



MAJOR PROJECTS DIVISION

Los Angeles Housing Department LAHD

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Antonio R. Villaraigosa, Mayor
Douglas Guthrie, General Manager

March 5, 2010

Council File: C.F. 09-2841
Council District: City wide
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Honorable Antonio R. Villaraigosa
Mayor, City of Los Angeles
Room 303, City Hall
200 N. Spring Street
Los Angeles, CA 90012

Honorable Members of the City Council
City of Los Angeles
c/o City Clerk, City Hall
200 N. Spring Street
Los Angeles, CA 90012

Attention: Pamela Finley, Legislative Coordinator

Attention: Alan Alietti, Legislative Assistant

TRANSMITTAL: REQUEST FOR APPROVAL TO ISSUE LETTERS OF COMMITMENT FOR ROUND 1 OF THE 2010 AFFORDABLE HOUSING TRUST FUND (AHTF); VARIOUS ACTIONS RELATED TO THE AHTF

SUMMARY:

Letters of Commitment – AHTF 2010 Round 1

The General Manager of the Los Angeles Housing Department (LAHD) requests authority to issue Letters of Commitment under Round 1 of the 2010 Affordable Housing Trust Fund Notice of Funding Availability (AHTF NOFA). A summary of the recommended projects and staff reports for each project are included as Attachments 1 and 2, respectively; a summary of AHTF financial activity is provided as Attachment 3.

Authority to accept applications for the Draft 2010 AHTF NOFA was granted on December 16, 2009 via Special Motion (C.F. #09-2841-S2), subject to Council's final approval of the NOFA. On January 27, 2010, the Mayor and Council adopted the Housing, Community and Economic Development Committee's recommendation to approve the NOFA with no changes.

Actions Related to the AHTF

Authority is also requested to amend the AHTF Loan Agreement No. 080051-001 to include funding in the amount of \$200,000, in accordance with the Los Angeles Department of Water and Power (LADWP) Sustainable Design and Economic Development guidelines, and to extend the letter of commitment for the Toberman Village project, with a new deadline of August 25, 2010.

RECOMMENDATIONS:

The General Manager respectfully requests that:

1. Your office schedules this transmittal at the next available meeting(s) of the appropriate City Council committee(s) and forwards it to City Council for review and approval immediately thereafter;
2. The City Council, subject to the approval of the Mayor, takes the following actions:
 - A. Authorize the General Manager, LAHD, or designee, to issue Letters of Commitment in the amounts identified in Table 1 from the Affordable Housing Trust Fund, subject to the condition that the project sponsors apply to their proposed leveraging source in the next available funding round and receive the full amount requested therein;

TABLE 1 – AHTF PROJECTS

	Project Name	Type	Units	C.D.	AHTF Recommendation
1	Boyle Hotel	Family	51	14	\$4,265,571
2	Canby Woods Sr. Housing	Senior	98	3	\$2,347,003
3	Del Rey Sr., Phase A	Senior	76	11	\$3,098,431
4	Normandie Terrace	Family	66	4	\$3,000,000
5	Sunrise Apartments	Senior	46	9	\$2,202,568
6	Vermont Avenue Apts.	Family	49	9	\$3,017,456
7	Yale Street Family Hsg.	Family	60	1	\$4,893,531
TOTAL			446		\$22,824,560

- B. Authorize the General Manager, LAHD, or designee, to negotiate and execute an acquisition/predevelopment/construction/permanent loan agreement for each project identified in Table 1 that receives a funding award from their chosen leveraging source, subject to the satisfaction of all conditions and criteria stated in the AHTF application, this transmittal, and LAHD's Letter of Commitment, and subject to approval by the City Attorney as to form and legality;
- C. Authorize the General Manager, LAHD, or designee, to execute subordination agreements wherein the City loan and regulatory agreements on all projects recommended are subordinated to their respective conventional construction and permanent loans;
- D. Authorize the General Manager, LAHD, or designee, to execute agreements allowing the transfer to and/or execution of the City loans by a limited partnership, to enable admittance of tax credit investors;
- E. Authorize the General Manager, LAHD, or designee, to amend the previously approved Loan Agreement No. 080051-001 as necessary, to commit funds subsequently approved by the LADWP in the amount of \$200,000;

F. Authorize the General Manager, LAHD, or designee, to extend the loan commitment for the Toberman Village project to August 25, 2010.

G. Authorize the City Controller to:

- 1) Establish and appropriate a new account within AHTF, Fund No. 44G, Department 43 as follows:

Account No.	Account Name	Amount
F214	CRA Tax Increment 09-10	\$8,161,000.00

- 2) Expend funds not to exceed \$8,161,000.00 from the above fund and accounts upon proper written demand of the General Manager, or designee on an as-needed basis.

- 3) Transfer appropriations within HOME, Fund 561, Department 43 as follows:

From:		
Account No.	Account Name	Amount
F340	PSHP 09-10	\$883,800.00

To:		
Account No.	Account Name	Amount
F212	AHTF	\$883,800.00

- 4) Expend funds not to exceed \$883,800.00 from the above fund and accounts upon proper written demand of the General Manager, or designee on an as needed basis.

