
2. Limited Partner, who has yet to be determined (99.99%)

POPULATION SERVED

The population served will be homeless and chronically homeless individuals, and, families and low income individuals and families.

AFFORDABILITY STRUCTURE

Unit Type	PSH		Mgrs.	Total	HHH	
	Total	Non-PSH (Affordable)			HHH PSH Funded	Non-PSH Funded
Studio						
1 Bedroom	34	19		53	34	19
2 Bedroom	20	7	1	28	20	7
3 Bedroom		19		19		19
Total	54	45	1	100	54	45

PERMANENT FUNDING SOURCES

HCIDLA - HHH PSH	7,560,000
HCIDLA - HHH Non PSH	4,440,000
4% TCAC Equity	23,976,653
Conventional Loan	5,135,060
GP Equity	100
AHP	1,358,140
LACDC	2,000,000
AHSC	15,000,000
Accrued/Deferred Interest	65,500
Total	\$ 59,535,453

JOBS SUPPORTED

Number of jobs supported through the construction financing of these projects. These jobs may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
		<u>Direct Effect on Jobs Multiplier</u>	0.000006
TDC	\$ 59,535,453	# of Jobs Directly Supported	<u>313</u>
Land Acquisition	\$ 7,350,000	<u>Indirect Effect on Jobs Multiplier</u>	0.000024
		# of Jobs Indirectly Supported	<u>125</u>
Net Development Costs	\$ <u>52,185,453</u>	<u>Induced Effect on Jobs Multiplier</u>	0.000022
		# of Jobs Induced	<u>115</u>
		Total Jobs Supported by Project	<u>553</u>
		(excluding Cost of Land Acquisition only)	

FUNDING RECOMMENDATION

A HCIDLA funding commitment of up to \$12,000,000 is recommended. HHH funds will represent \$120,000 per unit and 20.2% of the total development cost. The HHH funding is leveraged with an LACDC loan, Conventional Bank loan, AHP loan, AHSC loan and tax credit equity.

CONSTRUCTION TIMELINE

Construction is currently estimated to start on December 2020, and be completed by March 2022.

Prepared: Los Angeles Housing and Community Investment Department

STAFF REPORT
As of: September 13, 2018

MAIN STREET APARTMENTS
5501 S. Main Street, Los Angeles, CA 90037

New Construction
Council District 9

PROJECT DESCRIPTION

Located on the southwest corner of 55th Street and Main Street, Main Street Apartments will be new construction of a 5-story multi use affordable housing structure, with 63,435 square feet of building area including community space on the ground floor, and parking on grade.

As proposed, the project will consist of four floors of affordable housing, comprised of studio, one- and two bedroom units, fifty-seven (57) units total. Of those, fifty-six will be affordable, and one (1) unit will be reserved as the manager's unit. The unit breakout is as follows: Four of the stories will have residential units with 42 studio units and 14 two-bedroom one-bath units of permanent supportive housing for homeless individuals, chronically homeless veterans, and homeless families and a one-bedroom manager's unit. (56 Homeless: 14 are 2 beds at 50% AMI, 42 are vets w/studio units at 30% AMI (21 of 42 units at 30% will be Chronically Homeless))

In addition to the four stories of residential units, the ground floor will consist of 1,500 square feet of public community office space to be occupied by a community non-profit company. Site amenities will include fully furnished units, a community room, a residential courtyard, roof terraces, bike storage, covered parking, and laundry facilities. There will also be 3 office spaces for supportive services and case management for the tenants.

The new construction project consists of 2 side-by-side lots that currently house several commercial buildings (auto repair shop, mechanic workshop, and dispensary) that will require demolition. The development team will take all required steps involved with informing and relocating each business.

The project site is currently in escrow with a third party seller who has executed a PSA. Closing will occur with full entitlement and financing for the project.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

A purchase sale agreement has been executed between a third party seller and Highridge Costa Development Company. Upon closing, the land will be transferred to a partnership owned and controlled by WCH or an affiliate as its managing general partner. Highridge Costa Development Company will provide all financial guarantees and take part in the ownership structure as an administrative general partner. Victoria Capital or an assignee will be the 99.99% limited partner. The ownership structure will consist of the following:

1. Western Community Housing, Inc. Managing General Partner (.005%)
2. Highridge Costa Development Company, LLC as Administrative (.005%)
3. Victoria Capital, LLC as Limited Partner (99.99%)

POPULATION SERVED

The population served will be homeless and/or chronically homeless veterans and families.

AFFORDABILITY STRUCTURE

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH	
					PSH Funded	Non-PSH Funded
Studio	42			42	42	
1 Bedroom			1	1		
2 Bedroom	14			14	14	
3 Bedroom						
Total	56	-	1	57	56	-

PERMANENT FUNDING SOURCES

Source	Amount
HHH - PSH	\$ 10,640,000
4% TCAC Equity	11,798,379
Conventional/Bank Financing	7,213,565
AHP/FHLBSF	2,000,000
Deferred Dev. Fee	1,172,563
Total	<u>\$ 32,824,507</u>

JOBS SUPPORTED

Number of jobs supported through the construction financing of these projects. These jobs may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
		<u>Direct Effect on Jobs Multiplier</u>	0.000006
TDC	\$ 32,824,507	# of Jobs Directly Supported	<u>178</u>
Land Acquisition	\$ 3,080,000		
		<u>Indirect Effect on Jobs Multiplier</u>	0.0000024
		# of Jobs Indirectly Supported	<u>71</u>
Net Development Costs	\$ <u>29,744,507</u>		
		<u>Induced Effect on Jobs Multiplier</u>	0.0000022
		# of Jobs Induced	<u>65</u>
		Total Jobs Supported by Project	<u>315</u>
		(excluding Cost of Land Acquisition only)	

FUNDING RECOMMENDATION

A HCIDLA funding commitment of up to \$10,640,000 is recommended (the project is eligible for up to \$12,320,000). The project is competing for TCAC funds. HHH funds will represent \$190,000 per unit and 32.4% of the total development cost. The HCIDLA funding is leveraged with an AHP loan and tax credit equity.

CONSTRUCTION TIMELINE

Construction is currently estimated to start October 2019, and be completed by June 2021.

Prepared by: Los Angeles Housing and Community Investment Department

STAFF REPORT
As of: September 13, 2018

Montecito II Senior Housing
6668 W. Franklin Avenue, Los Angeles, CA 90028

New Construction
Council District 13

PROJECT DESCRIPTION

The Montecito II Senior Housing will involve new construction of a 6-story development that will consist of 64 residential units (32 PSH units, 31 Affordable units and 1 Managers unit). Montecito II Senior Housing will be built next to the existing Montecito Senior Housing Apartments, which Thomas Safran & Associates converted from an upscale, art deco hotel to 116 units of affordable senior housing in the 1980's. The site for Montecito II is currently owned by Montecito Apartments Housing LP, which is controlled by Thomas Safran and Associates. The site is vacant and currently used as open space for the neighboring Montecito Seniors. Montecito II Senior Housing will feature approximately 1,300 square feet of indoor community space with a TV and seating area, a computer room, a lobby, a room for services, restrooms, and laundry facilities. The project will also have well-designed outdoor space, including a 500 square foot roof deck and 2,900 square foot podium space, as well as a 1,300 square foot central existing courtyard integrating Montecito II Senior Housing with Montecito Apartments.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The parcel is currently owned by Montecito Apartments Housing LP, which is controlled by Thomas Safran and Associates. Montecito II Senior Housing LP will acquire the land for \$0. The Administrative General Partner of the Montecito II Senior Housing LP is Montecito II Senior Housing LLC (0.0051%) and its sole member is Thomas L. Safran. Housing Corporation of America will be admitted to the partnership at the time of close as the Managing General Partner. Montecito II Senior Housing LLC will remain the Administrative General Partner. The Partnership will admit a tax credit equity investor (the 99.99% Investor Limited Partner) at a later date.

