

ATTACHMENT 2

STAFF REPORTS

**STAFF REPORT
November 18, 2013**

**Gateway Apartments
13366 & 13368 Beach Avenue
Los Angeles, CA 90292**

**New Construction
Council District No: 11**

PROJECT DESCRIPTION

The proposed project entails the new construction of twenty-one residential units consisting of eighteen one bedroom units and three studio units, which will provide permanent supportive housing for formerly homeless persons. Of the 21 units, one will be designated for the resident manager and ten will be targeted for homeless persons. Five of the ten units will be targeted to chronically homeless persons. Of the remaining ten units, at least five will be targeted to persons with special needs as defined by the Tax Credit Allocation Committee who are also disabled. The remaining five units will be targeted to low income seniors or persons with disabilities.

The project site is located in the beachside communities of Venice and Marina Del Rey at 13368 & 13366 Beach Avenue, Los Angeles, CA 90292, about a block south and east of the intersection of Washington Boulevard and Lincoln Boulevard, and has excellent access to buses, shopping (including Costco and Albertsons on Washington) and Venice Beach. Building amenities will include a 611 square foot community room on the ground floor, laundry room, offices for supportive services and property management staff, an open courtyard on the second floor and a roof deck. The building will also include 11 parking spaces and 21 spaces for bicycle parking. Unit amenities will include stoves, refrigerators, ceiling fans, garbage disposals, and window coverings. A community room and lobby will activate the common ground level space of the property. Common open space on the second level, with amenities such as seating and planting, will serve to provide the tenants with a secure place to socialize and relax above the busy street, as well as to gather for educational activities and meetings. The project will seek LEED for Homes Gold certification.

PROJECT FINANCE SUMMARY

In addition to Affordable Housing Trust Fund (AHTF) loan the financing is comprised of funds from General Partner loan. These funds will be leveraged with the low-income housing tax credit equity and financing from the Community Development Commission of the County of Los Angeles (CDC). The sponsor intends to apply for 9% low-income housing tax credits and a CDC loan.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The existing site consists of two adjacent lots in the beachside communities of Venice and Marina Del Rey at 13368 & 13366 Beach Avenue, Los Angeles, CA 90292.

13368 Beach is currently owned by Venice Community Housing Corporation, while 13366 Beach is currently in escrow. The property will be sold to a to-be-formed limited partnership, in which Venice Community Housing Corporation and Hollywood Community Housing Corporation will each be general partners and will own a combined 0.01% of the project. A limited partner will own 99.99% of the development.

FUNDING SOURCES

Sources	Permanent
HCID	1,071,262
CDC Loan	1,488,500
GP Loan	750,000
Tax Credit Equity	6,538,208
Total	\$9,847,797

AFFORDABILITY STRUCTURE

Unit Type	Mgrs.	50% AMI	40% AMI	30% AMI	Total
0 Bedroom			2	1	3
1 Bedroom	1	3	12	2	18
Total	1	3	15	3	21

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 \$1,071,262 is recommended and represents \$51,012 per unit or approximately 11% of the total development cost. The HCID commitment will be leveraged with 9% low income housing tax credits and CDC loan.

Prepared By: Los Angeles Housing and Community Investment Department

Date: 11/18/13

**STAFF REPORT
November 22, 2013**

**South West View Apartments
3015 - 3031 South West View Street
Los Angeles, CA 90016**

**New Construction
Council District No: 10**

PROJECT DESCRIPTION

The proposed project entails the new construction of 64 residential units consisting of fifty-one one-bedroom units and thirteen two-bedroom units, which will provide housing for veterans and low income seniors. Of the 64 units, one will be designated for the resident manager, 32 will be supportive housing units for veterans and their partners, dependent children or caregivers, and there will be a separate 31 unit building for seniors.

The site is located within ¼ mile of the nearby La Brea Station of the Metro Expo Line in an area that includes commercial uses along West Jefferson Blvd. and South La Brea Avenue and low/medium residential uses along West View Street.

Each building will have its own community room with counseling offices, computer learning spaces and kitchen facilities designed to accommodate the unique needs of each population. Adjacent to the veterans' amenity space there will be open space for a children's play area as well as open space for barbeque and other gathering spaces. A meeting room open for use by the surrounding neighborhood and a community garden are included on the north end of the property. A retreat space is included on the fourth floor that will offer quiet activities and a commanding view.

PROJECT FINANCE SUMMARY

In addition to Affordable Housing Trust Fund (AHTF) loan the financing is comprised of funds from the Community Development Commission of the County of Los Angeles (CDC), a conventional bank loan, 9% low income housing tax credits and the Federal Home Loan Bank Board's Affordable Housing Program (AHP). The sponsor intends to apply for 9% low-income housing tax credits, a CDC loan and AHP.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The South West View Apartments project will be owned by a partnership that includes New Directions for Veterans as Managing General Partner and an LLC with Palm Communities as its sole member as the Administrative General Partner.

