

TRANSMITTAL

To:

THE COUNCIL

Date: 9/20/2018

From:

THE MAYOR

TRANSMITTED FOR YOUR CONSIDERATION. PLEASE SEE ATTACHED.

A handwritten signature in blue ink, appearing to be 'Eric Garceiti', is written over the printed name.

(Ana Guerrero) for

ERIC GARCEITI
Mayor



Eric Garcetti, Mayor
Rushmore D. Cervantes, General Manager

September 18, 2018

Council File: 17-0038
Council Districts: Citywide
Contact Persons:
Yaneli Ruiz (213) 808-8951
Timothy Elliott (213) 808-8596
Edwin Gipson (213) 808-8597

The Honorable Eric Garcetti
Mayor, City of Los Angeles
Room 300, City Hall
Los Angeles, CA 90012

Attention: Mandy Morales, Legislative Coordinator

COUNCIL TRANSMITTAL: LOS ANGELES HOUSING + COMMUNITY INVESTMENT DEPARTMENT (HCIDLA) REQUEST FOR APPROVAL TO ADMIT 13 NEW PROJECTS INTO THE AFFORDABLE HOUSING MANAGED PIPELINE AS A RESULT OF THE 2018 CALL FOR PROJECTS; AND VARIOUS ACTIONS RELATED TO THE HCIDLA MANAGED PIPELINE

SUMMARY

The General Manager of the Los Angeles Housing + Community Investment Department (HCIDLA) respectfully requests that your office review and approve this transmittal and forward it to the City Council for further consideration. Through this transmittal, HCIDLA requests authority to admit a total of 13 new projects into HCIDLA's Affordable Housing Managed Pipeline; and to approve the additional recommendations contained in this report related to affordable housing developments already admitted into the HCIDLA's Managed Pipeline.

RECOMMENDATIONS

The General Manager of HCIDLA respectfully requests that the Mayor and City Council:

- I. Authorize the General Manager of HCIDLA, or designee, to admit the 13 projects selected from the 2018 Call for Projects, listed on Table 1 of this report, into the HCIDLA Managed Pipeline (Pipeline);

- II. Authorize the General Manager of HCIDLA, or designee, to issue Letters of Admittance into the HCIDLA Pipeline for the 13 new projects identified in Table 1 of this report;
- III. Authorize the General Manager of HCIDLA, or designee, to negotiate and execute amendments to documents related to the existing Buckingham Place Senior Housing development (Phase 1) and Metro at Buckingham (Phase 2) affordable housing developments, subject to review and approval of the City Attorney as to form. Revisions will include:
 - A. Terminate the existing covenant between the former Community Redevelopment Agency of Los Angeles and Buckingham Place Senior Housing, L.P;
 - B. Approve and execute the necessary utility easements, including the parking access easement;
 - C. Approve consent and access to Kaiser Permanente Crenshaw Medical Office to construct a two foot wide fence on the Phase 1 property to cover the gap between the two buildings and restrict unauthorized entry; and,
- IV. Authorize the General Manager of HCIDLA, or designee, to prepare Controller instructions and make any necessary technical adjustments consistent with the Mayor and City Council action on this matter, subject to the approval of the City Administrative Officer, and request the Controller to implement these instructions.

BACKGROUND

On June 28, 2013, the Mayor and City Council approved the HCIDLA Affordable Housing Managed Pipeline process, authorizing HCIDLA to issue a bi-annual Call for Projects (CFP) to enable open competition of new projects selected for the HCIDLA Pipeline on an ongoing basis (C.F. No. 13-0824). Admittance into the HCIDLA Pipeline allows projects to begin the predevelopment process, which entails the finalizing of site control, entitlement process, and applying for other applicable funding sources. There are projects that have experienced delays due to circumstances such as site control issues, applying for but not receiving other financing, or not receiving allocations in California Tax Credit Allocation Committee (CTCAC) rounds as scheduled and/or anticipated. A total of 15 projects are currently admitted in the Pipeline through previous CFPs (see Attachment B). Of the 15, eight projects are fully funded and preparing to start construction by the end of the year, while seven projects in predevelopment are experiencing delays. Projects that are not able to apply as scheduled or are not recommended to receive Low Income Housing Tax Credit (LIHTC) allocations, are generally scheduled into later CTCAC rounds, subject to tax credit availability.