- 5) Allocate and expend funds from the following funds and accounts for the 2010 Round 1 projects:

<u>Project</u>	<u>Account No.</u>	<u>Account Name</u>	<u>Amount</u>
Boyle Hotel	44G/E214	CRA TI 08-09	\$ 232,941.00
	44G/F214	CRA TI 09-10	386,000.00
	561/ F212	AHTF	<u>3,646,630.00</u>
			\$4,265,571.00
Canby Woods	44G/E214	CRA TI 08-09	\$1,203,003.00
	44G/F214	CRA TI 09-10	<u>1,144,000.00</u>
			\$2,347,003.00
Del Rey Sr. Phase A	561/F212	AHTF	\$3,098,431.00
Normandie Terrace	561/F212	AHTF	\$3,000,000.00
Sunrise Apts.	44G/F214	CRA TI 09-10	\$ 265,500.00
	561/F212	AHTF	<u>1,937,068.00</u>
			\$2,202,568.00

Vermont Ave Apts.	44G/F214	CRA TI 09-10	\$ 265,500.00
	561/F212	AHTF	<u>2,751,956.00</u>
			\$3,017,456.00
Yale Street Family	561/F212	AHTF	3,431,378.00
	44G/E213	Bond Hsng Dev	701,600.00
	44G/C714	CRA TI 06-07	104,315.00
	44G/C214	CRA TI	178,760.00
	44G/E214	CRA TI 08-09	187,478.00
	44G/F214	CRA TI 09-10	<u>290,000.00</u>
			\$4,893,531.00
Loan Agreement 080051-001	44G/F215	DWP	\$ 200,000.00

- 6) Allocate and expend funds from the following fund and account for the DWP approved project, upon proper written demand from the General Manager, LAHD, or designee:

<u>Loan No.</u>	<u>Account No.</u>	<u>Account Name</u>	<u>Amount</u>
080051-001	44G/F215	DWP	\$200,000.00

- 7) Decrease appropriations to acknowledge and account for within the Financial Management Information System (FMIS) the allocation and expenditure of LAHSA Single Room Occupancy Housing Corp. funds:

<u>Fund No.</u>	<u>Account No.</u>	<u>Account Name</u>	<u>Amount</u>
44G	V214	CRA TI-LAHD Dev	\$90,374.00
44G	W214	CRA TI-LAHD Dev	139,659.00
44G	Y214	CRA TI-LAHD Dev	155,599.00
44G	C714	CRA TI 06-07	171,414.00
44G	C214	CRA TI	<u>220,113.00</u>
			\$777,159.00

- H. Authorize the General Manager, LAHD, or designee, to use uncommitted funds from prior years' accounts within Fund No. 561 first, before current year funds and accounts, as needed, to close out old accounts for projects related to this report.
- I. Authorize the General Manager, LAHD, or designee, to prepare Controller instructions and make any necessary technical adjustments consistent with the Mayor and Council actions, subject to the approval of the City Administrative Officer (CAO), and authorize the Controller to implement these instructions.
- J. That the Mayor concurs with the action of the City Council.

BACKGROUND:

AHTF Process for Release of NOFA

On November 24, 2009, LAHD released the Draft 2010 Round 1 AHTF NOFA, with an application deadline of December 21, 2009. A total of \$19.4 million was available in non-restricted (HOME) funds and \$11.4 million in funding utilizing previously approved AHTF CRA/LA 5% tax increment funds to the extent that projects qualified for the funds. LAHD notified the development community via e-mail to a list of more than 100 interested parties including the Southern California Association of Non-profit Housing (SCANPH), in addition to posting the program guidelines, application and attachments on the LAHD internet site.

On November 30, 2009, LAHD hosted a public outreach meeting which was attended by over 100 stakeholders, and received input and recommendations for the NOFA priorities and process.

On December 16, 2009, Council authorized the General Manager to accept applications in conjunction with the 2010 Round 1 Draft AHTF NOFA, subject to final approval of the NOFA. In the event that the final Council-approved version differed from the draft, applicants were to be given an opportunity to amend their proposals accordingly. Authorization to issue the Draft NOFA also included the implementation of a schedule that included up to three funding rounds.

On January 27, 2010, Council approved the NOFA with no changes. LAHD received a total of 26 responsive bids requesting a total of \$119,593,708 for 1,777 affordable housing units. All eligible applications were reviewed and scored by LAHD staff using criteria and guidelines approved by the Mayor and Council and described in the NOFA.

TABLE 2 – AHTF APPLICATIONS

	Project Name	Units	C.D.	AHTF Request
1	5555 Hollywood	120	4	\$1,874,923
2	7th and Coronado	68	1	3,000,000
3	Almond Tree Heights	92	4	7,545,000
4	Bethany Sr. Apts. South	44	8	2,062,399
5	Boyle Hotel Apartments	51	14	4,265,571
6	Broadway Villas	48	8	3,594,281
7	Canby Woods Senior Housing	98	3	2,980,722
8	Chinatown Metro Apts.	123	1	11,356,506
9	Del Rey Sr.	76	11	4,874,904
10	Jefferson Boulevard & Housing Partners LP	40	10	4,000,000
11	La Coruna	87	6	2,785,605
12	Lincoln Place Apts.	40	11	4,000,000

	Project Name	Units	C.D.	AHTF Request
13	Menlo Family Housing	60	1	3,362,954
14	Mija Townhomes	21	9	2,000,000
15	Normandie Terrace	66	4	3,000,000
16	Oak Glen Apts.	49	14	5,045,640
17	Panorama Towers	90	6	8,275,040
18	Santa Cecilia Apts.	100	14	8,602,158
19	Sherman Village	73	4	2,513,141
20	Sunrise Apts.	46	9	4,340,000
21	Swansea Park Sr. Apts. II	76	13	6,875,000
22	Taylor Yard Apts., Lot 3	68	1	3,981,863
23	Valerio Woods	83	2	4,844,246
24	Vermont Av. Apts.	49	9	3,539,600
25	Visayas Vistas	49	13	4,730,000
26	Yale Street Family Housing	60	1	6,144,155
	TOTAL	1,777		\$119,593,708

Each project received a score based on the following criteria:

- California Tax Credit Allocation Committee (TCAC) competitiveness
- Leveraging of Outside Sources

Five percent (5%) boosts were added to projects with the following characteristics:

- Transit Oriented Development
- South Los Angeles Location
- Project achieves a Balanced Communities objective
- Project has funding from LAHD Sponsored New Generation Fund

Subsequent to the release of the NOFA, LAHD was notified of two State decisions that required LAHD to modify its selection criteria. These two decisions involved Proposition 1 (C) funded projects and State funding disbursement goals.

