



MAJOR PROJECTS DIVISION

Los Angeles Housing Department

LAHD

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Antonio R. Villaraigosa, Mayor
Douglas Guthrie, General Manager

February 21, 2012

Council File: C.F. # 11-1920
Council District: City wide
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Honorable Antonio R. Villaraigosa
Mayor, City of Los Angeles
Room 303, City Hall
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Los Angeles, CA 90012
Attention: Pamela Finley
Legislative Coordinator

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: Richard Williams
Legislative Assistant

TRANSMITTAL: REQUEST FOR APPROVAL TO ISSUE LETTERS OF COMMITMENT FOR ROUND 1 OF THE 2012 AFFORDABLE HOUSING TRUST FUND (AHTF); VARIOUS ACTIONS RELATED TO THE AHTF

SUMMARY:

The General Manager of the Los Angeles Housing Department (LAHD) requests authority to issue Letters of Commitment in accordance with Round 1 of the 2012 Affordable Housing Trust Fund (AHTF) Notice of Funding Availability (NOFA) and approval of various actions relating to the AHTF.

2012 AHTF Round 1

On December 7, 2011, the Mayor and City Council approved the issuance of the 2012 AHTF NOFA and authorized up to three funding rounds (C.F. #11-1920). A summary of the applications received and recommended projects is included as Attachment 1; staff reports for each recommended project are included as Attachment 2, and a summary of AHTF financial activity is provided as Attachment 3.

Various Actions Related to the AHTF

Taylor Yard Infill Infrastructure Grant

LAHD is requesting authority to participate as a co-grantee with McCormack Baron Salazar (MBS), project sponsor of the AHTF-funded Taylor Yard Apartments, in order to receive \$15 million in Infill Infrastructure Grant (IIG) funds awarded to MBS from the State of California

Department of Housing and Community Development (HCD). Additional authority is requested to execute IIG loan agreements with MBS for each phase of the multi-phased Taylor Yard Transit Village development.

Amendments to AHTF Loan Agreements and Commitment

Authority is also requested to amend three AHTF Loan Agreements and one AHTF commitment for previously approved projects that received funding in accordance with the Los Angeles Department of Water and Power (LADWP) Sustainable Design and Economic Development guidelines.

RECOMMENDATIONS:

The General Manager respectfully requests that:

1. Your office schedule this transmittal at the next available meeting(s) of the appropriate City Council committee(s) and forward it to City Council for review and approval immediately thereafter;
2. The City Council, subject to the approval of the Mayor, authorize the LAHD General Manager or designee to:
 - A. Issue Letters of Commitment in the amounts identified in Tables 1 through 3 from the Affordable Housing Trust Fund, subject to the following conditions: (1) that the project sponsors (except those whose projects are otherwise fully funded) apply to the proposed leveraging source in the next available funding round; and, (2) that disbursement take place after sponsors receive the full amount requested therein;

TABLE 1 – RECOMMENDED HOMELESS HOUSING PROJECTS

	Project Name	Type	Units	C.D.	AHTF Amount	PBVs Awarded
1	Day Street Apartments	Special Needs	46	2	\$1,745,082	21
2	New Pershing Apartments	Special Needs	69	9	\$3,500,000	52
3	Rosslyn Hotel	Special Needs	264	9	\$8,138,435	93
	TOTAL		379		\$13,383,517	166

TABLE 2 – RECOMMENDED AT-RISK HOUSING PROJECTS

	Project Name	Type	Units	C.D.	AHTF Amount
1	Banning Villa	At-Risk	90	15	\$1,500,000

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TABLE 3 – RECOMMENDED AFFORDABLE HOUSING PROJECTS

	Project Name	Type	Units	C.D.	AHTF Amount
1	Rio Vista	Family	87	1	\$2,542,354
2	Riverwalk at Reseda	Family	77	3	\$301,059
3	Sage Park	Family	90	15	\$3,473,070
	TOTAL		254		\$6,316,483

TABLE 4 – COMBINED TOTAL – ALL PROJECTS

Projects	Units	AHTF Amount	PBV Amount
7	723	\$21,200,000	166

- B. Negotiate and execute an acquisition/predevelopment/construction/permanent loan agreement for each project identified in Tables 1 through 3 that receive a funding award from their respective leveraging source (if applicable), subject to the satisfaction of all conditions and criteria stated in the AHTF application, this transmittal, and LAHD's Letter of Commitment; subject to approval by the City Attorney as to form;
- C. Execute subordination agreements for each of the aforementioned projects wherein the City loan and regulatory agreements are subordinated to their respective conventional construction and permanent loans;
- D. 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. Participate as a co-grantee with McCormack Baron Salazar (MBS) of State of California Housing and Community Development (HCD) Infill Infrastructure Grant (IIG) funds awarded June 30, 2009;
- F. Enter into negotiations with HCD, if necessary, in order to finalize the IIG budget, proposed accomplishments, or other related details for the grant agreement;
- G. Execute a grant agreement, any amendments thereto, and any other documents necessary between HCD and the City of Los Angeles for the disbursement of the IIG funds;
- H. Negotiate and execute IIG pre-development/construction/permanent loan agreements, separately or as part of the AHTF loan agreements, with MBS for each of the five phases of the Taylor Yard Transit Village development, including the Taylor Yard Apartments (Phase I) and the Rio Vista Apartments (Phase II), subject to approval of the City Attorney as to form;

- I. Accept the grant and receive deposits and/or reimbursements from the IIG Program up to \$15,094,990, and deposit the funds into the Fund and Account identified in Recommendation 3C below;
 - J. Amend the AHTF Loan Agreements for the Las Margaritas, Normandie Terrace, and Vendome Palms projects, to include funds committed by the LADWP in the amount of \$200,000 per project;
 - K. Amend the AHTF commitment for the Tobias Terrace project to include funds committed by the LADWP in the amount of \$200,000;
 - L. Prepare Controller's Instructions and any necessary technical adjustment(s), consistent with Mayor and Council actions, subject to the approval of the City Administrative Officer, and authorize the Controller to implement the instructions.
 - M. 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.
3. The General Manager also requests that the City Council, subject to the approval of the Mayor, authorize the City Controller to:

- A. Allocate and expend funds from the following funds and accounts for the following 2012 Round 1 projects:

<u>Project</u>	<u>Fund</u>	<u>Acct</u>	<u>Acct Name</u>	<u>Amount</u>
Banning Villa Apts.	561	43H212	AHTF	\$1,500,000.00
Day Street Apts.	561	43H212	AHTF	\$1,745,082.00
New Pershing Apts.	561	43H212	AHTF	\$3,500,000.00
Rio Vista Apts.	561	43H212	AHTF	\$2,542,354.00
Riverwalk at Reseda	561	43H212	AHTF	\$301,059.00
Roslyn Hotel	561	43H212	AHTF	\$8,138,435.00
Sage Park	561	43H212	AHTF	\$3,473,070.00
TOTAL				\$21,200,000.00

- B. Establish a new interest bearing fund entitled "State HCD-IIG program" for the receipts and disbursements of the IIG in the amount of \$15,094,990.00;
- C. Appropriate funds within the new Fund No. XXX (number to be assigned by the City Controller upon Mayor and Council approval of this recommendation), Department 43, for fiscal year 2011-2012 as follows:

<u>Fund</u>	<u>Acct</u>	<u>Acct Name</u>	<u>Amount</u>
XXX	43H854	HCD IIG-Taylor Yard	\$15,094,990.00

- D. Expend funds in an amount not to exceed \$15,094,990.00, from the above Fund and Account, Department 43, upon proper written demand from the LAHD General Manager or designee.
- E. Allocate and expend funds from the following funds and accounts for the LADWP-approved projects below, upon proper written demand from the LAHD General Manager or designee:

<u>Project</u>	<u>Fund</u>	<u>Acct</u>	<u>Account Name</u>	<u>Amount</u>
Las Margaritas	44G	43T215	LADWP	\$200,000.00
Normandie Terrace	44G	43T215	LADWP	\$200,000.00
Tobias Terrace	44G	43G215	LADWP	\$200,000.00
Vendome Palms	44G	43T215	LADWP	\$200,000.00
TOTAL				\$800,000.00

BACKGROUND:

2012 Round 1 AHTF NOFA

In late 2011, LAHD released the Draft 2012 Round 1 AHTF NOFA. New applications were solicited for projects proposing 9% low income housing tax credits (LIHTC) from the California Tax Credit Allocation Committee (TCAC), 4% LIHTC combined with funds from the California Department of Housing and Community Development's Multi-Family Housing Program (MHP), or other committed public or private sources. A bidder's conference was held on December 19, 2011. The deadline to submit applications was January 9, 2012.

A total of 28 applications requesting \$91.8 million in funding were received. All eligible applications were reviewed and scored by LAHD staff using criteria and guidelines approved by the Mayor and Council as outlined in the NOFA.

Selection Process / Competitive Considerations

Overview - All Projects

The funding priority established in the NOFA is as follows:

1. Projects intending to compete in the TCAC Non-Profit/Homeless or SRO Set-Asides, or projects with other sources of Homeless funding, such as MHP Supportive/Homeless Youth;
2. Projects competing in the TCAC At-Risk set-aside;
3. Projects that intend to compete in the TCAC Los Angeles County Geographic Apportionment;
4. Projects that are fully funded (except for AHTF funds) from sources not listed above, but are similar to those in one of the above categories; these projects were ranked in the appropriate category if the proposed affordability levels were similar. Projects with higher proposed average affordability levels were given lower priority.

For 2012 Round 1, a total of \$21.2 million was available in the following three project categories:

- \$10 million for Permanent Supportive Housing projects
- \$3 million for Preservation/At-Risk projects
- \$8.2 million for Affordable Housing projects

The NOFA ranked projects according to the lowest ratio of calculated gap financing relative to the maximum eligible loan amount, including all eligible boosts; the result of this calculation produced each project's LAHD Score, which is included in Attachment 1. In addition to the LAHD score, the ranking of 9% tax credit projects took into account the final TCAC tiebreak score anticipated (according to LAHD's estimation) to be successful in the next TCAC funding round. However, the demise of Community Redevelopment Agencies throughout the state and county has created extraordinary uncertainty in the gauging of a competitive TCAC tiebreak score. Therefore, LAHD based its subsidies on successful TCAC tiebreak scores from the prior round, which were lower than the historical average. This resulted in some projects being able to reach target ratios based solely on awards of other public funding. Other projects needed less LAHD subsidy than originally requested.

Permanent Supportive Housing Projects

Thirteen proposals for Permanent Supportive Housing projects were received, requesting \$40.8 million in capital and 539 Section 8 Project-Based Vouchers (PBVs). Application review and funding recommendations were achieved through the collaborative effort of the Housing Authority of the City of Los Angeles (HACLA), Los Angeles County, and LAHD. In mid-January, a panel consisting of staff from the three agencies reviewed PBV applications, and on January 26, 2012, HACLA received approval from its board to award PBVs to Day Street Apartments (21 PBVs), New Pershing Apartments (52 PBVs) and the Rosslyn Hotel (93 PBVs). The total award of 166 vouchers was slightly more than HACLA's proposed allocation of 150.

It is recommended that these projects receive AHTF commitments since the combination of AHTF capital and PBV operating subsidy is essential for TCAC competitiveness and long term financial feasibility. The AHTF capital required to fund the projects is \$13,383,517; more than \$3 million over the NOFA's allocation for Permanent Supportive Housing projects. By increasing the allocation in this project category, the amount available to Affordable Housing projects decreased commensurately.

Affordable Housing Projects

Fourteen proposals for Affordable Housing projects were received, requesting a total of \$47.4 million in capital. Three projects, Riverwalk at Reseda (ranked #5 on Attachment 1) and Rio Vista Apartments and Sage Park (ranked 7 and 8, respectively), were the top scoring projects to pass threshold and other LAHD review requirements. Although there were four projects that scored higher than Riverwalk at Reseda, it was determined that projects 1 through 3 could reach LAHD's estimated successful TCAC tiebreak score without any LAHD subsidy, due to the amount of public funding from other sources. The 4th ranked project, Brynhurst Apartments, applied for but was denied a PBV award by HACLA, rendering the project infeasible. Sylmar Court, ranked #6 on the attached list, failed threshold because it claimed to have a CRA commitment that was determined to be invalid. This project also applied for PBVs from HACLA but did not receive an award.

Preservation/At-Risk Projects

Banning Villas was the only Preservation/At-Risk project to apply, and the project met all LAHD threshold and review requirements.

Recommended Projects and Funding Sources

LAHD is recommending Letters of Commitment for the seven projects listed in Tables 1, 2 and 3 of this report, for a total of \$21,200,000 in funding and 723 affordable units.