FUNDING SOURCES

Sources	Permanent
HCID	2,600,000
CDC Loan	2,000,000
Conventional Loan	2,744,668
Tax Credit Equity	15,205,746
Deferred Developer Fee	600,000
AHP	750,000
Private financing	646,000
Total	\$24,546,414

AFFORDABILITY STRUCTURE

Unit Type	Mgrs.	30% AMI	35% AMI	40% AMI	60% AMI	Total
1 Bedroom		6	20	6	19	51
2 Bedroom	1	2	4	1	5	13
Total	1	8	24	7	24	64

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 \$2,600,000 is recommended and represents \$40,625 per unit or approximately 11% of the total development cost. The HCID commitment will be leveraged with 9% low income housing tax credits and CDC loan.

STAFF REPORT
November 18, 2013

Winnetka Senior Apartments
20750 W. Sherman Way
Los Angeles, CA 91306

New Construction
Council District No: 3

PROJECT DESCRIPTION

The proposed development entails the new construction (on vacant land) of a multi-story development to provide affordable housing for senior citizens. The project will provide a total of 95 units. Sixty two (62) of the units will be reserved for homeless and chronically homeless seniors with special needs. Thirty two (32) units will provide affordable housing for seniors, and one additional unit will be reserved for on-site management. When completed, the project will provide the following amenities: elevator service, a courtyard, a community room with kitchen, a computer and multi-media room, a picnic BBQ area, a library, a fitness center, laundry rooms, sixty four (64) on grade parking spaces (2 reserved for handicap use), on-site support services, and office space. Security features will include gated site entry and building card key access. The project will include project based vouchers from the Housing Authority of the City of Los Angeles, and an operating subsidy from the Los Angeles County Department of Health Services (DHS).

PROJECT FINANCE SUMMARY

The Borrower has applied for State of California Multifamily Housing Program (MHP) funds, and will apply for State of California Infill Infrastructure Fund Grant (IIG) funds. Construction and permanent financing will be provided through Citibank and funds from the Affordable Housing Trust Fund (AHTF) program. These funds would be leveraged with 4% low-income housing tax credit equity.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The proposed Owner/Borrower is Winnetka Senior Apartments, L.P. which is comprised of Winnetka Senior Apartments, LLC, a California limited liability company, its Administrative General Partner, and John M. Huskey, its limited partner. PATH Ventures, a California non-profit entity, is to be admitted as its Managing General Partner. Meta Housing Corporation (MHC) is the project Developer.

John M. Huskey is the Sole Manager of Winnetka Senior Apartments, LLC. The Administrative Board of PATH Ventures includes Harreld Adams, and Julie Downey. The Officers of MHC include: John M. Huskey, President, Kasey Burke, Senior VP, George Russo, CFO-VP, Christopher Maffris, VP, Aaron Mandel, VP, Rutzel Castillo, Secretary, and Marian Kain, Asst. Secretary.

FUNDING SOURCES

Sources	Permanent
HCIDLA	\$1,200,000
AHP	\$940,000
Conventional (Tranche A)	\$4,689,734
Conventional (Tranche B)	\$1,577,511
State of CA (MHP)	\$5,000,000
Tax Credit Equity (4%)	\$7,792,034
Deferred Fees / Costs	\$135,118
State of CA (IIG)	\$1,500,000
Total	\$22,834,397

AFFORDABILITY STRUCTURE

Unit Type	15% AMI	20% AMI	35% AMI	45% AMI	50% AMI	60% AMI	Mgr.	Total
1 Bedroom	40	22				32		94
2 Bedroom							1	1
Total	40	22				32	1	95

FUNDING RECOMMENDATION

An AHTF funding commitment of up to \$1,200,000 is recommended. It is understood that the MHP funding commitment has been awarded and HCIDLA awaits for evidence of such commitment. The HCIDLA funds will represent \$12,631.58 per unit or approximately 5.26% of the total development cost. The HCIDLA commitment will be leveraged with 4% low income housing tax credits and State of CA funds.

Prepared By: Apolinar Abrajan, FDO-I
Los Angeles Housing and Community Investment Department (HCIDLA)

AFFORDABLE HOUSING TRUST FUND
and
PERMANENT SUPPORTIVE HOUSING PROGRAM

SUMMARY OF ACTIVITY – 2003 through 2013 Round 1

AHTF AND PSHP COMBINED TOTAL					
Projects	Units	Amount Committed*	Amount Leveraged*	Total Dev. Cost	Leverage Ratio (dollars)
190	12,271	\$658,117,914	\$2,953,415,121	\$3,611,533,035	\$4.49

AFFORDABLE HOUSING TRUST FUND (AHTF)						
	Projects	Units	Amount Committed	Amount Leveraged*	Total Development Cost	Leverage Ratio (dollars)
Total:	149	9,666	\$509,384,608	\$2,252,645,243	\$2,762,029,851	\$4.42

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:	41	2,605	1,805	\$281,466,790	\$148,733,306	\$430,655,889	\$849,503,184	\$700,769,878	\$4.71

*Total amounts leveraged are for Capital funds only. The PBV indirectly leverages social service funds that are secured as the project is constructed. The Round 3 PBV data was not available as of the filing of this report.