PROP 1 (C) Commitments

Six (6) of the 26 projects applying under the NOFA had conditional commitments from the California Department of Housing and Community Development (HCD) funded through Proposition 1(C) in 2009. However, the State has been unable to sell bonds for these programs, and at the time of this funding award, the TCAC will not honor those 2009 Proposition 1(C) commitments unless they are guaranteed by another lender. Guaranteeing unfunded State Commitments, by the City would dramatically reduce LAHD's available resources and limit the number of projects that could be funded. Consequently,

LAHD has excluded 2009 Prop 1 (C) funding commitments from consideration for evaluation of this AHTF NOFA Round 1.

LAHD staff will continue to work with the State funding agencies, Private Sector financial partners, and our sister housing agencies to develop solutions that will mitigate the loss of affordable housing funding at the State.

Housing Type Goals

TCAC has increased its goals for awarding tax credits to Single Room Occupancy and special needs projects. Due to these increases and the 65% goal for large family projects, the amount of credit available to senior projects in Los Angeles County for this round will be very limited. Therefore, only the top ranked senior projects were recommended for funding.

The timeline for each round of the NOFA is directly related to the corresponding TCAC funding round. NOFA applications are received and reviewed, and recommendations awarded so that applicants may apply in the upcoming TCAC round with an AHTF commitment in place. TCAC's 2010 Round 1 deadline is March 25, 2010.

LAHD Selection

Projects were ranked as described above and funded until all available monies were committed. These include three projects for seniors and four large family projects, one of which is to be developed by a nonprofit organization. Funding for the 7th and Coronado project will be provided by the CRA/LA in accordance with the Motion adopted on February 12, 2010 (C.F. #08-1847-S5).

Recommended Projects

Based on the NOFA guidelines and requirements, LAHD is recommending that seven projects consisting of 446 units (listed previously in Table 1) receive Letters of Commitment in the amounts indicated. A funding summary of all projects and a staff report for each project are included as Attachments 1 and 2, respectively.

It is anticipated that all projects will have full California Environmental Quality Act and National Environmental Protection Act clearance prior to the compliance deadline established by TCAC.

Actions Related to the AHTF

Amendment to Loan Agreement No. 080051-001

A current AHTF project developed by American Communities applied for and received an award of \$200,000 from the LADWP as part of the Sustainable Design and Economic Development Guidelines. It is therefore required that the loan agreement be amended to include the additional funding amount.

Extension of Commitment Letter – Toberman Village

On July 10, 2007, LAHD issued a commitment letter in the amount of \$4,875,640 to the borrower of the Toberman Village project. In early 2008, the project also received an allocation Multi-Family Housing Program (MHP) funds administered by HCD. The availability of these State funds is in question therefore bonds for this project cannot be issued in the current economic environment.

The project's sponsor is seeking to take advantage of the proposed loan structure being negotiated with the State. Once this program is in place the project should be able to move forward. Therefore, it is requested that the LAHD commitment be extended to coincide with the bond allocation deadline of August 25, 2010. This should allow sufficient time to issue the bond construction loan and LAHD loan.

Funding Sources for AHTF 2010 Round 1

LAHD is recommending \$22,824,560 in funding for seven AHTF projects, including \$17,865,463 in HOME funds, \$4,257,497 in AHTF CRA 5% set-aside funds and \$701,600 in McKinney Bond Funds.

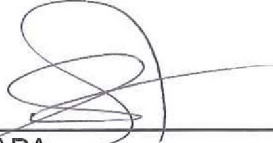
AHTF CRA/LA 5% Funded Projects

In the current round, CRA/LA 5% funds are available for five of the seven AHTF projects recommended for funding commitments: Boyle Hotel, Canby Woods, Sunrise Apartments, Vermont Avenue and Yale Street Family Housing. Funds in the amount of \$15,760,000 have been allocated to these projects. The remaining balance of CRA/LA 5% funds is \$ 7,188,787.

FISCAL IMPACT:

The proposed actions will allocate a total of \$22,824,560 in HOME, CRA/LA 5% set-aside, and McKinney Bond Funds for a total of 446 affordable housing units. There is no impact on the General Fund.

Prepared by:



MARIANO NAPA
Acting Manager, Affordable Housing Trust Fund

Reviewed by:

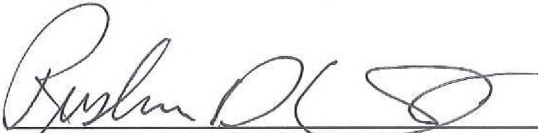


TIMOTHY S. ELLIOTT
Acting Director, Major Projects Division

Approved by:



HELMI ANN HISSERICH
Assistant General Manager



RUSHMORE D. CERVANTES
Executive Officer



DOUGLAS GUTHRIE
General Manager

Attachments:

- 1) 2010 Round 1 AHTF Project Summary
- 2) 2010 Round 1 AHTF Staff Reports
- 3) AHTF Summary of Financial Activity