Various Actions Related to the AHTF

Taylor Yard Infill Infrastructure Grant

The Taylor Yard Transit Village, located in Cypress Park, is to be developed by MBS, through its affiliated development entity Taylor Yards, LLC, on land owned by the Los Angeles County Metropolitan Transportation Authority (Metro). The LLC entered into a Joint Development Agreement with Metro in 2008. To facilitate the development, MBS applied for and received an award of \$15,094,990 from the HCD IIG program in 2009.

There are five proposed development blocks, each with a separate long-term ground lease with Metro. In 2011, LAHD committed \$3,860,064 for the development of the 68-unit Taylor Yard Apartments (C.F.10-1869), as the first phase of the Transit Village. In the current round, \$2,542,354 is being recommended for an 87-unit family rental development known as Rio Vista. To allow for the syndication of Low Income Housing Tax Credits (LIHTC) to private investors, separate MBS ownership entities will be established for each of the five projects. Local non-profit organizations will serve as the Managing General Partners of each of these Limited Partnerships.

In order to facilitate these transactions, LAHD is requesting authority to participate as a co-grantee with MBS to become the recipient of the IIG funds. LAHD's pass-through capacity will convert the State grant into City loans, which LAHD will execute with MBS. This will maximize tax incentives available to the Limited Partnerships and reduce the amount of LAHD subsidy necessary for feasibility. Under these IIG loans, LAHD will also be entitled to a larger proportional share of the residual receipts generated from project operations.

Amendment to AHTF Loan Agreements and Commitment

Three current AHTF projects, Las Margaritas, Normandie Terrace and Vendome Palms, applied for and received an award of \$200,000 each from the LADWP as part of its Sustainable Design and Economic Development Guidelines. It is therefore requested that the loan agreements for these projects be amended to include the additional funding amounts. In addition, Tobias Terrace, a project receiving an AHTF award under 2011 Round 2, subsequently received LADWP funding approval. It is requested that the AHTF commitment for this project be amended to include the additional funding amount.

FISCAL IMPACT:

The proposed actions will allocate a total of \$21,200,000 in HOME funds for the development of seven 2012 Round 1 projects consisting of 723 affordable housing units. The seven projects will create approximately 1,420 jobs. There is no impact on the General Fund.

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Attachments:

- 1) 2011 Round 1 AHTF Project Summary
- 2) 2011 Round 1 AHTF Staff Reports
- 3) AHTF Financial Activity

ATTACHMENT 1: APPLICATIONS RECEIVED

Project Name	Applicant Name	PBV Units Approved by HACLA	CD	# of Units	Total Development Cost	Per Unit Cost	Project Type	HousingType	Target 9% TCAC Score	Requested Amount from AHTF/LAHD	LAHD Calculated Gap	Verified Max LAHD Subsidy \$	Verified LAHD Score %	LAHD AHTF \$ Available	
AT-RISK															
1 Banning Villa Apartments	Banning Villa Preservation Limited Partnership		15	90	\$ 22,133,656	\$ 245,930	Rehab	At-Risk (Preservation)	n/a	\$ 3,000,000	\$ 1,500,000	\$ 8,220,040	18.248%	-	
AT-RISK TOTAL				90	\$ 22,133,656						1,500,000			\$ 1,500,000	
GENERAL POOL															
GENERAL POOL TOTAL															
GENERAL POOL															
1 Argyle Apartments	AMCAL Multi-Housing, Inc.		13	40	\$ 15,998,884	\$ 399,972	New Construction	Family	35.000%	\$ 3,150,000	\$ -	\$ 3,955,392	0.000%	-	
2 Selma-Community-Housing	Abode Communities		13	66	\$ 26,937,391	\$ 408,142	New Construction	Family	35.000%	\$ 4,825,000	\$ -	\$ 6,846,288	0.000%	-	
3 Washington-Santee-Phase-4	Mercy Housing California		9	78	\$ 31,627,594	\$ 405,482	New Construction	Family	35.000%	\$ 7,470,604	\$ -	\$ 8,446,726	0.000%	-	
4 Brynhurst-Apartment	ACETECH Construction, Inc.		8	12	\$ 2,199,245	\$ 183,270	New Construction	Family	n/a	\$409,000	\$ -	\$ 1,300,236	0.000%	-	
5 Riverwalk at Reseda	Abode Community Housing		3	77	\$ 23,186,286	\$ 301,121	New Construction	Family	35.000%	\$ 5,750,000	\$ 301,059	\$ 8,739,151	3.445%	6,015,424	
6 Sylmar-Court**	DDCM Inc. (Kurken)		7	150	\$ 32,014,000	\$ 213,427	New Construction	Seniors	n/a	\$1,100,000	\$ 1,100,000	\$ 14,000,000	7.857%	-	
7 Rio Vista Apartments	Rio Vista Apts, L.P. (McCormack Baron)		1	87	\$ 30,675,000	\$ 352,586	New Construction	Family	35.000%	\$ 3,000,000	\$ 2,542,354	\$ 8,673,019	29.313%	3,473,019	
8 Sage Park	BHC Sage Park, L.P. (Bridge Housing)		15	90	\$ 30,793,102	\$ 342,146	New Construction	Family	35.000%	\$ 5,700,565	\$ 3,473,070	\$ 11,004,601	31.560%	-	
9 The Alexander	South Figueroa Apartments II, L.P.		9	53	\$ 14,231,540	\$ 268,520	New Construction	Family	35.000%	\$ 3,391,454	\$ 2,622,587	\$ 5,709,446	45.934%	-	
10 Sol Y Luna Apartments	East LA Community Corporation		14	53	\$ 22,812,536	\$ 430,425	New Construction	Family	35.000%	\$ 2,531,238	\$ 2,531,238	\$ 5,105,467	49.579%	-	
11 Paloma Terrace	Paloma Terrace RHF Partners L.P.		9	59	\$ 23,836,518	\$ 404,009	New Construction	Family	35.000%	\$ 4,750,000	\$ 3,761,112	\$ 6,352,506	59.207%	-	
12 Serrano Gallery	Affirmed Housing Group, Inc.		10	79	\$ 27,940,230	\$ 353,674	New Construction	Family	35.000%	\$ 1,185,000	\$ 5,814,514	\$ 8,005,284	72.633%	-	
13 Beswick Senior Apartments	East LA Community Corporation		14	33	\$ 12,193,404	\$ 369,497	New Construction	Seniors	35.000%	\$ 2,110,241	\$ 2,568,212	\$ 3,014,630	85.192%	-	
14 The Crossings on Amigo***	UHC 00402 Reseda, L.P.		3	60	\$ 28,391,078	\$ 473,185	Rehab	Family	35.000%	\$ 2,050,000	\$ 6,074,654	\$ 5,865,755	103.561%	-	
GENERAL POOL TOTAL				0	844	\$ 282,252,327				\$ 47,423,102				\$ 13,383,517	
PERMANENT SUPPORTIVE															
Vermont-Villas	Affirmed Housing Group, Inc.	0	15	81	\$ 17,386,751	\$ 214,851	New Construction	Special Needs		\$2,402,760	\$ 2,402,760	\$ 8,600,000	27.939%	-	
1 Navy-Village	Volunteers of America of Los Angeles	0	15	74	\$ 27,418,758	\$ 370,524	Rehab	Special Needs		\$2,743,758	\$ 2,743,758	\$ 9,531,200	29.787%	-	
2 New-Hampshire-Family-Housing	LTSC Community Development Corporation	0	10	52	\$ 22,610,820	\$ 434,823	New Construction	Family		\$1,654,012	\$ 1,654,012	\$ 5,737,500	28.828%	-	
3 Day Street Apartments *	LA Family Housing Corporation	21	2	46	\$ 14,274,983	\$ 310,326	New Construction	Special Needs		\$3,172,882	\$ 1,745,082	\$ 4,847,100	36.003%	11,638,435	
4 New Pershing Apartments *	Church and Temple Housing Partnership 2	52	9	69	\$ 29,079,607	\$ 421,444	New Construction	Special Needs		\$3,500,000	\$ 3,500,000	\$ 6,700,000	52.239%	8,138,435	
5 Eagle-Vista**	Women Organizing Resources Knowledge & Services	0	14	56	\$ 17,893,576	\$ 319,528	New Construction	Special Needs		\$3,995,975	\$ 3,995,975	\$ 6,856,200	58.283%	-	
6 Moonlight-Villas**	Abbey Road, Inc.	0	7	27	\$ 11,497,895	\$ 425,848	New Construction	Special Needs		\$2,044,211	\$ 2,044,211	\$ 3,393,000	60.248%	-	
7 Rosslyn Hotel Apartments *	Rosslyn Hotel Apartments LP	93	9	264	\$ 33,137,319	\$ 125,520	Rehab	Special Needs		\$8,482,515	\$ 8,138,435	\$ 14,000,000	60.589%	-	
8 HFL Sequoia Apartments**	LTSC Community Development Corporation	0	6	25	\$ 9,526,025	\$ 381,041	New Construction	Special Needs		\$1,986,895	\$ 1,986,895	\$ 3,147,600	63.124%	(1,986,895)	
9 Burlington Family Apartments	Burlington Family Housing, L.P.	0	1	30	\$ 13,084,912	\$ 436,164	New Construction	Special Needs		\$2,798,620	\$ 2,798,620	\$ 3,977,200	70.367%	(4,785,515)	
10 Paradise Family Villas	Paradise Villas Associates, LP	0	9	15	\$ 6,834,876	\$ 455,658	New Construction	Special Needs		\$1,500,000	\$ 1,500,000	\$ 1,787,625	83.910%	(6,285,515)	
11 Michael's Village	Step Up on Second Street, Inc.	0	4	32	\$ 3,527,261	\$ 110,227	Rehab	Special Needs		\$2,611,309	\$ 2,611,309	\$ 3,052,500	85.547%	(8,896,824)	
12 Knob Hill Apts.	AHCDC 6 LP	0	1	39	\$ 14,729,567	\$ 377,681	New Construction	Special Needs		\$3,925,000	\$ 3,925,000	\$ 4,130,000	95.036%	(12,821,824)	
PERMANENT SUPPORTIVE TOTAL				166	810	\$ 221,002,350				\$40,817,937					
TOTAL - ALL PROJECTS				166	1,744										21,200,000