Thomas Safran & Associates Development, Inc. will be the Managing Member of the Administrative General Partner. Thomas L. Safran is the Chairman, 100% owner and Sole Director of Thomas Safran & Associates Development, Inc. Andrew D. Gross is the President of Thomas Safran & Associates Development, Inc. The ownership structure will consist of the following:

1. Montecito II Senior Housing LL as Administrative General Partner (0.0051%)
2. Housing Corporation of America as the Managing General Partner (0.0049%)
3. Limited Partner, who has yet to be determined (99.99%)

POPULATION SERVED

The population served will be homeless and chronically homeless senior citizens.

AFFORDABILITY STRUCTURE

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH	
					HHH PSH Funded	Non-PSH Funded
Studio	14	14		28	14	14
1 Bedroom	18	17	1	36	18	17
2 Bedroom						
3 Bedroom						
Total	32	31	1	64	32	31

PERMANENT FUNDING SOURCES

Source	Amount
HCIDLA - HHH PSH	7,040,000
HCIDLA - HHH Non PSH	3,100,000
HCIDLA - HOME	2,954,860
4% TCAC Equity	13,928,989
Conventional/Bank Loan	5,950,000
Deferred Dev. Fee	1,148,750
FRLB - AHP	630,000
Deferred Interest on Soft Loan	611,075
Total	\$ 35,363,674

JOBS SUPPORTED

Number of jobs supported through the construction financing of these projects. These jobs may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
		<u>Direct Effect on Jobs Multiplier</u>	0.000006
TDC	\$ 35,363,674	# of Jobs Directly Supported	<u>212</u>
Land Acquisition	\$ -	<u>Indirect Effect on Jobs Multiplier</u>	0.0000024
		# of Jobs Indirectly Supported	<u>85</u>
Net Development Costs	\$ <u>35,363,674</u>	<u>Induced Effect on Jobs Multiplier</u>	0.0000022
		# of Jobs Induced	<u>78</u>
		Total Jobs Supported by Project	<u>375</u>
		(excluding Cost of Land Acquisition only)	

FUNDING RECOMMENDATION

A HCIDLA funding commitment of up to \$10,140,000 is recommended. HHH funds will represent \$160,952 per unit and 28.7% of the total development cost. The HHH funding is leveraged with an HCIDLA Home loan, Conventional Bank loan, AHP loan and tax credit equity.

CONSTRUCTION TIMELINE

Construction is currently estimated to start on August 2019, and be completed by August 2021.

Prepared by: Los Angeles Housing and Community Investment Department

STAFF REPORT
As of: September 13, 2018

RESEDA THEATER SENIOR HOUSING
7221 N. Canby Avenue, Los Angeles, CA 91335

New Construction
Council District 3

PROJECT DESCRIPTION

The site area for the Reseda Theater Senior Housing residential development is a 0.25-acre (11,025 sq. ft.) rectangular lot, located Northeast of the intersection of Canby Ave. and Sherman Way, and is currently owned by the City of Los Angeles. The property is framed by alleyways and retail businesses on its South and West perimeter, and sits adjacent to a parking lot to its North. There are no buildings or units to be demolished at the site. The proposed new construction will consist of a 4-story building featuring 26 units of affordable housing, serving seniors aged 62 and older. The property is currently vacant, so will not require tenant relocation. The Reseda Theater Senior Housing is part of a larger development that includes rehab of the iconic but vacant Reseda Theater, which upon rehabilitation, will be owned and operated by Laemmle Theaters. The Reseda Theatre area will serve as a destination point for entertainment, and catalyst for the local business community. The developer anticipates that renovation of the iconic Reseda Theatre will in turn reactivate Sherman Way, and boost business activity along the commercial corridor. Additionally, it is believed that the project will enhance the pedestrian environment, promote lively cultural activities and give residents a safe, newly restored theatre and upbeat entertainment environment.

Of the 26 units to be constructed, half (13 units) will be set aside as permanent supportive housing for formerly homeless and chronically homeless seniors. A minimum of 50% of the permanent supportive units will serve individuals disabled with special needs who are chronically homeless. In accordance with federal and local guidelines, residents of the 13 PSH units (funded with HHH monies) will be referred via the CES process.

The total unit mix includes 24 one-bedrooms, 1 two-bedroom, and 1 one-bedroom manager's unit. Each unit will have a refrigerator, an oven and stove, carpet, window coverings, air conditioning and heating, cable and internet hook-ups. One-bedroom units will range from approximately 500 to 660 sq. ft.; 2-bedroom units will be approximately 940 sq. ft. The project will feature approximately 1,990 sq. ft. of indoor community space with a TV viewing and seating area, a computer room, lobby, gym, restrooms, laundry facilities and all floors will be served by an elevator. The project will also have well-designed outdoor space, including a 1,300 sq. ft. main courtyard with landscaped areas and pathways, and will provide access to designated onsite and offsite vehicle and bicycle surface parking.

Reseda Theater Senior Housing will offer onsite comprehensive supportive services for all residents. People Assisting the Homeless ("PATH") will be the primary services provider, working in collaboration with the Los Angeles County Department of Health Services ("DHS") and Thomas Safran & Associates' resident services division ("TSA Resident Services"). The DHS will directly subsidize PATH's case management services.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The site is currently owned by the City of Los Angeles. The applicant, Reseda Theater Senior Housing LP, has executed an Exclusive Negotiating Agreement (ENA) with the City to redevelop the site into a mixed-use urban in-fill development with affordable housing on the vacant lot and ground floor retail at the original Reseda Theater along Sherman Way.

The General Partner of the Reseda Theater Senior Housing LP is currently Reseda Theater Senior Housing LLC, and its sole member is Thomas L. Safran. Housing Corporation of America will be admitted to the partnership at the time of close as the Managing General Partner. Reseda Theater Senior Housing LLC will remain the Administrative General Partner. The Partnership will admit a tax credit equity investor (the Investor Limited Partner) at a later date. The ownership structure will consist of the following:

1. Reseda Theater Senior Housing LLC as Administrative General Partner (.0051%)
2. Housing Corporation of America as Managing General Partner (.0049%)
3. Limited Partner to be formed (99.98%)

POPULATION SERVED

The population served will be homeless and chronic homeless senior citizens and low income seniors.

