



# DEPARTMENT OF CITY PLANNING

## RECOMMENDATION REPORT

### City Planning Commission

**Date:** May 14, 2020  
**Time:** After 8:30 A.M.\*  
**Place:** In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the CPC meeting will be conducted entirely telephonically by Zoom [<https://zoom.us/>].

The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting [cpc@lacity.org](mailto:cpc@lacity.org)

**Public Hearing:** Required  
**Appeal Status:** Further appealable to City Council  
**Expiration Date:** May 14, 2020

**Case No.:** VTT-82798-1A  
**CEQA No.:** ENV-2019-5597-SE  
**Incidental Cases:** CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR  
**Related Cases:** ENV-2020-2497-SCEA  
**Council No.:** 13 – O'Farrell  
**Plan Area:** Wilshire  
**Specific Plan:** Vermont / Western Station Neighborhood Area Plan Rampart Village  
**Certified NC:**  
**Existing GPLU:** Limited Manufacturing  
**Proposed GPLU:** Commercial Manufacturing  
**Existing Zone:** M1-1  
**Proposed Zone:** CM-1  
**Applicant:** John Molloy, Flexible PSH Solutions, Inc  
**Representative:** Jim Ries, Craig Lawson & Co., LLC  
**Appellant 1:** George Kalman

**PROJECT LOCATION:** 312-328 North Juanita Avenue, 3812-3838 West Oakwood Avenue, and 317-345 North Madison Avenue

**PROPOSED PROJECT:** The project involves merger and re-subdivision to one (1) lot with five (5) airspace lots; and the demolition of the existing three (3) commercial buildings, three (3) single-family residential buildings, one (1) surface parking lot and 11 trees; and the construction, use and maintenance of 454 Permanent Supportive Housing units; 23 restricted to Extremely Low Income, 50 restricted to Very Low Income, 376 restricted to Low Income Households, and five (5) market rate manager's units on a 94,623 square foot site. The proposed project includes five (5) eight-story buildings, including the Northeast, Northwest, Southeast, Southwest-A, and Southwest-B Buildings with maximum building heights ranging from 92 feet to 95 feet, and a total of 247,812 square feet of floor area including a total of 11,772 square feet of resident supportive services space (including 5,700 square feet of case management service area as well as 6,072 square feet of interior open space). The project will provide 23 vehicular parking spaces located at grade and 255 bicycle spaces; and will provide a total of 36,580 square feet of open space (including interior and exterior open space).

**APPEAL ACTION:** Appeal of the Deputy Advisory Agency's determination to:

1. Determine, pursuant to Assembly Bill 1197 in furtherance of providing Supportive Housing under Public Resource Code Section 21080.27(b)(1), that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is Statutorily Exempt from the California Environmental Quality Act (CEQA);

2. Approve with Conditions Vesting Tentative Tract Map No. 82798 pursuant to Los Angeles Municipal Code (LAMC) Section 17.01 and 17.15, to permit the merger and re-subdivision of land through a tract map to permit one (1) master ground lot and five (5) air space lots, and a haul route in conjunction with the subdivision request pursuant to LAMC Section 17.13; and
3. Adopt the Findings and Conditions of Approval.

**RECOMMENDED ACTIONS:**

1. **FIND**, pursuant to Assembly Bill 1197 in furtherance of providing Supportive Housing under Public Resource Code Section 21080.27(b)(1), that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is statutorily exempt from the CEQA;
2. **Deny** the appeal of the Deputy Advisory Agency's approval of Vesting Tentative Tract Map No. 82798;
3. **Sustain** the decision of the Deputy Advisory Agency to approve Vesting Tentative Tract Map No. 82798;
4. **Adopt** the Conditions of Approval and Findings of the Deputy Advisory Agency's approval of Vesting Tentative Map No. 82798;
5. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

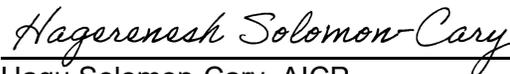
VINCENT P. BERTONI, AICP  
Director of Planning



Christina Lee on behalf  
of Jane Choi

---

Jane J. Choi, AICP  
Principal City Planner




---

Hagu Solomon-Cary, AICP  
Senior City Planner




---

May Sirinopwongsagon, City Planner  
Deputy Advisory Agency  
Telephone: (213) 978-1372

**ADVICE TO PUBLIC:** \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Requirements for submission of materials can be found on the Department of City Planning website at <https://planning.lacity.org/about/virtual-commission-instructions>. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than seven working days prior to the meeting by calling the Commission Secretariat at (213) 978-1295.