* Projects that applied to HACLA for Section 8 Vouchers and received an award.

** 4% Bond Projects

*** Project is infeasible without LAHD Funds

**STAFF REPORT
February 1, 2012**

**Banning Villa Apartments
1100 N. Banning Blvd., Wilmington, CA 90744**

**Acquisition and Rehabilitation
Council Districts: 15**

PROJECT DESCRIPTION

The proposed project involves the acquisition and rehabilitation of a 90 unit multifamily apartment. The project is currently occupied by low-income seniors and has an expiring Section 8 contract. The 90 unit property consists of eighty-nine (89) one-bedroom units and one (1) two-bedroom unit. The two-bedroom unit will be the manager's units. All of the residential units will be substantially improved and modernized, including the addition of new heating and air-conditioning systems, completely remodeled kitchens and baths with new cabinets, fixtures and energy efficient appliances, new energy efficient windows and doors, new ceramic tile flooring and carpeting, new roofing, exterior painting and upgraded landscaping.

PROJECT FINANCE SUMMARY

In addition to the Affordable Housing Trust Fund (AHTF) loan, the financing is comprised of Union Bank funds (conventional loan), and deferred developer fee funds. These funds will be leveraged with 9% low-income housing tax credits from the California Tax Credit Allocation Committee (CTCAC). The applicant will sell the tax credits to an equity investor at a later date.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The borrower and owner will consist of Banning Villa Preservation Limited Partnership, a California limited partnership. Clifford Beers, a non-profit corporation, will be its Managing General Partner. Banning Villa Preservation Partners, LLC, a California limited liability company, will be its Co-General Partner. After the sale of the tax credits, a tax credit investor will be part of the limited partnership.

FUNDING SOURCES-PERMANENT

LAHD – AHTF	\$ 1,500,000
Union Bank, N.A.	7,034,561
Tax Credit Equity	12,652,885
Deferred Developer Fee	946,210
Total:	\$ 22,133,656

AFFORDABILITY STRUCTURE

Unit Type	30% AMI	35% AMI	40% AMI	45% AMI	50% AMI	60% AMI	Mgr.	Total
1 Bedroom	9	9	9	9	9	44		89
2 Bedroom							1	1
Total	9	9	9	9	9	44	1	90

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	10	10	
7) Lowest Income Table	52	52	
8) Readiness to proceed	20	20	
9) State Credit Substitution	2	2	
Total	148	148	

FUNDING RECOMMENDATION

An AHTF funding commitment of up to \$1,500,000 is recommended. The project is competing for TCAC funds. LAHD funds will represent \$16,666 per unit and 6.8% of the total development cost.