AHTF 2010 ROUND 1 PROJECTS

Project Name	Housing Type	LAHD-Calculated Gap	SCORE Based on LAHD Funds Only	LAHD SUBSIDY BOOSTS/ CLAIMED			Comments
				Transit-Oriented	Balanced Communities	N.G.F.	
1 Canby Woods Senior Housing	Senior	\$2,347,003	0.000%	N	N	N	
2 Del Rey Seniors	Senior	\$3,098,431	40.349%	N	Y	N	
3 Normandie Terrace	Family	\$3,000,000	41.697%	Y	Y	N	
4 Sunrise Apartments	Senior	\$2,202,568	43.118%	N	N	Y	
5 Broadway Villas	Senior	\$2,198,454	46.754%	N	N	Y	Score was below the anticipated TCAC Senior Housing Type Goal cutoff
6 La Coruna	Senior	\$5,186,175	49.871%	N	N	N	Score was below the anticipated TCAC Senior Housing Type Goal cutoff
7 Vermont Avenue Apartments	Family	\$3,017,456	54.312%	N	N	Y	
8 Valerio Woods	Senior	\$4,963,265	64.035%	N	N	N	Score was below the anticipated TCAC Senior Housing Type Goal cutoff
9 Sherman Village	Family	\$4,604,422	65.451%	N	N	N	
10 Yale Street Family Housing	Family	\$4,893,531	69.530%	Y	N	N	Prop. 1C Commitments not considered for evaluation
11 Bethany Senior Apartments South	Senior	\$3,127,455	71.628%	N	N	Y	
12 Boyle Hotel Apartments	Family	\$4,265,571	75.304%	Y	N	N	Top-ranked project, competing under Non-Profit Set-Aside
13 5555 Hollywood	Senior	\$12,281,067	84.451%	Y	N	N	
14 Mija Townhomes	Family	\$2,000,000	86.597%	N	N	Y	
15 Almond Tree Heights	Family	\$8,124,945	91.519%	Y	N	N	
16 Menlo Family Housing	Family	\$5,691,663	96.198%	N	N	N	
17 Visayas Vistas	Family	\$5,117,946	97.288%	N	N	N	
18 Santa Cecilia Apartments	Family	\$10,889,027	105.541%	Y	N	N	
19 Oak Glen Apartments	Family	\$6,608,493	123.607%	N	N	N	
20 Jefferson Boulevard & 5th Avenue	Family	\$5,421,066	127.672%	N	N	Y	
21 Taylor Yard Apts Lot 3	Family	\$8,679,481	129.632%	N	N	N	
22 Panorama Tower	Senior	\$12,045,767	131.864%	N	N	N	
23 7th and Coronado	Family	n/a	n/a	n/a	n/a	n/a	To be 100% funded by CRA
24 Chinatown Metro Apartments	Senior	n/a	n/a	Y	N	N	Applied under "All Other Projects" not scored
25 Lincoln Place Apartments	Family	n/a	n/a	N	Y	N	Applied under "All Other Projects" not scored
26 Swansea Park Senior Apartments II	Senior	n/a	n/a	N	N	N	Applied under "All Other Projects" not scored
TOTAL = 26							

Blue = Recommended

Red = Denied

Attachment 2

AHTF 2010 Round 1

Project Staff Reports

**STAFF REPORT
February 26, 2010**

**Boyle Avenue Apartments
101-105 ½ N. Boyle Avenue & 1729-1733 E. 1st Street
Los Angeles, CA 90033**

**New Construction and Rehabilitation
Council District No: 14**

PROJECT DESCRIPTION

The Boyle Hotel Apartments is a mixed-use residential and commercial project consisting of 51 units of affordable housing and approximately 4150 square feet of ground floor commercial retail space. The Boyle Hotel is located in the Boyle Heights community of the City of Los Angeles. This transit-oriented development is directly across from the new MTA Gold Line stop at the corner of 1st Street and Boyle Avenue. The developer will rehabilitate the brick & masonry building constructed in 1889, and build 20 new units west of the hotel. The rehabilitation will include a new roof, floors, double glazed windows, doors and fixtures, appliances, and new kitchen and bathroom cabinetry will be installed. All systems such as plumbing, electrical, gas and air conditioning will be upgraded. The new construction will include three stories for residential use with at grade parking. Energy efficient technologies will also be incorporated into the new construction to exceed Title 24 by 15%.

PROJECT FINANCE SUMMARY

The financing proposal assumes construction and permanent financing from California Community Reinvestment Corporation (CCRC), the Community Redevelopment Agency of Los Angeles (CRA/LA), the Affordable Housing Program (AHP), the State of California Housing and Community Development Department (HCD), the Los Angeles County Metropolitan Transportation Authority (MTA) in addition to the Affordable Housing Trust Fund (AHTF) funds. These funds will be leveraged with low-income housing tax credit equity from the Enterprise Community Investment, Inc. The sponsor will apply for the State Tax Credit Allocation Committee (TCAC) 9% low-income housing tax credits in March 2010.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The development sponsor is East Los Angeles Community Corporation (ELACC), incorporated in June 1995. ELACC will act as the sole General Partner when it later forms the Boyle Hotel Limited Partnership (LP). ELACC will later admit a tax credit investor into its LP structure.

FUNDING SOURCES-PERMANENT

Sources	Amount
LAHD – AHTF	\$ 4,265,571
Tax Credit Equity	10,776,296
CRA/ LA	3,000,000
CCRC	1,102,000
HCD – Infill Infrastructure	1,000,000
MTA	598,000
AHP	408,000
General Partner	100
Deferred Developer Fee	864,063
Total	\$ 22,014,030

AFFORDABILITY STRUCTURE


Unit Type	30% AMI	50% AMI	60% AMI	Mgr.	Total
0 Bedroom	15	15			30
1 Bedroom		2	1		3
3 Bedroom		14	3	1	18
Total	15	31	4	1	51

PROJECTED SCORING ANALYSIS (9% Tax Credits)

<u>Criterion</u>	<u>Max. Points</u>	<u>Projected Points</u>	<u>Remarks</u>
1) Cost Efficiency, Credit Reduction & Public Funds	20	20	
2) General Partner & Management Company Characteristics	9	9	
3) Negative Points			
4) Housing Needs	10	10	
5) Site and Service Amenities	25	25	
6) Sustainable Building Methods	8	8	
7) Lowest Income Table	52	52	
8) Readiness to proceed	20	20	
9) State Credit Substitution	2	2	
Total	146	146	Project tiebreaker is 85.2%

FUNDING RECOMMENDATION

An AHTF funding commitment of up to \$4,265,571 is recommended. The project is competing for TCAC funds under the Large Family Housing Type. LAHD funds will represent \$83,638 per unit and 19.4% of the total development cost.