2018 CALL FOR PROJECTS

On May 2, 2018, the Mayor and City Council approved the 2018 HCIDLA Affordable Housing Managed Pipeline Regulations and the release of the next CFP to solicit new affordable housing projects for admittance into the HCIDLA Pipeline (C.F. No. 13-0303-S10). The application deadline was June 4, 2018. HCIDLA received a total of 19 applications requesting approximately \$75.8 million in HCIDLA funds. A complete list of the 19 projects and their respective unverified self-score was published on the HCIDLA website (Attachment A).

HCIDLA staff reviewed the applications for threshold criteria and established scores utilizing the guidelines outlined in the 2018 Pipeline Regulations. On July 24, 2018, HCIDLA emailed notification letters to project applicants of the status of their applications. The letters included HCIDLA-verified scores.

All applicants were provided the opportunity to appeal the HCIDLA-verified score through a formal written appeal process. HCIDLA received a total of four appeal letters and granted three of the four appeals based on clarifications that were provided by the applicants. Final appeal response letters, including final HCIDLA-Verified Scores, were emailed to the applicants on August 10, 2018. HCIDLA utilizes only the final HCIDLA-Verified Score for admittance into the Pipeline.

Priority Sorting

Upon completion of the threshold review, competitive scoring process, and resolution of all appeals, the projects are sorted and ranked in accordance with the goals and priorities set forth in the 2018 HCIDLA Pipeline Regulations. The Regulations established annual goals for 1) Non-Transit Oriented Development (Non-TOD); 2) Supportive Housing (SH) Projects; and, 3) TOD projects. The Regulations require a minimum of 160 total Non-TOD units, 300 SH units and 640 TOD units. TOD projects are defined as projects located within a half-mile buffer from both heavy and light rail, Bus Rapid Transit (BRT), and Rapid Bus Transit (RBT) stops.

The priority sorting is divided into the following three categories:

1. First Sorting Priority, Non-TOD. As part of the first sorting priority, all applications were designated as Non-TOD or TOD projects. Non-TOD projects were grouped and ranked from the highest to the lowest score, based on the HCIDLA-verified score. Only two Non-TOD projects submitted applications. HCIDLA selected both Non-TOD projects to be admitted into the Pipeline, consisting of 92 units.
2. Second Priority Sorting, SH. As part of the second sorting priority, HCIDLA categorized the remaining projects as either SH or Non-SH. The SH projects were grouped and ranked from the highest to the lowest score based on the HCIDLA-verified score. HCIDLA selected five projects that met the threshold criteria and scored competitively to be admitted to the HCIDLA Pipeline. The five projects total 338 affordable housing units with 219 designated as SH units. In addition, some of the non-SH projects, enumerated below, include a total of 69 SH units, bringing the total of SH units to 288. Out of the 288 SH units, 166 units will be funded with

Proposition HHH funds, and the balance will be funded from the AHMP program. All five of the selected SH projects are also TOD.

3. Third Sorting Priority, TOD. The remaining six projects in the third sorting priority are all TOD projects and are a mix of 9% and 4% LIHTC. The projects, consisting of a total of 576 units, met the threshold criteria and were selected for admittance to the Pipeline. The units are comprised of 372 large family units, 37 mix of senior, individual and special needs units, 69 SH and 98 market-rate and manager's units. All seven of the projects are also categorized as TOD.

In total, the TOD goal was met. However, the non-TOD goal was not met due to the limited non-TOD number of applications. The second goal of 300 SH units was not fully met; however, HCIDLA received a sufficient number of high-scoring applications to reasonably use all of the L.A. City Geographic low-income tax credits available and projected available amount of HCIDLA federal funds targeted toward this population.

Results

Of the nineteen applications received through the 2018 Call for Projects, HCIDLA proposes to admit a total of 13 affordable housing developments.

HCIDLA estimates the recommended 13 projects will require approximately \$48.7 million in HCIDLA funding. This amount is the projected federal funds available for the next two years; and even though HCIDLA received a sufficient number of high-scoring applications, some applications were not selected due to the limited amount of federal funds. As part of the HCIDLA regulations, projects are encouraged to leverage the requested HCIDLA funding with other available financing programs. This November, the State of California will vote on two new propositions that will provide funding for affordable housing; Proposition 1- Affordable Housing Bonds and Proposition 2- Mental health money for housing. If these two new funding sources become available, the HCIDLA will encourage the qualified projects to pursue these funds in order to conceivably reduce the amount of HCIDLA requested funds thereby freeing up the available HCIDLA funds and possibly open a new Call for Projects in 2019.