Prepared by: Los Angeles Housing Department

STAFF REPORT

February 1, 2012

**Day Street Apartments
7639-7653 Day Street
Los Angeles, CA 91402**

**New Construction
Council District No. 2**

PROJECT DESCRIPTION

Day Street Apartments will be a two-story garden-style apartment complex, with a total of 46 apartment units. 41 of the units will be studios to accommodate the predominantly single-adult target population of homeless and chronically homeless. In addition, four units will be 1-bedroom units in order to accommodate some of the homeless couples that were found living outdoors in the nearby Tujunga Wash. The complex will also incorporate a 2-bedroom manager's unit as well as a management office. Three office spaces will be provided for the service coordinator and two case managers who will work at the site. A separate meeting/conference room will accommodate larger groups and classes. A separate computer room will provide space for residents to work individually or in groups.

In addition, the project will provide a large community room with a warming kitchen and a large-screen television. A large, landscaped central courtyard will provide outdoor relaxation space and will be outfitted with a gas-fired barbecue grill. A half basketball court at the rear of the site will provide the opportunity for some physical recreation.

The project will provide 37 parking spaces because it is anticipated that most of the residents at Day Street will not have cars. The 37 parking spaces are surface spaces at the side and rear of the building.

This project is pocketed on a cul-de-sac with two- and three-story residential neighbors and abuts the back lots of commercial development along Tujunga's Foothill Boulevard corridor. Craftsman-style architecture, a seminal response to building in Southern California foothills, is the primary architectural vocabulary of the neighborhood.

Working with the natural topography, the design steps up from the street via a terraced courtyard, creating a high-volume space for the sidewalk-facing community functions. This massing serves as a counterpoint to the disciplined rhythms of the modular living units.

The project is designed with the community and its future residents in mind. By taking inspiration from the neighboring architectural styles, Day Street Apartments becomes part of the community. Not only does the structure enhance the neighborhood, it also gives future residents a sense of pride in the quality of their home.

Foremost is balancing the individual's need for privacy with an underlying spatial and programmatic organization that also fosters a sense of a larger community of support.

Providing for a "soft" and non-institutional presence, supportive services located at nodes designed for everyday activity of checking the mail, doing the laundry or walking the corridors, turn interactions with case managers and service providers to chance encounters with a neighbor and a part of the daily routine in the community.

Though disbursed, this network of nodes encircles and energizes a larger social venue for the complex: as its main focus, the garden courtyard re-connects the building's various parts into a cohesive whole and provides residents with both a place of respite and a venue for community celebration.

In its composition, scale, access to light and open space, each element of the design is used to convey a message of quality, care and value. A keen attention to details and detailing elevates the everyday “economy” material to a statement of demonstrated care and built-in value. An appropriate balancing of initial capital investments with long-term maintenance and operational costs, lead to a deepened richness in palette and design durability that will help maintain the building as long-term assets in the community.

PROJECT FINANCE SUMMARY

The total development cost for Day Street Apartments is currently estimated to be \$14,189,982, excluding \$85,000 in syndication expenses. A variety of funding sources, including private/public lenders, county Grants and equity proceeds from the syndication of low-income housing tax credits will be used to finance this project.

BORROWER

Day Street Apartments will be owned and operated by a tax credit limited partnership, Day Street, L.P. At present, the sole general partner of Day Street, L.P., is Harmony Villa, Inc., a nonprofit affiliate of LA Family Housing Corporation (LAFH). (We were required to structure the partnership this way by our acquisition lender, the Corporation for Supportive Housing. CSH required that LAFH be guarantor for the acquisition loan. In order for the guaranty not to be subsumed under California’s one-form-of-action foreclosure laws, LAFH had to be separate from the ownership entity.) Harmony Villa, Inc. (HVI), has an independent board of directors, but all of the members of HVI’s board are also members of LAFH’s board. HVI is staffed by LAFH employees.

Once the project is ready to close its construction financing, however, LAFH will be admitted as a general partner for the project.

PERMANENT FUNDING SOURCES

Los Angeles Housing Department	\$1,745,082
MHP - GHI	\$1,600,000
Mental Health Services Act	\$1,133,000
LA County Homeless Grant	\$1,200,000
Supervisor Antonovich Grant	\$150,000
Deferred Developer Fee	\$358,000
General Partner Equity	\$100
Tax Credit Equity	<u>\$8,261,000</u>
Total	\$14,447,182

AFFORDABILITY STRUCTURE

Unit type	Mgrs	60% AMI	50% AMI	40% AMI	35% AMI	30% AMI	TOTAL
SRO/Studio	0	0	0	8	0	33	41
1 Bedroom	1	0	0	0	0	4	5
Total	1	0	0	8	0	37	46

SCORING ANALYSIS (9% Tax Credits)

<u>Criterion</u>	<u>Max. Points</u>	<u>Projected Points</u>	<u>Remarks</u>
A) Cost Efficiency, Credit Reduction & Public Funds	20		
A(1) Cost Efficiency		0	Not applying for cost efficiency
A(2) Credit Reduction		0	0%
A(3) Public Funds		20	39% versus TCD
B) General Partner & Management Company Characteristics	9		
B(1) General Partner Experience		6	
B(2) Management Company Experience		3	
C) Housing Needs	10	10	Special Needs
D) Site and Service Amenities	25	25	
E) Sustainable Building Methods	10	10	
F) Lowest Income & 10% of Units Restricted @ 30% AMI	52		
F(1) Lowest Income		50	
F(2) 10% of Units Restricted @ 30% AMI		2	
G) Readiness to proceed	20	20	
H) Miscellaneous Federal and State Policies	2	2	
* Negative Points (if any)	NO MAX		
Total	148	148	

FUNDING RECOMMENDATION

The project appears to be competitive for the next TCAC allocation. With a TDC of \$14.4M, the cost per unit is a reasonable \$314,000 per unit, with the LAHD subsidy representing \$37,900 per unit. The \$1.75M LAHD loan will represent only 12% of the TDC. The LAHD commitment will be leveraged with 9% low income housing tax credits, a Governor's Homeless Initiative Loan, Mental Health Services Act funding, and two County Grants.