## TABLE OF CONTENTS

<b>Project Summary</b> .....	<b>1</b>
<b>Background</b> .....	<b>2</b>
<b>Public Hearing</b> .....	<b>3</b>
<b>Appeal Analysis and Staff Response</b> .....	<b>5</b>
<b>Staff Recommendation</b> .....	<b>9</b>

**Exhibits:**

- Exhibit A – Determination Letter: VTT-82798 and tract map
- Exhibit B – Environmental Clearance: ENV-2019-5597-SE
- Exhibit C – Appeal: George Kalman

## PROJECT ANALYSIS

### Project Summary

The project is the demolition of three existing commercial buildings, three single-family residential buildings, a surface parking lot and 11 non-protected street trees and the construction, use, and maintenance of a 454-unit affordable and permanent supportive housing development with 23 dwelling units restricted for Extremely Low Income Household Occupancy, 50 dwelling units restricted for Very Low Income Household Occupancy, 376 dwelling units restricted to Low Income Household Occupancy and five (5) market rate manager's units. The project will provide 370 Studio units, 74 one-bedroom units, and 13 two-bedroom units. The project proposes five (5) eight-story buildings totaling approximately 247,812 square feet of floor area and a Floor Area Ratio ("FAR") of 2.8:1. The project will provide 23 vehicular parking spaces at grade level, and 227 long-term and 30 short-term bicycle parking spaces. The project proposes 30,580 square feet of open space, 30,508 square feet of which will be exterior open space with 114 trees provided on site. The proposed project will require approximately 3,000 cubic yards of export and the removal of 11 street trees from the site to be replaced with 114 trees.

On March 3, 2020, the Advisory Agency approved Vesting Tentative Tract Map No. 82798 for the for the merger and resubdivision of land to create one (1) master ground lot and five (5) airspace lots for a maximum of 454 residential dwelling units. The decision was subsequently appealed, which will be heard by the City Planning Commission concurrently with Case No. CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR.

On April 13, 2020, the applicant submitted a Sustainable Communities Environmental Analysis (SCEA), Case No. ENV-2020-2497-SCEA, for the Project. The SCEA, was released on April 30, 2020 for public comment and City Planning Commission consideration and recommendation. The comment period will end on May 30, 2020 in preparation for City Council consideration.

In conjunction with the requested subdivision, the Applicant has filed related Case No. CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR. The entitlements listed below will be considered by the City Planning Commission under a separate action.

### Case No. CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR:

1. Pursuant to Public Resources Code (PRC), Section 21155.2, consideration and recommendation of the Sustainable Communities Environmental Assessment (SCEA) prepared for the project, Case No. ENV-2020-2497-SCEA for City Council adoption;
2. Pursuant to Assembly Bill 1197 in furtherance of providing Supportive Housing under Public Resources Code Section 21080.27(b)(1), that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is statutorily exempt from the California Environmental Quality Act;
3. Pursuant to Charter Section 555 and Los Angeles Municipal Code ("LAMC") Section 11.5.6, a General Plan Amendment to the Wilshire Community Plan to re-designate the land use of the project site from Limited Manufacturing to Commercial Manufacturing.
4. Pursuant to LAMC Section 12.32 F, a Zone Change from M1-1 to CM-1, and pursuant to LAMC Section 11.5.11(e), and California Government Code 65915(k), three (3) Developer Incentives to permit:

- a. A 20 percent reduction in open space to permit 36,580 square feet of open space in lieu of the 45,725 square feet of open space pursuant to LAMC Section 12.21 G;
  - b. A zero-foot step back applied to the front property lines along Madison, Oakwood, and Juanita Avenues, in lieu of the 15-foot step back, as otherwise required by the proposed Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan, Development Standards and Design Guidelines in proposed Subarea D.2;
  - c. RAS3 side yard requirements per LAMC 12.10.5 in lieu of the yard requirements in the underlying CM zone;
5. Pursuant to LAMC Section 11.5.7 G, a Specific Plan Amendment to the SNAP to change the subarea designation of the subject property from D to D.2 to permit a Permanent Supportive Housing project that includes Restricted Affordable housing units with supportive services and establishes Land Use Regulations, Development Standards, and Design Guidelines;
  6. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review to allow the demolition of the existing three commercial buildings, three single-family residential buildings, one surface parking lot and 11 trees; and the construction, use and maintenance of five eight-story buildings with 454 Permanent Supportive Housing dwelling units; and
  7. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates, or results in an increase of, 50 or more dwelling units.