Prepared by: 
Juan Dial
Los Angeles Housing Department (LAHD)

**STAFF REPORT
February 26, 2010**

**Canby Woods Senior Housing
7238 – 7248 Canby Ave. & 7245 – 7247 Darby Ave.
Los Angeles, CA 91335**

**New Construction
Council District No: 3**

PROJECT DESCRIPTION

The 98 unit new construction project sits on a site which comprises two regular parcels totaling 1.1 acres located just north of Sherman Way in Reseda. It is within the Community Redevelopment Agency's Reseda/Canoga Park project area. Canby Woods will serve very low and low-income seniors. The project will consist of one building with three stories of residential apartments over one level of structured parking. It will have 97 senior apartments and one manager's unit. The unit mix will consist of 93 one-bedroom units and 5 two-bedroom units. Parking will exceed City requirements and will provide 92 spaces. The building will have a two-story lobby and outdoor covered seating area. A signature clock tower at the center of the Canby Avenue façade will anchor the project.

PROJECT FINANCE SUMMARY

The financing is comprised of a conventional permanent loan from a private lender, a \$6,370,000 loan from the Community Redevelopment Area of Los Angeles, a deferred developer fee, in addition to the Affordable Housing Trust Fund (AHTF) funds. These funds will be leveraged with 9% low-income housing tax credits from the California Tax Credit Allocation Committee. The applicant will sell the tax credits to an equity investor at a later date.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

Canby Woods, L.P., a California limited partnership, is the proposed borrower, and is comprised of Thomas L. Safran as co-general partner and a non-profit corporation will be admitted to the partnership as co-general partner. Thomas L. Safran is the President of Thomas Safran & Associates, a sole proprietorship. Thomas Safran & Associates, the project developer, is a for-profit firm that has developed numerous affordable family and senior housing apartments in the Los Angeles and southern California for over 20 years.

FUNDING SOURCES-PERMANENT

Sources	Amount
LAHD – AHTF	\$ 2,347,003
Tax Credit Equity	11,952,983
CRA/ LA	6,370,000
Conventional loan	3,041,975
Deferred Developer Fee	957,821
Total	\$ 24,669,782

AFFORDABILITY STRUCTURE

Unit Type	30% AMI	40% AMI	45% AMI	60% AMI	Mgr.	Total
1 Bedroom	10	9	43	31		93
2 Bedroom	1	1	1	1	1	5
Total	11	10	44	32	1	98

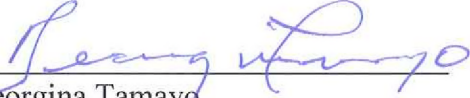
PROJECTED SCORING ANALYSIS (9% Tax Credits)

<u>Criterion</u>	<u>Max. Points</u>	<u>Projected Points</u>	<u>Remarks</u>
1) Cost Efficiency, Credit Reduction & Public Funds	20	20	
2) General Partner & Management Company Characteristics	9	9	
3) Negative Points			
4) Housing Needs	10	10	
5) Site and Service Amenities	25	25	
6) Sustainable Building Methods	8	8	
7) Lowest Income Table	52	52	
8) Readiness to proceed	20	20	
9) State Credit Substitution	2	2	
Total	146	146	Project tiebreaker is 84.8%

FUNDING RECOMMENDATION

An AHTF funding commitment of up to \$2,347,003 is recommended. The project is competing for TCAC funds under the Seniors Housing Type. LAHD funds will represent \$23,949 per unit and 9.5% of the total development cost. The LAHD funding is leveraged with CRA/ LA funds, conventional financing and tax credit equity.

Prepared by:



Georgina Tamayo

Los Angeles Housing Department (LAHD)

STAFF REPORT
February 26, 2010

Del Rey Square Senior Housing- Phase I
11904-11952 Culver Blvd.
Los Angeles, CA 90230

New Construction
Council District No: 11

PROJECT DESCRIPTION

The Del Rey Square- Phase I is located in the Del Rey neighborhood of West Los Angeles, an area with a critical shortage of affordable housing. The proposed project entails the new construction of seventy-six (76) apartments for very- low and low income seniors on a 1.03 acre lot. The building will consist of one four- story building of Type V construction and is designed in a Spanish revival architectural style. The units, consisting of 9 zero- bedroom, 59 one-bedroom, and 8 two-bedroom units, will be housed over a one story parking garage containing 63 parking spaces. The building will also contain a community room, fitness area, television room, communal kitchen, laundry room and a large central courtyard.

PROJECT FINANCE SUMMARY

The financing is comprised of a conventional permanent loan from a private lender, a loan from the Housing Authority of the City of Los Angeles in the amount of \$5,055,654, in addition to the Affordable Housing Trust Fund (AHTF) funds. These funds will be leveraged with 9% low-income housing tax credits from the California Tax Credit Allocation Committee. The applicant will sell the tax credits to an equity investor at a later date.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

Del Rey Square, LP, a California limited partnership, is the proposed borrower, and is currently comprised of Del Rey Square LLC as the current general partner. Thomas L. Safran is the sole member and sole manager of Del Rey Square LLC, a California limited liability corporation. Thomas Safran & Associates, Inc., the project developer, is a for-profit firm that has developed numerous affordable family and senior housing apartments in the Los Angeles and southern California area.