**STAFF REPORT
January 31, 2012**

**New Pershing Apartments
502 S. Main Street
Los Angeles, CA 90013**

Council District No. 9

PROJECT DESCRIPTION

The New Pershing Apartments site is located at 502 S. Main Street on three parcels comprised of .36 acre on the western border of the Skid Row area of Los Angeles. Currently the site is occupied by the Pershing Hotel, a 69 unit Single Room Occupancy ("SRO") building built in the early 1900s and rehabilitated in 1989. The project will consist of a unit-for-unit replacement of the existing 69 units; however, the original SRO units will be reconfigured into the following mix: 67 efficiency units and two one-bedroom manager's units. A portion of the ground level will be maintained as a commercial/retail zone and will include 2,000 square feet of commercial space and a shared entry lobby. The lobby will provide a visible presence on the street front for administrative offices and also provides a secure entry for building residents. Public spaces provided include a community courtyard, kitchen/dining facilities, laundry, and administrative space. The community room will be furnished with chairs, couches, tables, and a television.

The existing Pershing Hotel does not have an elevator and is not handicap accessible; the New Pershing Apartments will remedy this by providing an elevator. A total of five percent of the units will be handicap accessible and the remaining units will be ADA adaptable.

PROJECT FINANCE SUMMARY

The financing proposal assumes investor and conventional construction/permanent funding as well as loans from the Affordable Housing Trust Fund, the Department of Housing and Community Development, and anticipates receiving tax credit equity from the California Low Income Housing Tax Credit program.

BORROWER

The applicant, as well as the owner of the property and borrowing Entity is Church and Temple Housing Partnership, L.P., with Skid Row Housing Trust, a non profit public benefit organization as its Managing General Partner.

PERMANENT FUNDING SOURCES

LAHD - AHTF	\$ 3,500,000
JP Morgan Chase Bank	\$ 1,750,000
Cal HCD MHP	\$ 4,538,695
Recast CRA and HCD Loans	\$ 4,650,000
Deferred Developer Fee	\$ 952,345
GP Equity	\$ 100
Tax Credit Equity	\$13,688,467
Total	\$29,079,607

AFFORDABILITY STRUCTURE

Unit type	Mgrs	60% AMI	50% AMI	45% AMI	35% AMI	30% AMI	TOTAL
SRO/Studio	2	14	0	18	0	35	69
Total	2	14	0	18	0	35	69

FUNDING RECOMMENDATION

With the LAHD commitment and a tie-break score of 48.6%, the project should be competitive in the upcoming TCAC competition. LAHD funds will represent \$50,725 per unit or approximately 12% of the total development cost. The LAHD commitment will be leveraged with 9% low income housing tax credits, Housing Authority of the County of Los Angeles, and conventional financing.

Prepared by: Los Angeles Housing Department

STAFF REPORT
January 31, 2012

Rio Vista Apartments
1515 North San Fernando Road, Northeast Roadway 1-87
Los Angeles, CA 90031

New Construction
Council District No. 1

PROJECT DESCRIPTION

The Rio Vista Apartments is located on Lot 1 of an approved subdivision, known as the Taylor Yard Transit Village master plan (The Development). The project as proposed will be a new construction of 87 units of affordable rental housing for large families. The building design is consistent with a master plan that focuses on pedestrian-oriented walkways and vehicle circulation, building orientation and layout to provide eyes on the street and landscaping and rain water infiltration techniques that celebrated the site's proximity to the LA River.

The building's architecture consists of a Spanish-Mediterranean design facing the interior of the master plan with a transition to a more contemporary style along its San Fernando Road frontage. The building modules consist of 2-story town home units over ground floor garden units that sit atop a subterranean parking garage. The design includes a central common area with a Tot-Lot/Children's play area, seating/gathering areas and lush landscaping that is consistent with plantings native to LA River surroundings. Additionally, there are three additional secondary courtyards within the property with barbecue facilities, picnic tables, seating/gathering areas and additional landscaping. Finally, residents will also have access to over 1½ acres of green space located on adjoining open space lots of the Master Plan.

The building design incorporates a variety of unit sizes to accommodate various household sizes. Unit mix includes 9 one-bedroom units, 43 two-bedroom and 35 three-bedroom units. Unit sizes range from approximately 1,000 square feet up to approximately 1,300 square feet. To address current market need and projected demand for larger units, the development programmed 40% of the units as three-bedrooms to accommodate households with children.

All units are provided with energy efficient refrigerators, dishwashers, and clothes washers and dryers. All units and common areas are smoke-free environments to promote healthy lifestyles and improved indoor air quality. Energy modeling will assist in providing building layouts that incorporate cross ventilation and appropriate shade strategies to cool units in warm weather and will include effective insulation materials to maintain warmth during cold weather. Nevertheless, central air is provided for comfort in extreme weather conditions.

Unit amenities on the exterior include individual front doors and private patio space, where available. Architectural design and planning include defensible spaces so that residents feel a sense of ownership in creating safety and security of their own home. A private tot-lot is provided within one of the four courtyards located within the property that is for exclusive use by children of the Rio Vista Apartments. Private and secure parking is provided for each of the residential units within the development block.

Common amenities include a community room within Lot 1 and more than 1.5 acres of green space (Lots 7 and 8) directly adjacent to the building. This "Alameda" creates a link to the 40-acre park next door to the site – the Río de Los Angeles State Park. Additionally, Lot 6 of The Development provides two swimming pools for the exclusive use of the master plan residents and their guests. A community club house adjacent to the pools will be available for use by residents as well. The master plan was designed to

accommodate a future rail station at the site. As funding becomes available, a new rail line connecting Downtown Los Angeles and the San Fernando Valley will be constructed with a station at Taylor Yard.

PROJECT FINANCE SUMMARY

The financing proposal assumes investor construction and permanent funding as well as loans from the Affordable Housing Trust Fund and the Infill Infrastructure Grant Program of Department of Housing and Community Development - State of California. The proposal also anticipates receiving 9% tax credit equity from the California Low Income Housing Tax Credit program.

BORROWER

Taylor Yard site is currently owned by the Los Angeles County Metropolitan Transportation Authority (LACMTA). McCormack Baron Salazar, through its affiliated development entity Taylor Yards, LLC, entered into a Joint Development Agreement with Metro in 2008 to develop the site.

Taylor Yards, LLC is the master development entity that will be responsible for the long-term maintenance and management of the master association. Each of the 5 development blocks will enter into a separate long-term ground lease with Metro for the development of their respective improvements.