AFFORDABILITY STRUCTURE

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH	
					PSH Funded	Non-PSH Funded
Studio						
1 Bedroom	13	11		24	13	11
2 Bedroom		1	1	2		1
3 Bedroom						
Total	13	12	1	26	13	12

PERMANENT FUNDING SOURCES

Source	Amount
HHH PSH	2,860,000
HHH Non PSH	1,200,000
4% TCAC Equity	3,231,481
Conventional/Bank Financing	2,449,000
AHP/FHLBSF	400,000
HCIDLA Land Loan	1,200,000
Deferred Dev. Fee	342,068
Total	<u>\$ 11,682,549</u>

JOBS SUPPORTED

Number of jobs supported through the construction financing of these projects. These jobs may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
		<u>Direct Effect on Jobs Multiplier</u>	0.000006
TDC	\$ 11,682,549	# of Jobs Directly Supported	<u>63</u>
Land Acquisition	\$ 1,210,000		
		<u>Indirect Effect on Jobs Multiplier</u>	0.0000024
		# of Jobs Indirectly Supported	<u>25</u>
Net Development Costs	\$ <u>10,472,549</u>		
		<u>Induced Effect on Jobs Multiplier</u>	0.0000022
		# of Jobs Induced	<u>23</u>
		Total Jobs Supported by Project	<u>111</u>
		(excluding Cost of Land Acquisition only)	

FUNDING RECOMMENDATION

A HCIDLA funding commitment of up to \$4,060,000 is recommended (HHH PSH - \$2,860,000, HHH Non-PSH \$1,200,000). The project is competing for TCAC funds. HHH funds will represent \$169,167 per unit (line 437 shows \$449,329 per unit) and 34.8% of the total development cost. The HCIDLA funding is leveraged with 4% Tax Credit equity and AHP funds.

CONSTRUCTION TIMELINE

Construction is currently estimated to start August 2019, and be completed by December 2020.

Prepared by: Los Angeles Housing and Community Investment Department

STAFF REPORT
As of: September 13, 2018

The Pointe on La Brea
843 N. La Brea Avenue, Los Angeles, CA 90038

New Construction
Council District 5

PROJECT DESCRIPTION

The Pointe on La Brea will be new construction of 50 units consisting of 49 studio apartments and 1 two bedroom manager's unit. All 49 of the units will be permanent supportive housing designated for homeless individuals and chronically homeless individuals. The site is located in the Fairfax district at 843 N. La Brea Avenue, a high resource area as confirmed by the Opportunity Mapping. The project entails the demolition of a commercial structure that currently operates as an automotive repair shop. The site is commercially zoned that allows for multifamily residential uses. Due to the historical auto uses of the site, the Phase II Environmental Review recommends a chemically treated vapor barrier on the ground floor which cost will be included in the construction budget. The Point at La Brea will be a five story structure (4 story Type 5-A over a Podium Level 1-A) with the ground floor containing offices and most community spaces; the housing units will be located on the 2nd to 5th stories. There will be 5 parking stalls which is consistent with transit oriented community guidelines. The project was designed to pursue LEED certification with an intention to receive a Gold Rating. Site amenities will include: elevator, community room, public open spaces including a 2nd floor courtyard and rooftop deck, case management offices, a community kitchen, on-site laundry and bicycle storage. The community room will be 1,015 square feet and will be used for community activities, training opportunities and health and well-being classes. The supportive service provider will be LifeSteps.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The project sponsor is EAH, Inc., a California non-profit public benefit corporation. EAH Inc is in escrow to purchase the property from the present owners of the site. EAH intends to acquire the site with a to-be-formed, single member LLC. Prior to construction close, a limited partnership will be formed to develop and own the site in which EAH or an affiliated entity is the general partner and a tax credit investor is the limited partner. The ownership structure will consist of the following:

1. Pointe on La Brea EAH, LLC (.01%)
2. Limited Partner, who has yet to be determined (99.99%)

POPULATION SERVED

The population served will be 100% homeless and chronic homeless individuals.

AFFORDABILITY STRUCTURE

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non- PSH Funded
Studio	49	0		49	49	0
1 Bedroom						
2 Bedroom			1	1		
3 Bedroom						
Total	49	0	1	50	49	0

PERMANENT FUNDING SOURCES

Source	Amount
HHH - PSH	\$10,780,000
4% TCAC Equity	\$7,586,832
County of Los Angeles Loan	\$5,000,000
Conventional/ Bank Financing	\$2,309,176
CDLAC Refund	\$66,455
Deferred Developer Fee	\$42,911
Total	<u>\$25,785,374</u>

JOBS SUPPORTED

Number of jobs supported through the construction financing of these projects. These jobs may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
		Direct Effect on Jobs Multiplier	
TDC	\$25,785,374	# of Jobs Directly Supported	124
Land Acquisition	\$5,200,000	Indirect Effect on Jobs Multiplier	0.0000024
		# of Jobs Indirectly Supported	49
Net Development costs	<u>\$20,585,374</u>	Induced Effect on Jobs Multiplier	0.0000022
		# of Jobs Induced	45
		Total Jobs Supported by Project	218
		(excluding Cost of Land Acquisition only)	

FUNDING RECOMMENDATION

A HCIDLA funding commitment of up to \$10,780,000 is recommended. The project will apply to CDLAC/TCAC for 4% tax exempt bond funding. HHH funds will represent \$ \$220,000 per unit and 42% of the total development cost. The HHH funding is leveraged with 4% tax credit equity and a County of Los Angeles loan.

CONSTRUCTION TIMELINE

Construction is currently estimated to start in October 2019 and anticipated to be completed by March 2021.

Prepared by: Los Angeles Housing and Community Investment Department

STAFF REPORT
As of: September 13, 2018

South Main Street Apartments
12003 S. Main Street, Los Angeles, CA 90061

New Construction
Council District 15

PROJECT DESCRIPTION

The South Main Street Apartment will involve the creation of a 5-story development that will consist of 62 residential units (61 PSH studios, 1 Managers Unit). The project will include acquisition, demolition of the existing improvements, and new construction. The existing structure includes 4 three-Bedroom units that are currently occupied by residential tenants. The relocation plan indicates that 4 households will be permanently relocated prior to demolition and construction start. The first level of the building will include approximately 1,150 square feet of community space for onsite supportive services with three case management offices, lounge area for case management staff, a dedicated service conference room/training space, onsite property management office, bicycle parking, residential lobby, computer room with workstations, mail area and laundry room. The project sponsor is Affirmed Housing Group, Incorporated. Homeless Healthcare Los Angeles will be the supportive services provider.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

Affirmed Housing Group, Inc., a Delaware for-profit corporation, will form a Limited Partnership (a TBD LP), which will own 100% of the affordable housing project, South Main Street Apartments. Affirmed Housing Group will initially own a 1% interest, and James Silverwood will own 99% of the Limited Partnership, as reflected in the future Limited Partnership Agreement. However, the proposed ownership will then change as follows. An Administrative General Partner will be formed to own 0.9% of the partnership, a Managing General Partner will be admitted to own 0.1% of the partnership and an Investment Limited Partner will be admitted to own 99% of the partnership at construction loan close. The Administrative General Partner will be an Affirmed Housing entity. The ownership structure will consist of the following:

1. Affirmed Housing Group, Inc. as Administrative General Partner (0.9%)
2. Managing General Partner, who has yet to be determined (.01%)
3. Limited Partner, who has yet to be determined (99%)

POPULATION SERVED

The population served will be homeless and chronically homeless individuals and families.