FUNDING SOURCES-PERMANENT

Sources	Amount
LAHD – AHTF	\$ 3,098,431
Tax Credit Equity	13,676,139
HACLA	5,055,654
Conventional loan	1,572,994
Deferred Developer Fee	1,000,000
Total	\$ 24,403,218

AFFORDABILITY STRUCTURE

CRA/ LA to restrict 48 units- 15 @ Very-Low and 33 @ Low


Unit Type	30% AMI	40% AMI	60% AMI	Mgr.	Total
0 Bedroom	4	3	2		9
1 Bedroom	24	18	17		59
2 Bedroom	3	3	1	1	8
3 Bedroom					
Total	31	24	20	1	76

PROJECTED SCORING ANALYSIS (9% Tax Credits)

<u>Criterion</u>	<u>Max. Points</u>	<u>Projected Points</u>	<u>Remarks</u>
1) Cost Efficiency, Credit Reduction & Public Funds	20	20	
2) General Partner & Management Company Characteristics	9	9	
3) Negative Points			
4) Housing Needs	10	10	
5) Site and Service Amenities	25	25	
6) Sustainable Building Methods	8	8	
7) Lowest Income Table	52	52	
8) Readiness to proceed	20	20	
9) State Credit Substitution	2	2	
Total	146	146	Project tiebreaker is 75.0%

FUNDING RECOMMENDATION

An AHTF funding commitment of up to \$3,098,431 is recommended. The project is competing for TCAC funds under the Seniors Housing Type. LAHD funds will represent \$40,769 per unit and 13% of the total development cost. The LAHD funding is leveraged with HACLA funds, conventional financing and tax credit equity.

Prepared by: 
Yaneli Ruiz
Los Angeles Housing Department (LAHD)

**STAFF REPORT
February 26, 2010**

**Normandie Terrace
538-548 S. Normandie Ave.,
541-549 S. Mariposa Ave.,
Los Angeles, CA 90020**

**New Construction
Council District No: 4**

PROJECT DESCRIPTION

The Normandie Terrace is intended to serve the severely overcrowded, large family population of the Wilshire Center/Koreatown Redevelopment Project Area. The proposed project entails the new construction of sixty-six (66) residential units consisting of eight (8) one-bedroom, twenty seven (27) two-bedroom and thirty one (31) three-bedroom units for a total of one hundred fifty five (155) new bedrooms, replacing forty (40) efficiency units. The complex will consist of one building with five residential floors with subterranean and on-grade parking. The property will feature a large community room space with TV viewing/gaming area, library space, community craft tables and business center. Each unit will be hard wired for direct high-speed internet service free of charge to tenants. In addition, there will be a separate computer lab for educational and personal needs of all residents. The main courtyard of the property will have a variety of activity spaces for children including tot-lot and passive recreational spaces, as well as BBQ and seating areas for family activities.

PROJECT FINANCE SUMMARY

The financing is comprised of a conventional construction and permanent loans from a private lender and a loan from Community Redevelopment Agency of Los Angeles (CRA/LA) in addition to Affordable Housing Trust Fund (AHTF) loan. These funds will be leveraged with 9% low-income housing tax credits from the California Tax Credit Allocation Committee. The applicant will sell the tax credits to an equity investor at a later date.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The property is presently owned by 538 Normandie, LLC. The property is currently under contract to be purchased by Normandie Terrace Partners, L.P. a California limited partnership (the "Partnership"). The close of escrow is set to occur on or before June 30, 2010.

Central Valley Coalition for Affordable Housing ("Central Valley") and CARE Housing Services Corporation are the co-managing general partners of Normandie Terrace Partners, L.P. Central Valley is a California non-profit public benefit 501(c)(3) corporation and City certified CHDO, with a 0.333% general partner interest in the Partnership. CARE Housing Services

Corporation is a California non-profit public benefit 501(c)(3) corporation with a 0.333% general partner interest in the Partnership. Normandie Terrace Developers, LLC, the administrative general partner of the Partnership, is a California limited liability company, owning the remaining 0.334% general partner interest. American Communities, LLC is a for-profit entity and is the developer of the Normandie Terrace Property. The 99% limited partner interest is being held by Normandie Terrace Developers, LLC until such time as the equity investor is admitted to the Partnership.

FUNDING SOURCES-PERMANENT

Sources	Amount
LAHD – AHTF	\$ 3,000,000
Tax Credit Equity	14,950,904
CRA/ LA	5,250,000
Conventional loan	3,430,000
Deferred Developer Fee	642,247
Total	\$ 27,273,151

AFFORDABILITY STRUCTURE

Unit Type	30% AMI	40% AMI	50% AMI	60% AMI	Mgr.	Total
0 Bedroom						
1 Bedroom	2	6	0	0		8
2 Bedroom	2	11	6	7	1	27
3 Bedroom	3	10	7	11		31
Total	7	27	13	18	1	66

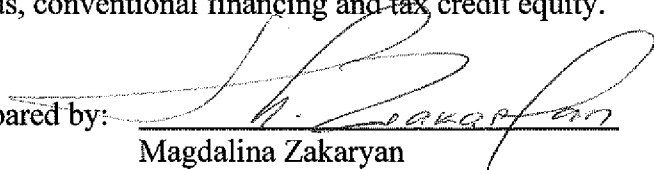
PROJECTED SCORING ANALYSIS (9% Tax Credits)

<u>Criterion</u>	<u>Max. Points</u>	<u>Projected Points</u>	<u>Remarks</u>
1) Cost Efficiency, Credit Reduction & Public Funds	20	20	
2) General Partner & Management Company Characteristics	9	9	
3) Negative Points			
4) Housing Needs	10	10	
5) Site and Service Amenities	25	25	
6) Sustainable Building Methods	8	8	
7) Lowest Income Table	52	52	
8) Readiness to proceed	20	20	
9) State Credit Substitution	2	2	
Total	146	146	Project tiebreaker is 65.0%

FUNDING RECOMMENDATION

An AHTF funding commitment of up to \$3,000,000 is recommended. The project is competing for TCAC funds under the Large Family Housing Type. LAHD funds will represent \$45,455 per unit and 11% of the total development cost. The LAHD funding is leveraged with CRA/ LA funds, conventional financing and tax credit equity.

Prepared by:


Magdalina Zakaryan
Los Angeles Housing Department (LAHD)

**STAFF REPORT
February 26, 2010**

**Sunrise Apartments
5111 – 5125 S. Main St.
Los Angeles, CA 90037**

**New Construction
Council District No: 9**

PROJECT DESCRIPTION

The 46 unit new construction project sits on three separate parcels in the South Los Angeles area. The parcels front South Main Street and will provide 46 units of senior affordable housing, including one unit for the on-site manager, on four floors of residential over one level of semi-subterranean parking. The unit mix will consist of 40 one-bedroom and 6 two-bedroom units, including 1 two-bedroom for the one-site property manager. The building will be built around a large courtyard. Social services and educational classes will be provided in a large community room on the first floor. The site will have centralized laundry facilities with convenient access by the residents. The building will also be served with convenient on-site parking.