Lots 1, 3 and 5 ownership entities have been established to allow the syndication of Low Income Housing Tax Credits that generate equity for the developments. A McCormack Baron Salazar subsidiary will serve as the General Partner of each Limited Partnership that will be the long-term ownership entity for the improvements. Lots 2 and 4 will be subdivided as condominium subdivisions to allow for the sale and financing of each individual unit.

Specifically, the Lot 1 ownership entity is Rio Vista Apartments, L.P. MBA Development Corp, which is an entity wholly owned and controlled by McCormack Baron Salazar, will be the Developer General Partner. Los Angeles Housing Partnership, a local non-profit organization, will be the Managing General Partner. Lastly, an entity of the equity investor will be admitted as the Limited Partner and be the final member of the ownership entity.

PERMANENT FUNDING SOURCES

JP Morgan Chase Bank, NA	\$ 4,330,000
LAHD - AHTF	\$ 2,542,354
State HCD – Infill Infras. Grant	\$ 3,697,000
Deferred Fees	\$ 600,000
Tax Credit Equity	<u>\$19,505,646</u>
Total	\$30,675,000

AFFORDABILITY STRUCTURE

Unit type	Mgrs	60% AMI	50% AMI	45% AMI	40% AMI	35% AMI	30% AMI	TOTAL
1 Bedroom	0	4	1	1	1	1	1	9
2 Bedroom	1	17	5	5	5	5	5	43
3 Bedroom	0	15	4	4	4	4	4	35
Total	1	36	10	10	10	10	10	87

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	

FUNDING RECOMMENDATION

With the LAHD commitment, the project should be competitive in the upcoming TCAC competition. LAHD funds will represent \$29,222 per unit or approximately 8.3% of the total development cost. The LAHD commitment will be leveraged with 9% low income housing tax credit equity, Infill Infrastructure Grant from HCD, and conventional financing.

**STAFF REPORT
February 9, 2012**

**Riverwalk at Reseda
18425 West Kittridge Street
Reseda, CA 91335**

**New Construction
Council District: 3**

PROJECT DESCRIPTION

Riverwalk at Reseda will provide 77 units of affordable housing to families, including one on-site resident manager's unit, contained in two four-story buildings with 78 parking spaces at the rear of the site. The project is within walking distance of the Orange Line and the Metro Rapid Bus.

The development and design team will pursue LEED for Homes certification at the Silver level, featuring Energy Star appliances and lighting fixtures, low-flow showers and faucets, dual-flush toilets, and, if budgets permit, photovoltaic solar panels to power the common areas, as well as a central hot water boiler with solar thermal pre-heating to eliminate the inefficiencies of individual tenant water heaters. The on-site amenities include high-speed internet access in each unit, a community room, computer lab and laundry room.

The project's design incorporates secure open space, a children's play area, edible community garden, and succulent garden. The communal space is situated in such a way that users of the open space will have direct views of Reseda Park and the Los Angeles River, located directly across the street.

PROJECT FINANCE SUMMARY

In addition to the Affordable Housing Trust Fund (AHTF) loan, the financing is comprised of a conventional loan from U.S. Bank, a direct loan from the Community Redevelopment Agency of the City of Los Angeles (CRA/LA), and deferred developer fee funds. The project will compete for 9% low-income housing tax credits from the California Tax Credit Allocation Committee (CTCAC).

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The borrower is Kittridge Housing, L.P., a single-purpose California limited partnership, whose sole general partner is Kittridge Housing GP, LLC. Kittridge Housing GP, LLC, is a California limited liability company whose sole member is Abode Communities.

Currently, Abode Community Housing, an affiliate of Abode Communities, is acting as the temporary limited partner in the ownership entity until the tax credit partner can be admitted at a later date.

FUNDING SOURCES-PERMANENT

LAHD – AHTF	\$ 301,059.00
CRA/LA	4,000,000
US Bank	3,965,000.00
Tax Credit Equity	14,203,980.00
Deferred Developer Fee	760,000.00
Total:	\$23,230,039.00

AFFORDABILITY STRUCTURE

Unit Type	30% AMI	35% AMI	40% AMI	50% AMI	60% AMI	Mgr.	Total
1 BR	1	2	4	3	7	0	17
2 BR	4	10	0	21	7	1	43
3 BR	3	0	14	0	0	0	17
Total	8	12	18	24	14	1	77

PROJECTED SCORING ANALYSIS (9% Tax Credits)

<u>Criterion</u>	<u>Max. Points</u>	<u>Projected Points</u>
1) Cost Efficiency, Credit Reduction & Public Funds	20	20
2) General Partner & Management Company Characteristics	9	9
3) Negative Points	0	0
4) Housing Needs	10	10
5) Site and Service Amenities	25	25
6) Sustainable Building Methods	10	10
7) Lowest Income Table	52	52
8) Readiness to proceed	20	20
9) Misc. Federal and State Policies	2	2
Total	148	148

FUNDING RECOMMENDATION

An AHTF funding commitment of up to \$301,059 is recommended. LAHD funds will represent \$3,910 per unit and 1.3% of the total development cost.

Prepared by: Los Angeles Housing Department

**STAFF REPORT
February 2, 2012**

**Rosslyn Hotel Apartments
112 W 5th Street
Los Angeles, CA 90013**

**Rehabilitation
Council District No: 9**

PROJECT DESCRIPTION

The Rosslyn Hotel Apartments project entails rehabilitation of currently existing two hundred sixty four (264) Single Room Occupancy (SRO) units. The Rosslyn Hotel is a single 13 story structure, located at 112 W. 5th street in Los Angeles. The project will set aside forty-six (46) units for homeless Veterans and forty-seven (47) units for chronically homeless with mental illnesses, and the remaining one hundred sixty-nine (169) units will be available for population with incomes falling between 30% and 60% of the area median income. There will be two (2) units occupied by on-site property managers.

The Rosslyn Hotel Apartments is designated as a historic building, therefore changes to the exterior façade and areas of the interior will be minimal per Office of Historic Preservation Guidelines. The ground floor currently consists of a lobby, property management offices, 5,000 square feet of commercial retail space and three elevators. There is a 9,000 square foot basement consisting of old bathrooms, maintenance workshop, boiler and utility rooms and an old lounge. The second floor consists of a laundry room and office space. The remaining upper floors consist of twenty-four (24) SRO units per floor totaling two hundred sixty four (264) units. Currently, each unit has a bathroom with a toilet and a sink and all but sixty-six (66) units have bathtubs. The new renovation will convert all bathrooms to full status. The units will be completely upgraded with new paint, flooring, lighting fixtures and a new kitchenette will be installed in every unit. There will also be a rooftop amenity for residential use. The rehabilitation process will completely restore property aesthetically and historically.