AFFORDABILITY STRUCTURE

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH	
					PSH Funded	Non-PSH Funded
Studio	45			45	45	
1 Bedroom	16			16	16	
2 Bedroom			1	1		
3 Bedroom						
Total	61	-	1	62	61	-

PERMANENT FUNDING SOURCES

Source	Amount
HHH - PSH	\$ 12,480,000
4% TCAC Equity	11,044,857
CCRC - Tranche B Loan	5,205,851
GP Equity	1,036,437
Total	\$ 29,767,145

JOBS SUPPORTED

Number of jobs supported through the construction financing of these projects. These jobs may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
		<u>Direct Effect on Jobs Multiplier</u>	0.000006
TDC	\$ 29,767,145	# of Jobs Directly Supported	<u>170</u>
Land Acquisition	\$ 1,475,000		
		<u>Indirect Effect on Jobs Multiplier</u>	0.0000024
		# of Jobs Indirectly Supported	<u>68</u>
Net Development Costs	\$ <u>28,292,145</u>		
		<u>Induced Effect on Jobs Multiplier</u>	0.0000022
		# of Jobs Induced	<u>62</u>
		Total Jobs Supported by Project	<u>300</u>
		(excluding Cost of Land Acquisition only)	

FUNDING RECOMMENDATION

A HCIDLA funding commitment of up to \$12,480,000 is recommended. HHH funds will represent \$204,590 per unit and 41.9% of the total development cost. The HHH funding is leveraged with a CCRC loan, GP Equity and tax credit equity.

CONSTRUCTION TIMELINE

Construction is currently estimated to start on November 2019, and be completed by May 2021.

Prepared By: Los Angeles Housing and Community Investment Department

STAFF REPORT
As of: September 13, 2018

Southside Seniors
1655 W. Manchester Avenue, Los Angeles, CA 90047

New Construction
Council District 8

PROJECT DESCRIPTION

Southside Seniors will be new construction of 50 housing units consisting of a mix of 31 one bedroom and 18 studio apartments with a one bedroom manager's unit. Thirty six (36) of the units will provide permanent supportive housing designated for homeless and chronically homeless senior citizens. The remaining 13 units will provide affordable housing for low income seniors.

The project will be built on an on-grade parking lot and will be a five story structure with the ground floor dedicated to commercial/retail space, ample parking on the ground and 2nd story with the housing units located on the 3rd to 5th stories. Site amenities will include: elevator, 1800 square feet of community space for gym, computer room, and other flexible space for supportive services that will open up to a courtyard with sitting areas and barbeque grill. The service provider will be St. Joseph's Center. The site will be ground leased between Southside Church of Christ and John Stanley, Inc. A portion of the capitalized ground lease payment will be put back into the project as a permanent funding source to pay for the two level parking structure.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The site is currently owned by Southside Church of Christ who has entered into a 3 year Option to Enter into a Ground Lease with John Stanley, Inc. The project will be owned and developed by a To Be Formed Limited Partnership. Innovative Housing Opportunities will act as the Managing General Partner, John Stanley, Inc. will act as the Administrative General Partner and Concerned Citizens Community Involvement will act as the General Partner. The ownership structure will consist of the following:

1. Innovative Housing Opportunities Inc. as Managing General Partner (.0034%)
2. John Stanley, Inc. as Administrative General Partner (.0033%)
3. Concerned Citizens Community Involvement as General Partner (.0033%)
4. Limited Partner, yet to be determined (99.99%)

POPULATION SERVED

The population served will be low income senior citizens and homeless and chronic homeless seniors.

AFFORDABILITY STRUCTURE

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH	HHH
					PSH Funded	Non- PSH Funded
Studio	14	4		18	14	4
1 Bedroom	22	9	1	32	22	9
2 Bedroom						
3 Bedroom						
Total	36	13	1	50	36	13

PERMANENT FUNDING SOURCES

Source	Amount
HHH (PHS)	\$7,920,000
HHH (Non –PHS)	\$1,400,000
4% TCAC Equity	\$7,506,287
Conventional/ Bank Financing	\$3,480,000
Deferred Developer Fee	\$1,195,620
Southside Church Parking	\$1,900,000
Total	<u>\$23,401,907</u>

JOBS SUPPORTED

Number of jobs supported through the construction financing of these projects. These jobs may be new or existing jobs.

Total Jobs Supported, by category		<u>Construction Costs</u>	
		<u>Direct Effect on Jobs Multiplier</u>	0.000006
TDC	\$23,401,907	# of Jobs Directly Supported	128
Land Acquisition	\$2,035,000		
		<u>Indirect Effect on Jobs Multiplier</u>	0.0000024
		# of Jobs Indirectly Supported	51
Net Development costs	<u>\$21,366,907</u>		
		<u>Induced Effect on Jobs Multiplier</u>	0.0000022
		# of Jobs Induced	47
		Total Jobs Supported by Project	226
		(excluding Cost of Land Acquisition only)	

FUNDING RECOMMENDATION

A HCIDLA funding commitment of up to \$9,320,000 is recommended (\$7,920,000 HHH PSH units and \$1,400,000 HHH Non PSH units). The project will apply to CDLAC/TCAC for 4% tax exempt bond financing. HHH funds will represent \$186,400 per unit and 39.8% of the total development cost. The HHH funding is leveraged with 4% tax credit equity and conventional financing only.

CONSTRUCTION TIMELINE

Construction is currently estimated to start on October 2019, and be completed by February 2021.

Prepared by: Los Angeles Housing and Community Investment Department

STAFF REPORT
As of: September 13, 2018

The Brine Residential
1829 N. Hancock Street, Los Angeles, CA 90031

New Construction
Council District 1

PROJECT DESCRIPTION

The Brine Residential will entail construction of 97 housing units consisting of 49 permanent supportive housing units and 47 units of affordable non-permanent supportive housing units and one manager's unit. This project, known as "The Brine", is located in the Lincoln Heights neighborhood of Los Angeles and comprises the entire block of parcels, minus one, bounded by North Main Street, Johnston Street, Alhambra Avenue and Hancock Street. It is associated with a larger mixed-use development. This residential portion of the project is a single phase. While the commercial portions of The Brine project will be constructed concurrently with the residential, all contracts will be with a separate commercial ownership entity utilizing a separate financing structure. The components of the commercial portion are a grocery store and a medical clinic with a therapeutic daycare center. The grocery store and medical clinic will be served by a two-story parking structure.

Five existing structures will be demolished on the Brine Residential site. These include 2 commercial buildings, 2 single family homes, and a duplex. The single family homes include 2 two-bedroom residences and the duplex is comprised of both a two-bedroom unit and a four-bedroom unit. Approximately 7 households must be permanently relocated. A relocation consultant has been engaged as part of the development team and expenses budgeted. The 97 new units will be comprised of 62 studios, 29 one bedrooms, and 6 two bedroom apartments.