The recommended projects will also be able to leverage an estimated \$258.2 million in 9% and 4% LIHTC equity. The new Pipeline projects will add a total of 1,006 new housing units, consisting of 494 affordable units reserved for large families, 31 affordable units reserved for seniors, 69 affordable units reserved for non-homeless individuals, 17 affordable units for disabled individuals, 288 supportive housing units and 107 market-rate and manager's units. The 13 new projects to be admitted into the Pipeline will increase the seven Pipeline projects that are currently in predevelopment to 20. A detailed list of the new projects is provided in Table 1 below, including respective final HCIDLA-verified scores.

Six of the 19 projects that applied to the 2018 CFP were not recommended for admittance into the Pipeline. The six projects not recommended are: Bethany Phase 1, The Butterfly, Reseda Theater Senior Housing, La Veranda, The Pointe on La Brea, and Southside Seniors. Some of the projects

failed to meet threshold and some had points deducted, pushing them outside the selection range. The 13 projects selected will fully utilize the available geographic tax credits and federal funds.

Strategic Growth Council/Affordable Housing and Sustainable Communities Funding

Of the 13 recommended projects, one project, Jordan Downs Phase S3, is proposing to apply to the Affordable Housing and Sustainable Communities (AHSC) Program, commonly referred to as Cap and Trade. The AHSC Program is administered by the California Strategic Growth Council (SGC). The purpose of the AHSC Program is to provide funding for projects that help reduce greenhouse gas emissions; decrease vehicle miles traveled; and increase accessibility of housing, employment centers, and key destinations through low-carbon transportation options, such as walking, biking, and transit. In August 2018, the SGC published its draft AHSC Program Guidelines and is projecting to finalize the regulations by October 2018. HCIDLA anticipates other projects may qualify and achieve a competitive score and will therefore encourage projects to apply in order to further leverage the limited funding sources. The ability to increase the leveraging sources and decrease the demand on HCIDLA sources will allow the HCIDLA to open another CFP and increase the contributions in the current fiscal year of meeting affordable housing production goals.

TABLE 1: 2018 CALL FOR PROJECTS RECOMMENDATIONS FOR ADMITTANCE INTO THE HCIDLA PIPELINE						
Project Name	Developer	CD	Units	SH Units	Housing Type	HCIDLA-Verified Score
Non- TOD (9% Geographic)						
Parque Vista	Parque Vista LP (McCormack Barron)	1	42	0	Family	59
Vista Ballona	Community Corporation of Santa Monica	11	50	0	Family	55
Sub-Total			92	0		
Special Needs- Homeless (PSHP- 9% LIHTC)						
Towne	Skid Row Housing Trust	14	92	47	Special Needs	80
67 th & Main**	Coalition for Responsible Community Development	9	52	26	Special Needs	69
Alvarado Kent Apartments	Alvarado Kent Apartments, LP (SRO Housing)	13	81	60	Special Needs	60
Sub-Total			225	133		
9% LIHTC General Pool (Large Family / Senior)						
Los Lirios Apartments	East LA Community Corporation	14	66	15	Family	70
Washington/ LA Apartments**	AMCAL Washington Fund, LP	9	109	22	Family	68
Jordan Downs Phase S3	The Michaels Development Company LP	15	92	0	Family	65
9 th Street Lofts	LINC Housing Corporation	15	91	0	Family	57
Sub-Total			358	37		
4% LIHTC / BONDS						

4% LIHTC / BONDS						
The Pointe on Vermont**	Pointe on Vermont EAH, LLC	8	50	25	Special Needs	75
Montecito II Senior Housing**	Montecito II Senior Housing LP (Thomas Safran & Assoc)	13	64	32	Seniors	70
PATH Villas Montclair/ Gramercy**	Montclair LA LP (PATH)	10	63	61	Special Needs	62
Hollywood Arts Collective	Hollywood Arts Collective LP (Thomas Safran & Assoc)	13	154*	0	Family	60
Sub-Total			331	118		
TOTAL – 2018 CALL FOR PROJECTS			1,006	288		

*Hollywood Arts Collective includes 92 market-rate units

**Projects that have applied or will apply for Proposition HHH funds

ADDITIONAL ACTIONS RELATED TO THE HCIDLA MANAGED PIPELINE

HCIDLA requests approval of the following actions related to the operation, successful completion, and permanent loan conversion of the following projects:

Metro at Buckingham

The Buckingham Place Senior Housing (Buckingham Phase 1) and Metro at Buckingham (Buckingham Phase 2) are the affordable housing components of a larger Marlton Square Mixed-Use Development Project (Marlton Square), located within the former Santa Barbara Plaza Shopping Center in Council District 10. The redevelopment of this plaza has been the primary focus of the Crenshaw Redevelopment Plan. In addition to the affordable housing components, the overall redevelopment plan for Marlton Square included a retail/commercial center, a medical office, and single family owner-occupied homes.