PROJECT FINANCE SUMMARY

The financing is comprised of a conventional construction loan from a private lender and 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 Rosslyn Hotel Apartments is presently owned by Rosslyn Hotel Apartments L.P. SRO Housing Corporation is the general managing partner and property management agent.

FUNDING SOURCES-PERMANENT

Sources	Amount
LAHD – AHTF	\$8,138,435
Union Bank	3,571,000
CRA/ LA	5,000,000
Historic Tax Credit Equity	3,586,130
Tax Credit Equity	12,841,754
Total	\$33,137,319

AFFORDABILITY STRUCTURE

Unit Type	30% AMI	35% AMI	40% AMI	45% AMI	55% AMI	Mgr.	Total
SRO	93	32	34	53	50	2	264

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	10	10	
7) Lowest Income Table	52	52	
8) Readiness to proceed	20	20	
9) State Credit Substitution	2	2	
Total	148	148	

FUNDING RECOMMENDATION

An AHTF funding commitment of up to \$8,138,435 is recommended. The project is competing for TCAC funds under Single Room Occupancy Type. LAHD funds will represent \$31,063 per unit and 24.6% of the total development cost.

**STAFF REPORT
February 15, 2012**

**Sage Park
1302 West 177th Street
Los Angeles, CA 90248**

**New Construction
Council District: 15**

PROJECT DESCRIPTION

The Sage Park project will combine workforce housing with a joint-use facility on approximately five acres in the Harbor Gateway area, adjacent to the Gardena High School campus. The housing component will provide 90 affordable housing units and one manager's unit, in addition to 148 residential parking spaces, which will surround the residential component and provide a buffer between the residential uses and the neighboring high school and continuation school. The proposed architectural style is contemporary with variations of wood siding materials on the exterior facades. The housing and joint-use components will be linked through a landscaped pedestrian paseo.

In March 2009, LAUSD selected BRIDGE Housing to develop the workforce housing component. Members of the LAUSD workforce will be given preference during leasing, subject to all applicable regulations and Fair Housing laws. Demographic information for the targeted LAUSD workforce was taken into account to ensure that the design of the residential component will be compatible with the preferred resident profile, consisting of younger individuals, couples and small families.

Amenities for the 3.8-acre residential component include laundry facilities, a property management office, fitness room, and community room. Unit amenities include cooking ranges, dishwashers, garbage disposals, hydronic heating from a central boiler and air conditioning. The joint-use parcel consists of approximately 1.87 acres, and will be comprised of the Gardena Alumni art gallery, multi-purpose community room, community gardens, LAPD Juvenile Impact obstacle course and 13 parking spaces. The parcel will have separate vehicle and pedestrian access, parking and utilities. The joint-use parcel will be accessible primarily for residents but will also be available for LAUSD use. The community garden will be for the exclusive use of residents and will be managed by an experienced, reputable operator.

PROJECT FINANCE SUMMARY

In addition to the Affordable Housing Trust Fund (AHTF) loan, the financing is comprised of a conventional loan from the California Community Reinvestment Corporation (CCRC) and general partner equity. The project will compete for 9% low-income housing tax credits from the California Tax Credit Allocation Committee (CTCAC).

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

LAUSD currently owns the property and has entered into a long-term ground lease agreement with BRIDGE for a period of 66 years. Separate parcels will be created for the housing and joint-use components. The Limited Partnership formed for the proposed development will ground lease both parcels from LAUSD.

BHC Sage Park, L.P. will be the future owner of the property. The General Partner of the ownership entity is BRIDGE Housing SC, LLC with BRIDGE Housing Corporation – Southern California (a non-profit corporation) as its sole managing member. The Limited Partner is BRIDGE Regional Partners, Inc. which will be replaced by the tax credit equity investor when the equity funding is closed. BRIDGE Housing California is the corporate parent of all the aforementioned entities.

BHC-Sage Park, L.P. will own the improvements of both the residential and joint use components; however LAUSD will lease back the joint use facility and be financially responsible for its operation and maintenance.

FUNDING SOURCES-PERMANENT

LAHD – AHTF	\$ 3,473,070.00
Land Value	2,750,000.00
CCRC	3,524,494.00
Tax Credit Equity	21,043,656.00
GP Equity	1,882.00
Total:	\$30,793,102.00

AFFORDABILITY STRUCTURE

Unit Type	30% AMI	40% AMI	50% AMI	60% AMI	Mgr.	Total
1 BR	2	6	12	9	0	29
2 BR	4	6	12	9	1	32
3 BR	3	6	12	8	1	30
Total	9	18	36	26	2	91

FUNDING RECOMMENDATION

An AHTF funding commitment of up to \$3,473,070.00 is recommended. LAHD funds will represent \$38,590 per unit and 11.3% of the total development cost.

Prepared by: Los Angeles Housing Department

**AFFORDABLE HOUSING TRUST FUND
and
PERMANENT SUPPORTIVE HOUSING PROGRAM**

SUMMARY OF ACTIVITY – 2003 through 2011 Round 2**

AHTF AND PSHP COMBINED TOTAL					
Projects	Units	Amount Committed*	Amount Leveraged*	Total Dev. Cost	Leverage Ratio (dollars)
169	10,193	\$583,015,412	2,507,819,598	3,090,835,010	\$4.30

AFFORDABLE HOUSING TRUST FUND (AHTF)						
	Projects	Units	Amount Committed	Amount Leveraged*	Total Development Cost	Leverage Ratio (dollars)
Total:	142	8,544	\$ 470,896,027	\$ 2,028,343,203	\$ 2,499,239,230	\$4.31

PERMANENT SUPPORTIVE HOUSING PROGRAM (PSHP)									
	Projects	Total Units	PBV Units*	PBV Value*	Capital Committed	Total Commitment (Capital & PBV*)	Total Dev. Cost	Amount Leveraged**	Leverage Ratio (dollars)
Total:	27	1,649	1,207*	\$165,848,110	\$112,119,385	\$277,967,495	\$591,595,780	\$479,476,395	\$4.28

*Total amounts leveraged are for Capital funds only. The PBV indirectly leverages social service funds that are secured as the project is constructed.

**Excludes totals for four 2010 Round 2 projects that were converted from 9% tax credit to 4% tax credit/tax-exempt bond projects

2/17/12