The on-site services and amenities available to the residents will include, case management, education and classroom facilities, a community kitchen, a fitness center and gym, physical therapy services, indoor lounges and meeting rooms, along with the required common outdoor open space, bike storage, and green areas. The amenities will be located on the podium deck level, just above the ground floor grocery store. In addition, the residents will have access to the therapeutic day care facility and health clinic to be constructed on a portion of The Brine Commercial project. The supportive service provider will be VIP Mental Health Center, Inc. of Brine PSH, LLC.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The site consists of 6 parcels owned by 2 family trusts and an individual's living trust. Purchase and Sale Agreements have been entered between the sellers and Brine Residential, L.P.

The Brine, L.P., a Decro Corporation affiliate, was formed to own the commercial portions of the Brine project and serve as the QALICB of a New Market Tax Credit transaction for the commercial project. The Brine, L.P., intends to acquire the five investment parcels at the close of escrow which is scheduled for January 14, 2019. Brine Residential, L.P., the entity designated to be the owner and developer of the 97-unit affordable housing project, is in escrow to acquire the property at 1829 Hancock Street with escrow scheduled to close in late September 2018. In approximately November 2019 at the closing of a New Market Tax Credit transaction and after a tentative map has been approved by the City of Los Angeles for the residential condo portion of the project, the remaining pro-rata share (based on a ratio of residential to commercial square footage of the entire structure) of acquisition costs will be acquired by the Brine Residential, L.P. from The Brine, L.P. Brine

Residential, L.P. will be the eventual owner of all residential square footage, including lobbies, building access, units, second floor community amenities, and permanent supportive service areas. The ownership structure will consist of the following:

1. Decro Brine Residential, LLC as Co-Managing General Partner (0.0049%)
2. Brine PSH, LLC as Co-Managing Supportive Services General Partner (0.0051%)
3. Decro Corporation, as initial Limited Partner (99.99%)

POPULATION SERVED

The population served will be homeless and chronically homeless veterans, youth, senior citizens and survivors of domestic violence and sex trafficking. In addition low income families, senior citizens and veterans will be served.

AFFORDABILITY STRUCTURE

Unit Type	PSH		Mgrs.	Total	HHH	
	Total	Non-PSH (Affordable)			HHH PSH Funded	Non-PSH Funded
Studio	32	30		62	32	30
1 Bedroom	15	14	0	29	15	14
2 Bedroom	2	3	1	6	2	3
3 Bedroom						
Total	49	47	1	97	49	47

PERMANENT FUNDING SOURCES

Source	Amount
HCIDLA - HHH PSH	6,860,000
HCIDLA - HHH Non PSH	4,700,000
HCIDLA placeholder / State Tax Credits	3,774,769
4% TCAC Equity	15,321,787
State AHSC	6,900,000
Conventional/Bank Loan	4,940,932
Deferred Dev. Fee	2,324,199
Total	\$ 44,821,687

JOBS SUPPORTED

Number of jobs supported through the construction financing of these projects. These jobs may be new or existing jobs.

Total Jobs Supported, by category		<u>Construction Costs</u>	
		<u>Direct Effect on Jobs Multiplier</u>	0.000006
TDC	\$ 44,821,687	# of Jobs Directly Supported	<u>248</u>
Land Acquisition	\$ 3,509,936		
		<u>Indirect Effect on Jobs Multiplier</u>	0.0000024
		# of Jobs Indirectly Supported	<u>99</u>
Net Development Costs	\$ <u>41,311,751</u>		
		<u>Induced Effect on Jobs Multiplier</u>	0.0000022
		# of Jobs Induced	<u>91</u>
		Total Jobs Supported by Project	<u>438</u>
		(excluding Cost of Land Acquisition only)	

FUNDING RECOMMENDATION

A HCIDLA funding commitment of up to \$11,560,000 (\$6,860,000 for HHH PSH and \$4,700,000 HHH non-PSH) is recommended. HHH funds will represent \$120,417 per unit and 26% of the total development cost. The HHH funding is leveraged with tax credit equity, an AHSC loan and conventional financing.

CONSTRUCTION TIMELINE

Construction is currently estimated to start on November 2019, and be completed by May 2021.

STAFF REPORT
As of: September 13, 2018

Washington View
1912 S. Bonsallo Avenue, Los Angeles, CA 90007

New Construction & Rehabilitation
Council District 1

PROJECT DESCRIPTION

The Washington View site is located west of Washington and Figueroa approximately halfway between USC and the Staples Center. The project entails developing 92-units of Permanent Supportive Housing for senior citizens, aged 55 and older, who are homeless or chronically homeless or in need of affordable housing. The new construction will include 28 studio apartments, 63 one bedroom apartments and 1 one bedroom manager's unit. The site is approximately 1.2 acres in size and currently improved with a historic chapel, a masonry garage, and a surface parking lot. The chapel building which has a footprint of approximately 7,500 square feet will be rehabilitated and repurposed for a community room. The chapel building will also serve for public benefit uses such as a medical clinic and a pharmacy. The masonry garage will be demolished and the surface parking lot will be used as additional parking to supplement the subterranean garage. The architectural style is Spanish Mission Revival which has been approved by the local University Park HPOZ. The residential apartments will be comprised of 4 buildings. Three of the buildings will be 3 stories in height and the fourth building will be 2 stories in height.

All units will have energy-star rated refrigerator, gas-operated range, and microwave ovens. Ten percent of the units will be designed for the mobility impaired and 4% for the communication impaired residents. The development team is working with service provider HOPICS to determine an optimal mix of walk-in tubs and "zero-threshold" showers for units. The common areas will have a fully equipped laundry and drying facility. There will also be a 1,163 square foot community and reading room on the ground floor inside of the chapel building and a central courtyard to provide gathering or resting spaces. Light wells will provide light to units that might not otherwise receive their share of natural sunlight. There will be a breezeways connecting buildings as well as a central elevator. Other features include abundant bicycle parking as well as 4 electric vehicle charging stations. The site will be adorned with native plants, planters, and paving throughout to evoke a truly Spanish Mission Revival view.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The subject property is currently owned fee simple by the developer. The proposed ownership structure will be a typical tax-credit, single-asset entity Limited Partnership Structure. Western Pacific Housing, LLC and Las Palmas will each have 50% of the 0.01% ownership in the entire LP. The Limited Partner will own 99.9% of the Limited Partnership. The ownership structure will consist of the following:

1. Western Pacific Housing, LLC as General Partner (0.005%)
2. Las Palmas Housing and Development Corporation as Managing General Partner (0.005%)
3. To be formed Limited Partner (99.99%)

POPULATION SERVED

The population served will be homeless and chronically homeless senior citizens and low income senior citizens.