Buckingham Phases 1 and 2 (Master Project) were originally proposed as a 180-unit senior housing project by Capital Vision Equity (CVE) as its developer and project sponsor. The original loan documents to secure the CRA/LA loan included a covenant (Original Covenant) that restricts 180 units at 80% and below of Area Median Income. However, CVE was unable to complete the Master Project, finishing only 90% of the first phase. In February 2008, CVE stopped all work at the Buckingham Phase 1 site and in July 2008, entered into involuntary bankruptcy proceedings. The Bankruptcy Court subsequently approved a settlement agreement calling for Meta Housing Corporation (Meta Housing) to step in and complete the project. Buckingham Phase 1 was completed by Meta Housing in January 2011 and is comprised of 70 units reserved for seniors.

The subsequent redevelopment of other components of the Marlton Square Project, including Buckingham Phase 2, were delayed due to litigation regarding parking access, easements, and rights of way. Eventually, a Mutual Release and Settlement Agreement was executed on March 15, 2016, so redevelopment of the entire site could proceed.

On November 16, 2017, pursuant to the 2016 Settlement Agreement, Buckingham Phase 2 was admitted into the Affordable Housing Managed Pipeline. On February 28, 2018, the project applied for LIHTC under the CTCAC 2018 Round 1 Funding Round as a 103-unit affordable

housing project. On June 13, 2018 it was awarded a reservation of 9% Low Income Housing Tax Credits, fully funding the project.

Buckingham Phase 2 is scheduled to close its construction loan ahead of the CTCAC readiness deadline in December 2018, and Meta Housing will require the following actions be completed prior to loan closing: 1) termination of the previously recorded covenant for 180 units; 2) execution of a Parking Access and Easement Agreement, and all other required utility easements; and 3) approval of the build-out of a fence, two feet in width, between Buckingham Phase 1 and the Kaiser Permanente Crenshaw Medical Office. As part of the loan documents for Buckingham Phase 1, Meta Housing has already executed a separate covenant restricting 70 affordable units. The authority to execute a termination of the original covenant is being requested by HCIDLA to cancel an obsolete document. In addition, to facilitate efficient flow of vehicular and pedestrian traffic between the parking areas of each building, Buckingham Phase 2 requires that parking ingress and egress be shared via reciprocal easement with the adjacent Buckingham Phase 1. HCIDLA, as the ground lessor for Buckingham Phase 1, requests authority to approve and execute a reciprocal easement agreement for and between the two phases. Further, Buckingham Phase 1 shares a property line with the neighboring Kaiser Permanente Crenshaw Medical Offices. Construction of the fence for Buckingham Phase 1 was built two feet inside the property line, thus causing a two-foot gap between the wall erected by the former and the subsequent fence erected by the latter. HCIDLA requests authority to consent to completion of a section of a fence, two feet wide, that would traverse the Buckingham Phase 1 property (see Attachment C).


FISCAL IMPACT STATEMENT

There is no impact to the General Fund. HCIDLA will report back with funding recommendations once the projects are selected to apply for LIHTC, subject to project readiness and the availability of HCIDLA resources. The recommendations in this transmittal will authorize HCIDLA to admit a total of 13 new projects in the HCIDLA Pipeline. These 13 projects are an addition to the 15 projects currently in the HCIDLA Pipeline, thereby increasing HCIDLA's Pipeline to 28 affordable housing projects.

Prepared by:


YANELI RUIZ
Finance Development Officer II
Program Management & Development Section

Reviewed by:


TIMOTHY ELLIOTT
Community Housing Program Manager
Finance & Development Division

Reviewed by:


EDWIN C. GIPSON, II
Director of Finance & Development

Reviewed by:


SEAN L. SPEAR
Assistant General Manager

Reviewed by:


LAURA K. GUGLIELMO
Executive Officer

Approved by:


RUSHMORE D. CERVANTES
General Manager

- Attachment A: 2018 Call for Projects- List of Applications Received
- Attachment B: Current HCIDLA Pipeline Projects
- Attachment C: Buckingham Site Map



