

Relative to CAO Report (0220-00540-1469) for C.F. 20-0804 (Item #7):

- 1) Replace the CAO Table on page 3 of the CAO report with the following Table:**

Table: Nine Percent LIHTC Projects Competing in CTCAC 2020 Round 2								
Project Name	Council Distrit	Project Type	Total Units	SH Units	LI Units	Previous Prop HHH Funds	New HCIDLA AHMP Funds	Revised HCIDLA Prop HHH Funds
FCAA set-aside								
Los Lirios Apartments	14	New Construction	64	20	43	\$2,000,000	\$5,775,000	\$7,775,000
Lorena Plaza	14	New Construction	49	32	16	2,903,202	-	2,903,202
Sub-total			113	52	59	\$4,903,202	\$5,775,000	\$10,678,202
Non-Profit/Homeless Set-Aside								
Towne I-Edward	14	New Construction	51	50	0	\$0	\$1,700,000	\$1,700,000
Special Needs Set-Aside								
NoHo	2	New Construction	40	32	7	\$3,833,200	-	\$3,833,200
The Wilcox	13	New Construction	62	61	0	5,225,000	-	5,225,000
Sub-total			102	93	7	\$9,058,200	-	\$9,058,200
LA City Geographic Set-Aside								
Ambrose/Montana	13	New Construction	64	63	0	\$6,641,400	-	\$6,300,000
Bryson II	1	New Construction	64	47	16	10,095,000	-	10,060,000
Depot at Hyde	8	New Construction	43	33	9	8,160,000	-	6,840,000
Sub-total			171	143	25	\$24,896,400	-	\$23,200,000
TOTAL			437	338	91	\$38,857,802	\$7,475,000	\$44,636,402

The Staff Report for the Lorena Plaza project, the newest project in the Table is also attached.

- 2) Amend the following recommendation to reflect the revisions in BOLD:**

RECOMMENDATIONS

2. Authorize the General Manager of the Los Angeles Housing and Community Investment Department (HCID), or designee, to:
 - b. Issue two sets of Nine Percent LIHTC tie-break letters of support; the first set to the **Los Lirios Apartments and Lorena Plaza** projects in the Further Consolidated Appropriations Act set-aside, and the second set for the Ambrose/Montana, Bryson II, and Depot at Hyde projects in the Geographic set-aside, as identified in this report's Table;

STAFF REPORT
As of: June 29, 2020

Lorena Plaza – HHH and 9% Low Income Housing Tax Credits
3401 East 1st Street,
Los Angeles, CA 90063

New Construction
Council District 14

PROJECT DESCRIPTION

Lorena Plaza (project), located at 3401 East 1st Street, will be a ground lease with the Los Angeles County Metropolitan Transportation Authority (LACMTA). A Community of Friends was selected to develop this vacant site through a Request for Proposals process with LACMTA. The project will consist of 49 residential units, comprised of 3 zero-bedroom units, 18 one-bedroom units, 20 two-bedroom units, 7 three-bedroom units, and 1 three-bedroom manager's unit. The project will serve homeless individuals and low-income families whose income range from 30% to 50% of the area median income.

All residential units will include full bathrooms and kitchens equipped with full-sized appliances, linen closets, ceiling fans, and central air. Each supportive housing unit will be fully furnished with bed bug-resistant furniture. Additional amenities will include on-site laundry facilities, office space for supportive service staff, computer lab, bicycle storage, fitness center, and a community room with shared kitchen that extends to a seated outdoor terrace and barbecue area. There will also be a large interior courtyard with a play area for children and additional outdoor seating.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

A Community of Friends is the developer and will form a Limited Partnership. The Limited Partnership will consist of Supportive Housing LLC as Managing General Partner with A Community of Friends as the Initial Limited Partner. Ownership structure will consist of the following:

1. Supportive Housing LLC as Managing General Partner (0.01%)
2. A Community of Friends as Initial Limited Partner (99.99%)

FINANCING SUMMARY

The borrower is proposing to secure a construction loan in the amount of \$25,097,399 million and \$23,486,450 million in tax credit equity to partially finance the construction of the project.

PERMANENT FUNDING SOURCES

Source	Amount
Perm Loan	6,010,000
HCIDLA - HHH	2,903,202
HCD II G	3,095,000
9% TCAC Equity	23,486,450
CalHFA - MHSA	1,200,000
Total	\$ 36,694,652

POPULATION SERVED

The population served by the project will be homeless and chronically homeless individuals and low-income families.

AFFORDABILITY STRUCTURE

Unit Type	30% AMI	50% AMI	Mgr.	Total	HHH PSH Funded	HHH Non-PSH
Studio	3			3	3	
1 Bedroom	18			18	18	
2 Bedroom	11	9		20	11	9
3 Bedroom	1	6	1	8		7
Total	33	15	1	49	32	16

FUNDING RECOMMENDATION

A HCIDLA HHH funding commitment of up to \$2,903,202 is recommended. HHH funds represent \$59,249 per unit and 8% of the total development cost. The total development cost per unit is \$748,870. HHH funding is leveraged with 9% tax credit equity, CalHFA MHSA funds, State Housing and Community Development MHP & IIG funds and a permanent loan.

Prepared by: Los Angeles Housing + Community Investment Department