AFFORDABILITY STRUCTURE

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH	
					PSH Funded	Non-PSH Funded
Studio	28	0		28	28	0
1 Bedroom	46	17	1	64	46	17
2 Bedroom						
3 Bedroom						
Total	74	17	1	92	74	17

PERMANENT FUNDING SOURCES

Source	Amount
HCIDLA - HHH PSH	13,405,750
HCIDLA - HHH Non PSH	1,700,000
4% TCAC Equity	10,700,923
Conventional/Bank Loan	9,550,000
Deferred Dev. Fee	788,681
GP Equity	100
Total	\$ 36,145,454

JOBS SUPPORTED

Number of jobs supported through the construction financing of these projects. These jobs may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
		<u>Direct Effect on Jobs Multiplier</u>	0.000006
TDC	\$ 36,145,454	# of Jobs Directly Supported	<u>184</u>
Land Acquisition	\$ 5,500,000	<u>Indirect Effect on Jobs Multiplier</u>	0.0000024
		# of Jobs Indirectly Supported	<u>74</u>
Net Development Costs	<u>\$ 30,645,454</u>	<u>Induced Effect on Jobs Multiplier</u>	0.0000022
		# of Jobs Induced	<u>67</u>
		Total Jobs Supported by Project	<u>325</u>
		(excluding Cost of Land Acquisition only)	

FUNDING RECOMMENDATION

A HCIDLA funding commitment of up to \$15,105,750 (\$13,405,750 for HHH PSH and \$1,700,000 HHH non-PSH) is recommended. HHH funds will represent \$165,997 per unit and 42% of the total development cost. The HHH funding is leveraged with tax credit equity and conventional financing.

CONSTRUCTION TIMELINE

Construction is currently estimated to start on May 2019, and be completed by August 2020.

Prepared by: Los Angeles Housing and Community Investment Department

STAFF REPORT
As of September 13, 2018

Weingart Tower I - Re-Application for Additional HHH Funds
555 1/2 S. Crocker Street Los Angeles, CA 90013

New Construction
Council District 14

PROJECT DESCRIPTION

Weingart Tower I is the 134-unit portion of a project that will contain 278 total units. The project is a simultaneous project that consists of a single building that is bifurcated into two phases for financing purposes only. Weingart Tower II is the 144-unit portion of the project.

Weingart Tower I has submitted an additional funding request of \$4,000,000 for a total of \$16,000,000 of HHH Funds; the original request for \$12,000,000 was previously awarded in Round 2 of the 2017-2018 call for projects. The project's financing no longer proposes AHSC funds in the amount of \$10,990,000. In place of AHSC funding, the project will seek Los Angeles County funding (\$5,000,000 CDC and \$3,500,000 No Place Like Home) and other non-leveraging sources.

The Weingart Tower I, development is a portion of a single building that is owned by separate owners in the Skid Row area of downtown Los Angeles. The overall building will be new construction of an 18-story high rise designed in a striking modern style that meets or exceeds design standards of nearby market rate projects. The overall building will have a floor area of 172,274 square feet (from 164,070 in original application) and will incorporate a wide variety of sustainable "green" construction features and will have native, drought tolerant landscaping. The unit mix remains as previously submitted. It will have 134 units including 106 studio units and 2 one-bedroom units for homeless and chronically homeless individuals, 25 affordable one-bedroom units for low income households and 1 one-bedroom manager's unit.

The building's amenities include an elevator, resident counseling offices on the 18th floor and open space balconies on floors 6, 7, 12 and 13. The building will be equipped with a café, training rooms, classrooms, career center, computer room, fitness room, library, exterior garden courtyard and 194 bicycle parking spaces. The building will also offer a commercial grade kitchen serving 3 healthy meals (anticipated to be 3,000 meals daily) for residents and Weingart Center Association (WCA) clients and homeless persons in the Skid-Row area.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The project will be located on a portion of certain parcels owned by Weingart Center Association (WCA) as well as a portion of a site owned by the City. The WCA site consists of two parcels with APNs 5147-024-004 and 5147-024-024. The City-owned site consists of two parcels with APNs 5147-024-901 and 5147-024-900 for which there is an Owner Participation Agreement between WCA and the City as of March 2018. Through a Land Donation Agreement, also dated in March 2018, WCA will donate its parcel's and ultimately the former City Parcels to Weingart Tower I (and Weingart II).

The proposed owner and sponsor of this project is Weingart Tower LP, a limited partnership. The Managing General Partner (MGP) is WC Towers, LLC of which Weingart Center Association (WCA) is the sole and managing member and will be the supportive service provider. The Administrative General Partner (AGP) is CIC Weingart Tower, LLC of which Chelsea Investment Corporation (CIC) is the Manager. The Limited Partner is Sage Too Investment Corporation.

The ownership structure will consist of the following:

1. WC Towers, LLC as Managing General Partner (.01%)
2. CIC Weingart Tower, LLC as Administrative General Partner (.01%)
3. Sage Too Investment Corporation as Limited Partner (99.98%)

POPULATION SERVED

The population served will be homeless and chronic homeless veterans and individuals and low income individuals.

AFFORDABILITY STRUCTURE

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH	
					PSH Funded	Non-PSH Funded
Studio	106	0	0	106	106	0
1 Bedroom	2	25	1	28	27	0
2 Bedroom						
3 Bedroom						
Total	108	25	1	134	133	-

PERMANENT FUNDING SOURCES

Source	Amount
HHH PSH	\$16,000,000
4% TCAC Equity	\$25,469,670
Conventional/ Bank Financing	\$6,599,763
Developer Fee Contribution	\$6,017,029
County of Los Angeles Loan	\$5,000,000
LA Co. No Place Like Home Loan	\$3,500,000
Land Contribution/Note	\$1,718,058
AHP	\$1,330,000
Accrual of Soft Loan Interest	\$1,167,800
Deferred Developer Fee	\$187,361
Solar Equity	\$79,944
Total	\$ 67,069,625

JOBS SUPPORTED

Number of jobs supported through the construction financing of these projects. These jobs may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
		<u>Direct Effect on Jobs Multiplier</u>	0.000006
TDC	\$ 67,069,625	# of Jobs Directly Supported	<u>392</u>
Land Acquisition	\$ 1,718,058		
		<u>Indirect Effect on Jobs Multiplier</u>	0.000024
		# of Jobs Indirectly Supported	<u>157</u>
Net Development Costs	\$ <u>65,351,567</u>		
		<u>Induced Effect on Jobs Multiplier</u>	0.000022
		# of Jobs Induced	<u>144</u>
		Total Jobs Supported by Project	<u>693</u>
		(excluding Cost of Land Acquisition only)	

FUNDING RECOMMENDATION

An additional HCIDLA funding commitment of \$4,000,000 is recommended. This project was originally awarded \$12,000,000 in the 2017-2018 Call for Projects Round 2. With this additional \$4,000,000 the total HHH funding committed to this project shall not exceed \$16,000,000. The project will apply to CDLAC/TCAC for 4% Tax Exempt Bond. HCID funds will represent \$120,301 per unit (\$90,226 previously) and 24% of the total development cost (17.6% previously). The HCID funding is leveraged with Tax Credit Equity, a Los Angeles County loan, Los Angeles County No Place Like Home loan, and an AHP loan.

CONSTRUCTION TIMELINE

Construction is currently estimated to start on December 2019 and is anticipated to be completed by January 2021.

Prepared: By Los Angeles Housing and Community Investment Department

STAFF REPORT
As of September 13, 2018

Weingart Tower II - Re-Application for Additional HHH Funds
555 1/2 S. Crocker Street Los Angeles, CA 90013

New Construction
Council District 14

PROJECT DESCRIPTION

Weingart Tower II is the 144-unit portion of a project that will contain 278 total units. The project is a simultaneous project that consists of a single building that is bifurcated into two phases for financing purposes only. Weingart Tower I is the 134-unit portion of the project.