HOUSING + COMMUNITY INVESTMENT DEPARTMENT OF LOS ANGELES AFFORDABLE HOUSING MANAGED PIPELINE, MAY 2018 CALL FOR PROJECTS - APPLICATIONS RECEIVED (as submitted)

APP #	PROJECT NAME	TOTAL # OF UNITS	APPLICANT	ORGANIZATION	SITE ADDRESS	TDC	HCIDLA AHMP FUNDS REQUEST	CD	PROJECT TYPE	LOCATION TYPE	HOUSING TYPE	HOME-LESS PROJECT?	LEVERAGE SOURCE	UNVERIFIED HCIDLA SELF-SCORE
487	The Butterfly	79	Innovative Housing Opportunities, Inc.	Decro	1017 South Mariposa Avenue	\$ 42,542,993	\$ 7,200,000	1	New Construction	TOD	Seniors	Y	9% Tax Credit (TCAC) - Los Angeles City Geographic Apportionment	70
488	Los Lirios Apartments	66	East LA Community Corportion Coalition for Responsible Community Development	ELACC	113 South Soto Street	\$ 36,161,702	\$ 5,800,000	14	New Construction	TOD	Family	Y	9% Tax Credit (TCAC) - Nonprofit Organization	70
490	67th & Main	52	Reseda Theater Senior Housing (Canby Woods West)	CRCD	6706 South Main Street	\$ 29,842,945	\$ -	9	New Construction	TOD	Special Needs	Y	9% Tax Credit (TCAC) - SRO/Special Needs	74
491	Reseda Theater Senior Housing (Canby Woods West)	26	Reseda Theater Senior Housing LP	Thomas Safran & Assocs.	7221 North Canby Avenue	\$ 11,747,655	\$ 2,314,000	3	New Construction	TOD	Seniors	N	9% Tax Credit (TCAC) - Los Angeles City Geographic Apportionment	42
492	Vista Ballona	50	Community Corporation of Santa Monica	Corporation of Santa Monica	3960 South Grand View Boulevard 1-27	\$ 33,984,295	\$ 3,982,669	11	New Construction	NON-TOD	Family	N	9% Tax Credit (TCAC) - Los Angeles City Geographic Apportionment	55
493	Towne	92	The Skid Row Housing Trust	Skid Row	713 East 5th Street	\$ 42,957,902	\$ 3,000,000	14	New Construction	TOD	Special Needs	Y	9% Tax Credit (TCAC) - Nonprofit Organization	80
494	PATH Villas Montclair /Gramercy	63	Montclair LA LP	PATH	3317 West Washington Boulevard	\$ 34,756,369	\$ 1,600,000	10	Both Rehab and New Construction	TOD	Special Needs	Y	4% Tax Credit (TCAC)/Tax-Exempt Bonds	62
495	Bethany - Phase 1	50	Village Housing Partners L.P.	Related	8411 South Hoover Street	\$ 28,234,561	\$ 4,700,000	8	New Construction	TOD	Family	N	9% Tax Credit (TCAC) - Los Angeles City Geographic Apportionment	55
496	Alvarado Kent Apartments	81	Alvarado Kent Apartments, L.P.	SRO Housing	707 North Alvarado Street	\$ 36,673,664	\$ 7,673,200	13	New Construction	TOD	Special Needs	Y	9% Tax Credit (TCAC) - Nonprofit Organization	60
497	La Veranda	77	La Veranda, L.P.	Abode	2420 East Cesar E. Chavez Avenue	\$ 47,410,168	\$ 7,500,000	14	New Construction	TOD	Family	N	4% Tax Credit (TCAC)/Tax-Exempt Bonds	75
500	The Pointe on La Brea	50	EAH Inc. or its Affiliate	EAH	843 North La Brea Avenue	\$ 26,040,909	\$ 1,800,000	5	New Construction	TOD	Special Needs	Y	4% Tax Credit (TCAC)/Tax-Exempt Bonds	44
502	9th Street Lofts	91	LINC Housing Corporation	LINC	456 West 9th Street	\$ 44,472,149	\$ 5,300,000	15	New Construction	TOD	Family	N	9% Tax Credit (TCAC) - Los Angeles City Geographic Apportionment	67
503	Southside Seniors	50	John Stanley, Inc	Concerned Citizens Community Involvement	1655 West Manchester Avenue	\$ 22,513,464	\$ 3,600,000	8	New Construction	TOD	Seniors	N	9% Tax Credit (TCAC) - Los Angeles City Geographic Apportionment	41
504	Parque Vista	42	Parque Vista, L.P.	McCormackBaron	2581 Chaucer Sreet	\$ 25,707,512	\$ 2,500,000	1	New Construction	NON-TOD	Family	N	9% Tax Credit (TCAC) - Los Angeles City Geographic Apportionment	59
505	Washington/LA Apartments	109	AMCAL Washington Fund, L.P.	AMCAL	206 East Washington Boulevard	\$ 72,383,875	\$ 8,329,316	9	New Construction	TOD	Family	N	9% Tax Credit (TCAC) - Los Angeles City Geographic Apportionment	68
506	Jordan Downs Phase S3	92	The Michaels Development Company I, L.P.	Michaels Dev't	2101 East 101st Street	\$ 50,108,544	\$ -	15	New Construction	TOD	Family	N	9% Tax Credit (TCAC) - Los Angeles City Geographic Apportionment	75
508	The Pointe on Vermont	50	Pointe on Vermont EAH, LLC	EAH	7600 South Vermont Avenue	\$ 27,215,396	\$ 1,700,000	8	New Construction	TOD	Special Needs	Y	4% Tax Credit (TCAC)/Tax-Exempt Bonds	75
510	Montecito II Senior Housing	64	Montecito II Senior Housing LP	Thomas Safran & Assocs.	6668 West Franklin Avenue	\$ 32,047,253	\$ 2,954,860	13	New Construction	TOD	Seniors	Y	4% Tax Credit (TCAC)/Tax-Exempt Bonds	70
511	Hollywood Arts Collective	154	Hollywood Arts Collective LP	Thomas Safran & Assocs.	1637 North Wilcox Avenue	\$ 63,456,350	\$ 5,850,460	13	New Construction	TOD	Family	N	4% Tax Credit (TCAC)/Tax-Exempt Bonds	70
1338						\$ 708,257,906		\$ 75,804,505						