PROJECT FINANCE SUMMARY

The financing is comprised of a conventional permanent loan from a private lender, a \$890,000 loan from the Community Redevelopment Area of Los Angeles, a \$1,323,890 loan from the Housing Authority of the County of Los Angeles/City of Industry (COI), in addition to the Affordable Housing Trust Fund (AHTF) funds. These funds will be leveraged with 9% low-income housing tax credits from the California Tax Credit Allocation Committee. The applicant will sell the tax credits to an equity investor at a later date.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

AMCAL Sunrise Apts Fund, L.P., a to-be formed California limited partnership, is the proposed borrower, and is comprised of to-be-determined non-profit partner as the managing general partner and AMCAL Multi-Housing Inc. as the administrative general partner. Percival Vaz is the President of the AMCAL Multi-Housing Inc., the project developer, which is a for-profit firm that has developed numerous affordable family and senior housing apartments in the Los Angeles and southern California for 11 years.

FUNDING SOURCES-PERMANENT

Sources	Amount
LAHD – AHTF	\$ 2,202,568
Tax Credit Equity	6,091,995
CRA/ LA	890,000
Conventional loan	1,579,049
City of Industry	1,323,890
Total	\$ 12,087,502

AFFORDABILITY STRUCTURE

Unit Type	30% AMI	40% AMI	45% AMI	50% AMI	60% AMI	Mgr.	Total
1 Bedroom	4	8	3	25			40
2 Bedroom	1	1			3	1	6
Total	5	9	3	25	3	1	46

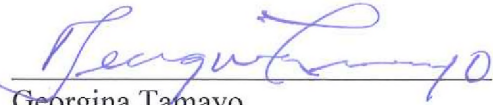
PROJECTED SCORING ANALYSIS (9% Tax Credits)

<u>Criterion</u>	<u>Max. Points</u>	<u>Projected Points</u>	<u>Remarks</u>
1) Cost Efficiency, Credit Reduction & Public Funds	20	20	
2) General Partner & Management Company Characteristics	9	9	
3) Negative Points			
4) Housing Needs	10	10	
5) Site and Service Amenities	25	25	
6) Sustainable Building Methods	8	8	
7) Lowest Income Table	52	52	
8) Readiness to proceed	20	20	
9) State Credit Substitution	2	2	
Total	146	146	Project tiebreaker is 75.0%

FUNDING RECOMMENDATION

An AHTF funding commitment of up to \$2,202,568 is recommended. The project is competing for TCAC funds under the Seniors Housing Type. LAHD funds will represent \$47,881 per unit and 18.2% of the total development cost. The LAHD funding is leveraged with CRA/ LA funds, HACLA/COI funds, conventional financing and tax credit equity.

Prepared by:



Georgina Tamayo
Los Angeles Housing Department (LAHD)

**STAFF REPORT
February 26, 2010**

**Vermont Avenue Apartments
4925 S. Vermont Avenue
Los Angeles, CA 90037**

**New Construction
Council District No: 9**

PROJECT DESCRIPTION

The Vermont Avenue Apartments will redevelop an underutilized parcel on a major transit corridor with much needed affordable housing to families in the community. The proposed project entails the new construction of forty-nine (49) apartments for very- low and low income families on a 0.82 acre lot in South Los Angeles. The apartments will consist of a one building of Type V construction, with on- grade parking on the first floor and two to four levels of units, containing 8 one-bedroom, 22 two-bedroom and 19 three-bedroom units. The project includes 49 parking spaces, laundry facilities, property management office, and several indoor and exterior community spaces. The project is located on a major transit corridor. The front of the property will be gated with a single pedestrian entrance from Vermont Avenue. The lobby and community room will be on the ground floor.

PROJECT FINANCE SUMMARY

The financing is comprised of a conventional permanent loan from a private lender, a Three Million dollar loan from the Community Redevelopment Area of Los Angeles, in addition to the Affordable Housing Trust Fund (AHTF) funds. These funds will be leveraged with 9% low-income housing tax credits from the California Tax Credit Allocation Committee. The applicant will sell the tax credits to an equity investor at a later date.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

Vermont 4925, LP, a California limited partnership, is the proposed borrower, and is comprised of Western Community Housing, Inc., the managing general partner and Vermont 4925 AGP, LLC, the administrative general partner. Western Community Housing, Inc., a California non-profit organization, promotes affordable housing and provides social services to low-income individuals and households. John M. Huskey is the President of Meta Housing Corporation and is the sole member and sole manager of Vermont 4925 AGP, LLC, a California limited liability corporation. Meta Housing Corporation, the project developer, is a for-profit firm that has developed numerous affordable family and senior housing apartments in the Los Angeles and southern California area during the past 12 years.