Weingart Tower II has submitted an additional funding request of \$4,000,000 for a total of \$16,000,000 in HHH Funds; the original request for \$12,000,000 was previously awarded in Round 2 of the 2017-2018 call for projects. Project financing has changed to increase proposed AHSC funding from \$10,990,000 to \$20,000,000, to eliminate AHP funds and now include Los Angeles County No Place Like Home funds in place CRA LA funds (HCID), plus changes in other non-leveraging sources.

The Weingart Tower II, development is a portion of a single building that is owned by separate owners in the Skid Row area of downtown Los Angeles. The overall building will be new construction of an 18-story high rise designed in a striking modern style that meets or exceeds design standards of nearby market rate projects. The overall building will have a floor area of 172,274 square feet (from 164,070 in original application) and will incorporate a wide variety of sustainable "green" construction features and will have native, drought tolerant landscaping. The unit mix remains as previously submitted. It will have 144 units including 122 studio units for homeless and chronically homeless individuals, 20 affordable one-bedroom units for low income households and 2 one-bedroom manager's units.

The building's amenities include an elevator, resident counseling offices on the 18th floor and open space balconies on floors 6, 7, 12 and 13. The building will be equipped with a café, training rooms, classrooms, career center, computer room, fitness room, library, exterior garden courtyard and 194 bicycle parking spaces. The building will also offer a commercial grade kitchen serving 3 healthy meals (anticipated to be 3,000 meals daily) for residents and Weingart Center Association (WCA) clients and homeless persons in the Skid-Row area.

The project sponsor is Weingart Tower II, LP. The service provider will be Weingart Center Association who has over thirty-five years of housing and supportive service experience to the homeless in the Skid Row area.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The project will be located on a portion of certain parcels owned by Weingart Center Association (WCA) as well as a portion of a site owned by the City. The WCA site consists of two parcels with APNs 5147-024-004 and 5147-024-024. The City-owned site consists of two parcels with APNs 5147-024-901 and 5147-024-900 for which there is an Owner Participation Agreement between WCA and the City as of March 2018. Through a Land Donation Agreement, also dated in March 2018, WCA will donate its parcel's and ultimately the former City Parcels to Weingart Tower II (and Weingart Tower I).

The proposed owner and sponsor of this project is Weingart Tower II LP, a limited partnership. The Managing General Partner (MGP) is WC Towers II, LLC of which Weingart Center Association (WCA) is the sole and managing member and will be the supportive service provider. The Administrative General Partner (AGP) is CIC

Weingart Tower II, LLC of which Chelsea Investment Corporation (CIC) is the Manager. The Limited Partner is Sage Too Investment Corporation.

The ownership structure will consist of the following:

1. WC Towers II, LLC as Managing General Partner (.01%)
2. CIC Weingart Tower II, LLC as Administrative General Partner (.01%)
3. Sage Too Investment Corporation as Limited Partner (99.98%)

POPULATION SERVED

The population served will be homeless and chronic homeless individuals and low income individuals.

AFFORDABILITY STRUCTURE

Unit Type	PSH		Mgrs.	Total	HHH	
	Total	Non-PSH (Affordable)			PSH Funded	Non-PSH Funded
Studio	122	0	0	122	122	0
1 Bedroom	0	20	2	22	20	0
2 Bedroom						
3 Bedroom						
Total	122	20	2	144	142	-

PERMANENT FUNDING SOURCES

Source	Amount
HHH PSH	\$16,000,000
4% TCAC Equity	\$28,918,658
AHSC	\$20,000,000
Conventional/ Bank Financing	\$4,042,562
Developer Fee Contribution	\$7,195,310
LA Co. No Place Like Home Loan	\$3,500,000
Land Contribution/Note	\$1,846,272
Accrual of Soft Loan Interest	\$1,167,800
Deferred Developer Fee	\$400,608
Solar Equity	\$85,910
Total	\$83,157,120

JOBS SUPPORTED

Number of jobs supported through the construction financing of these projects. These jobs may be new or existing jobs.

Total Jobs Supported, by category		<u>Construction Costs</u>	
		<u>Direct Effect on Jobs Multiplier</u>	0.000006
TDC	\$ 83,157,120	<u># of Jobs Directly Supported</u>	<u>488</u>
Land Acquisition	\$ 1,846,272		
		<u>Indirect Effect on Jobs Multiplier</u>	0.0000024
		<u># of Jobs Indirectly Supported</u>	<u>195</u>
Net Development Costs	\$ <u>81,310,848</u>		
		<u>Induced Effect on Jobs Multiplier</u>	0.0000022
		<u># of Jobs Induced</u>	<u>179</u>
		Total Jobs Supported by Project	<u>862</u>
		(excluding Cost of Land Acquisition only)	

FUNDING RECOMMENDATION

An additional HCIDLA funding commitment of \$4,000,000 is recommended. This project was originally awarded \$12,000,000 in the 2017-2018 Call for Projects Round 2. With this additional \$4,000,000 the total HHH funding committed to this project shall not exceed \$16,000,000. The project will apply to CDLAC/TCAC for 4% Tax Exempt Bond. HCID funds will represent \$112,676 per unit (\$83,333 previously) and 19% of the total development cost (17.6% previously). The HCID funding is leveraged with Tax Credit Equity, AHSC and Los Angeles County No Place Like Home funds.

CONSTRUCTION TIMELINE

Construction is currently estimated to start on December 2019 and is anticipated to be completed by January 2021.

Prepared: Los Angeles Housing and Community Investment Department

STAFF REPORT
As of: September 13, 2018

67th & Main Street - Re-Application for Additional HHH Funds
6706 S. Main Street, Los Angeles, CA 90003

New Construction
Council District 9

PROJECT DESCRIPTION

The 67th & Main site is a flat, irregular plot located on a corner lot in the neighborhood of Florence in South LA. 67th & Main initially applied for the February 2018 Round 2 Call for Projects and is reapplying for an increase of \$2,080,000 in HHH funds. The property is situated in a predominantly residential neighborhood along a major thoroughfare and is located directly across the street from Bethune Middle School. The property lies in close proximity to other commercial corridors along Slauson, Florence, and Broadway. The project is a new construction project that will include 39 two-bedroom and 13 three-bedroom units. The layout will consist of a three-story structure above one story of parking. There will be approximately 69 total parking spaces included in the design (podium construction). At this time there are 2 commercial buildings on the property and 1 residential unit. The owner of the property currently occupies the commercial buildings and will vacate the buildings at closing. The residential tenant will be relocated prior to construction. The buildings will be demolished as part of the demolition phase of the project.