Note: The information in this report is based on project applicants' self-scores that have not been verified by the Housing and Community Investment Department of Los Angeles (HCIDLA) staff, and does not indicate concurrence by the HCIDLA. All project applications are subject to threshold review and underwriting. A cursory review of the applications indicates there will be corrections which result in a re-scoring of the projects prior to actual awards being recommended.

ATTACHMENT B

Projects in HCIDLA Managed Pipeline as of 9-18-2018

Projects in predevelopment, awaiting other leveraging sources						
Count	Project Name	Developer	CD	Units	Requested Amount	AHMP Admittance Expiration
1	Arminta Square	Arminta Square, LP (Meta Housing)	6	110	TBD	9/31/2019
2	Highland Park Transit Village	McCormack Baron Salazar	1	60	TBD	3/31/2019
3	LAMP Lodge	Meta Housing Corporation	14	82	TBD	10/31/2019
4	MacArthur Park Phase B	MPM Apartments II, LP	1	82	TBD	3/31/2019
5	Rosa De Castilla Apts*	East LA Community Housing Corporation	14	85	\$12,000,000	4/30/2020
6	Rosa Parks Phase II	Ward Economic Dev Corp	10	54	TBD	3/31/2019
7	Sun Commons*	Abbey Road, Inc. (Penny Lane)	2	100	\$12,000,000	2/28/2020
SUBTOTAL				573		

* Project received a Proposition HHH award

Fully funded projects preparing to start construction					
Count	Project Name	Developer	CD	Units	Approved Amount
1	433 Vermont	Meta Housing Corporation	10	72	\$8,700,000
2	Anita May Rosenstein Center/ McCadden Plaza (TAY)	Thomas Safran & Associates Development, Inc	4	26	\$500,000
3	FLOR 401 Lofts	Skid Row Housing Trust	14	99	\$1,001,892
4	Florence Mills	Hollywood Community Housing Corp.	9	74	\$12,602,573
5	Hartford Villa Apts.	SRO Housing Corporation	1	101	\$14,211,535
6	Jordan Downs Phase 2B	BRIDGE Housing Corporation	15	80	\$0
7	Metro at Buckingham	Meta Housing Corporation	10	102	\$0
8	Westmore Elden Elms	West Hollywood Community Housing Corp.	1	93	\$0
SUBTOTAL				647	\$37,016,000

Buckingham Place Senior Housing Apts (70 Units) & Metro at Buckingham (103 Units)



Metro @ Buckingham
(Phase 2 - 103 units)

Reciprocal easement

Buckingham Place Senior Housing Apts.
(Phase 1 - 70 units)

Proposed 2-ft. fence