FUNDING SOURCES-PERMANENT

Sources	Amount
LAHD – AHTF	\$ 3,017,456
Tax Credit Equity	9,162,023
CRA/ LA	3,000,000
Conventional loan	1,995,200
Deferred Developer Fee	519,702
Total	\$ 17,694,381

AFFORDABILITY STRUCTURE

CRA/ LA to restrict 48 units- 15 @ Very-Low and 33 @ Low

Unit Type	30% AMI	45% AMI	60% AMI	Mgr.	Total
0 Bedroom					
1 Bedroom	2	3	3		8
2 Bedroom	3	2	16	1	22
3 Bedroom	3	5	11		19
Total	8	10	30	1	49

PROJECTED SCORING ANALYSIS (9% Tax Credits)

<u>Criterion</u>	<u>Max. Points</u>	<u>Projected Points</u>	<u>Remarks</u>
1) Cost Efficiency, Credit Reduction & Public Funds	20	20	
2) General Partner & Management Company Characteristics	9	9	
3) Negative Points			
4) Housing Needs	10	10	
5) Site and Service Amenities	25	25	
6) Sustainable Building Methods	8	8	
7) Lowest Income Table	52	52	
8) Readiness to proceed	20	20	
9) State Credit Substitution	2	2	
Total	146	146	Project tiebreaker is 75.0%

FUNDING RECOMMENDATION

An AHTF funding commitment of up to \$3,017,456 is recommended. The project is competing for TCAC funds under the Large Family Housing Type. LAHD funds will represent \$61,580 per unit and 17% of the total development cost. The LAHD funding is leveraged with CRA/ LA funds, conventional financing and tax credit equity.

Prepared by:



Yaneli Ruiz
Los Angeles Housing Department (LAHD)

STAFF REPORT
Yale Street Family Housing
715-721 Yale Street, Los Angeles, CA 90012
New Construction
Council District No: 1
February 26, 2010

PROJECT DESCRIPTION

The proposed project entails the new construction of sixty (60) apartments for family households in the Chinatown community of Los Angeles community. The fifteen (15) efficiency, fifteen (15) one-bedroom, ten (10) two-bedroom, and twenty (20) three-bedroom units will be located in two (2) five-story buildings that blend a variety of traditional Chinese design elements and colors with contemporary building techniques. The first building will be on grade, and the second building will be above a 3-level podium parking structure. The building will be designed and constructed using sustainable, "green building" principles.

Residents will have access to a 1,200 square foot community room and computer lab, as well as an on-site laundry facility. There will be approximately 4,000 square feet of outdoor open space located on the roof deck of the building. An outdoor recreation area will be incorporated into the outdoor open space.

The development's main frontage is on North Yale Street, and has a secondary frontage on Hill Place. The proposed project site is on an undeveloped plot of vacant land with grass and a steep slope toward the back of the property. The proposed project site is surrounded by multi-family rental complexes and is zoned R4-1. The project will help alleviate the severe shortage of quality, affordable family housing.

PROJECT FINANCE SUMMARY

The financing is comprised of a conventional construction and permanent loan from US Bank and an Affordable Housing Program (AHP) loan. In addition to the Affordable Housing Trust Fund (AHTF) funds, public funding will be provided from the Community Redevelopment Agency of Los Angeles (CRA/LA). These funds will be leveraged with low-income housing tax equity from Boston Capital. The sponsor will compete for a reservation of 9% low-income housing tax credits from the State Tax Credit Allocation Committee (TCAC) in March 2010. The applicant will sell the tax credits to its equity investor at a later date.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

Yale Street Family Housing, LP, a California limited partnership, is the borrower. The LP is comprised of a yet to be determined non-profit partner (the managing general partner); James Silverwood, an individual (a Class A Limited Partner); and Affirmed Housing Group, a California for-profit corporation (the administrative general partner).

Affirmed Housing Group, the project sponsor and developer, is a for-profit firm that has developed seven (7) affordable housing apartment projects in the San Diego region during the past eleven years.

FUNDING SOURCES-PERMANENT

Sources	Amount
LAHD – AHTF	\$4,893,531
Conventional loan-US Bank	2,346,848
Tax Credit Equity Investor-Boston Capital	11,196,694
Deferred developer fee & costs	300,000
CRA/LA	2,500,000
FHLB-AHP	600,000
Total	21,837,073

AFFORDABILITY STRUCTURE

Unit Type	Mgr.	60% AMI	50% AMI	40% AMI	30% AMI	Total
Efficiency			11	3	1	15
1 Bedroom			12	1	2	15
2 Bedroom			6	1	3	10
3 Bedroom	1	5	9	3	2	20
Total	1	5	38	8	8	60

PROJECTED SCORING ANALYSIS (9% Tax Credits)

<u>Criterion</u>	<u>Max. Points</u>	<u>Projected Points</u>	<u>Remarks</u>
Cost Efficiency & leverage of public funds	20	20	
Experience of developer and property manager	9	9	
Resident target meets defined housing need	10	10	
Site and Service Amenities	25	25	
Sustainable Building Methods	8	8	
Income Targets	52	52	
Readiness to proceed	20	20	
State credit exchange/substitution	2	2	
Total	146	146	

Note: Project tie-breaker is 74.882%

FUNDING RECOMMENDATION

An AHTF funding commitment of \$4,893,531 is recommended. The project will compete for TCAC funds under the "Family" category. LAHD funds represent \$81,558 per unit and 22.41% of the total development cost (TDC). The LAHD funding will be leveraged with conventional and public financing and tax credit syndication equity.

Prepared By: M. Susan Riney
M. Susan Riney
Rehabilitation Project Coordinator (RPC) I
Los Angeles Housing Department (LAHD)

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AFFORDABLE HOUSING TRUST FUND

SUMMARY OF ACTIVITY – 2003 to 2010 Round 1

AFFORDABLE HOUSING TRUST FUND TOTAL TO DATE					
Projects	Units	Amount Committed*	Amount Leveraged*	Total Dev. Cost	Leverage Ratio (dollars)
7,450	128	\$409,728,671	\$1,602,817,630	\$2,061,882,125	\$3.91

AFFORDABLE HOUSING TRUST FUND COMMITMENTS 2003 - 2009					
Projects	Units	Amount Committed	Amount Leveraged	Total Development Cost	Leverage Ratio (dollars)
121	7,004	\$386,892,392	\$1,525,010,596	\$1,911,902,988	\$3.94

AFFORDABLE HOUSING TRUST FUND 2010 ROUND 1 COMMITMENTS					
Projects	Units	Amount Committed	Anticipated Leverage	Total Development Cost	Leverage Ratio (dollars)
7	446	\$22,836,279	77,807,034	149,979,137	\$3.41