Units will come with basic furnishings to eliminate moving and start-up costs for the formerly homeless low-income residents. Units are also set-aside for the audio/visually impaired. Accessible units are designed in accordance with 24 CFR 983.102, PBV and comply with accessibility requirements of section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at 24 CFR part 8. The site will also include case management offices, outdoor open spaces, barbeque areas and a lap pool with an adjacent community room. Also on its ground floor, 67th & Main will incorporate safe, enclosed bicycle parking for residents that will include approximately 50 bike stalls.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

Coalition for Responsible Community Development has a valid and enforceable Purchase and Sale Agreement and will develop the project on its own. CRCD expects to create an LP structure with a Limited Partner (tax credit investor) and Coalition for Responsible Community Development (CRCD) as the General Partner. CRCD is the sole sponsor and developer of 67th & Main.

1. Coalition for Responsible Community Development as General Partner (0.001%)
2. Limited Partner, who has yet to be determined (99.99%)

POPULATION SERVED

67th & Main will provide units serving Homeless Veterans, Homeless Youth and Affordable Families.

AFFORDABILITY STRUCTURE

Unit Type	PSH		Mgrs.	Total	HHH	
	Total	Non-PSH (Affordable)			HHH PSH Funded	Non-PSH Funded
Studio						
1 Bedroom						
2 Bedroom	24	14	1	39	24	14
3 Bedroom	2	11		13	2	11
Total	26	25	1	52	26	25

PERMANENT FUNDING SOURCES

Source	Amount
HHH - PSH	4,680,000
HHH - Non-PSH	2,500,000
9% TCAC Equity	13,199,693
Conventional/Bank Financing	5,000,000
HCIDLA - HOME	750,000
LACDC	1,500,000
SNHP (MHSA)	1,300,000
AHP	510,000
Total	<u>\$ 29,439,693</u>

JOBS SUPPORTED

Number of jobs supported through the construction financing of these projects. These jobs may be new or existing jobs.

		<u>Direct Effect on Jobs Multiplier</u>	0.000006
TDC	\$ 29,439,693	# of Jobs Directly Supported	<u>154</u>
Land Acquisition	\$ 3,770,965		
		<u>Indirect Effect on Jobs Multiplier</u>	0.0000024
		# of Jobs Indirectly Supported	<u>62</u>
Net Development Costs	<u>\$ 25,668,728</u>		
		<u>Induced Effect on Jobs Multiplier</u>	0.0000022
		# of Jobs Induced	<u>56</u>
		Total Jobs Supported by Project	<u>272</u>
		(excluding Cost of Land Acquisition only)	

FUNDING RECOMMENDATION

A HCIDLA funding commitment of up to \$7,180,000 is recommended an increase of \$2,080,000. The project is competing for 9% tax credits. HHH funds will represent \$140,784 per unit and 24% of the total development cost. The HHH funding is leveraged with an LACDC loan, Conventional Bank loan, AHP loan, Mental Health Services Act loan and tax credit equity.

CONSTRUCTION TIMELINE

Construction is currently estimated to start on January 2020, and be completed by August 2021.

Prepared: Los Angeles Housing and Community Investment Department

STAFF REPORT
As of: September 13, 2018

Depot at Hyde Park - Re-Application for Additional HHH Funds
6527-6531 Crenshaw Blvd.
Los Angeles, CA 90043

New Construction
Council District 8

PROJECT DESCRIPTION

Depot at Hyde Park in South Los Angeles will be a 43 unit mixed income new construction development consisting of 22 1-bedrooms, 11 2-bedrooms and 11 3-bedrooms and approximately 1500 sf of ground floor retail space. Depot at Hyde Park initially applied for the 2017 Round 1 Call for Projects and is reapplying for an increase of \$960,000 in HHH funds. Additionally, Depot at Hyde Park will provide an extra 8 Permanent Supportive Housing units. Designed with the history of the Hyde Park neighborhood in mind, the architects thoughtfully designed the Depot at Hyde Park to look like a modern train station depot. GTM Holdings, LLC was selected to develop the site of the former and now closed Hyde Park Library site. To maximize the potential of the library site, they purchased the 10 unit apartment building directly to the south of the site. Depot at Hyde Park will require the demolition of the library site as well as the 10 unit apartment building. In demolishing the 10 1-bedroom units, Depot at Hyde Park will replace those existing 10 bedrooms with 77 new bedrooms.

Common space amenities are expected to include a drought tolerant landscaped central courtyard, 877 square feet of community room space on the 2nd floor, onsite laundry facilities and a community playground for the families living at Depot at Hyde Park.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

Depot at Hyde Park Partners, LP currently owns the building at 6531 Crenshaw Blvd. GTM Holdings, LLC ("GTM") was selected as the developer for 6527 Crenshaw Blvd. in HCIDLA's RFP/Q dated July 2016 and intends to have Depot at Hyde Park Partners, LP become the owner for the 6527 Crenshaw site. Currently Depot at Hyde Park Developers, LLC is the sole general partner for Depot at Hyde Park Partners, LP but we intend to admit Women Organizing Resources, Knowledge and Services ("WORKS") or an affiliated entity as the Managing General Partner. GTM and WORKS will be co-developers of the Depot at Hyde Park.

1. Women Organizing Resources, Knowledge and Services ("WORKS") as Managing General Partner (0.0051%)
2. GTM Holdings, LLC as Co-General Partner (0.0049%)
3. Limited Partner, who has yet to be determined (99.99%)

POPULATION SERVED

Depot at Hyde Park will provide units serving Homeless Individuals, Homeless Families and Affordable Families.

AFFORDABILITY STRUCTURE

Unit Type	PSH		Mgrs.	Total	HHH	
	Total	Non-PSH (Affordable)			PSH Funded	Non-PSH Funded
Studio						
1 Bedroom	22			22	22	
2 Bedroom	8	2	1	11	8	2
3 Bedroom	3	7		10	3	7
Total	33	9	1	43	33	9

PERMANENT FUNDING SOURCES

Source	Amount
HHH - PSH	7,260,000
HHH - Non-PSH	900,000
4% TCAC Equity	7,416,519
Conventional/Bank Financing	4,600,000
LACDC	2,000,000
Land Seiler Carryback Loan	440,000
Deferred Developer Fee	372,485
Total	\$ 22,989,004

JOBS SUPPORTED

Number of jobs supported through the construction financing of these projects. These jobs may be new or existing jobs.

		<u>Direct Effect on Jobs Multiplier</u>	0.000006
TDC	\$ 22,989,004	# of Jobs Directly Supported	<u>126</u>
Land Acquisition	\$ 2,040,000		
		<u>Indirect Effect on Jobs Multiplier</u>	0.0000024
		# of Jobs Indirectly Supported	<u>50</u>
Net Development Costs	<u>\$ 20,949,004</u>		
		<u>Induced Effect on Jobs Multiplier</u>	0.0000022
		# of Jobs Induced	<u>46</u>
		Total Jobs Supported by Project	<u>222</u>
		(excluding Cost of Land Acquisition only)	

FUNDING RECOMMENDATION

A HCIDLA funding commitment of up to \$8,160,000 is recommended an increase of \$9,600,000. HHH funds will represent \$189,767 per unit and 35% of the total development cost. The HHH funding is leveraged with an LACDC loan, Conventional Bank loan, a seller carryback note and tax credit equity.

CONSTRUCTION TIMELINE

Construction is currently estimated to start on January 2019, and be completed by June 2020.

Prepared: Los Angeles Housing and Community Investment Department