## **Background**

The Project Site is a relatively flat, irregularly shaped site comprised of approximately 94,623 square feet of lot area located one block east of Vermont Avenue and to the north of Beverly Boulevard within the Wilshire Community Plan area. The site is designated by the Wilshire Community Plan for Limited Manufacturing land uses and is zoned M1-1. The site is located within Subarea D of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan.

The site has approximately 300 feet of frontage along the west side of Madison Avenue, approximately 195 feet of frontage along the south side of Oakwood Avenue, and 200 feet of frontage along the east side of Juanita Avenue. The Project Site is shown below in Figure 1.

Figure 1: Project Site



The site is comprised of multiple parcels which the applicant has proposed to merge as one lot as part of Vesting Tentative Tract Map No. 82798 and to resubdivide it into five (5) airspace lots. While not a part of Case No. VTT-82798, the applicant owns the lot located at the southeast corner of Juanita Avenue and Oakwood Avenue, 3818 – 3838 West Oakwood Avenue. The existing building is proposed to be maintained. It is anticipated that the building will undergo tenant improvements and will continue to be used as an office for the Project. The Project Site is improved with three (3) residential units and three (3) one-story commercial buildings totaling approximately 9,400 square feet of existing floor area, and a total of 194 parking spaces. The construction of the Project would require the demolition of the existing buildings, approximately 3,000 cubic yards of export, and the removal of 11 non-protected trees.

The Project proposes to construct five (5) new eight-story buildings that will consist of 454 Restricted Affordable and Permanent Supportive Housing units. The Restricted Affordable units will consist of 23 dwelling units restricted for Extremely Low Income Households, 50 dwelling units restricted for Very Low Income Households, 376 dwelling units restricted to Low Income Households and five (5) market rate manager's units. The Project will provide a mix of unit typologies consisting of 370 studios, 74 one-bedroom units, and 13 two-bedroom units. The project proposes 30,580 square feet of open space, of which 30,508 square feet will be exterior open space with 114 trees provided on site. The project will provide 23 vehicular parking spaces at grade level and 227 long-term and 30 short-term bicycle parking spaces. The approval of the Case No. VTT-82798 has been conditioned to require compliance with the approval and adoption of the discretionary actions requested under related Case No. CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR.

### *Surrounding Area*

Within the same block as the Project Site, bounded by Madison Avenue, Oakwood Avenue, Juanita Avenue, and Beverly Boulevard, the properties which are not part of the Project Site are located in Subarea D of the SNAP and are zoned M1-1. The properties are developed with an auto repair shop, a car rental facility, a one- to two-story commercial building, and surface parking lots.

To the north of the Project Site, across Oakwood Avenue, the properties are located within Subarea E of the SNAP and are zoned PF-1XL. The properties are developed with a landscape buffer and the on-ramp to the California Highway 101, which is accessible from Vermont Avenue. Located between the on-ramp and the highway is an existing rehabilitation facility. The properties located to the east, across Madison Avenue, and to the south, across Beverly Boulevard, are located within Subarea D of the SNAP and are zoned M1-1. To the east, the properties are developed with a homeless shelter operated by PATH. To the south, the properties are developed with one- to two-story buildings and surface parking lots utilized for automobile repair and other similar uses. To the west, across Juanita Avenue, the properties are located within Subarea C of the SNAP and are zoned C2-1, [Q]CM-1, and R4-1. The properties are developed with an affordable housing development operated by PATH, a three-story commercial building, and surface parking lots.

### **Public Hearing and Communications**

A joint public hearing on this matter and CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR was held at City Hall on Thursday, January 23, 2020. The public hearing was conducted by the Deputy Advisory Agency for the subject case and the Hearing Officer for CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR. The members of the Subdivision Committee from the Bureau of Engineering, Bureau of Street Lighting, and the Department of City Planning were present at the hearing for the subject case. The public hearing was attended by the applicant, the applicant's

representative, and members from the public. The following is a summary of the joint public hearing and communications received related to the Project.

### Summary of Public Hearing

1. Present: 10 people signed in at the hearing.
2. Public Speakers: 11 people spoke at the hearing, not inclusive of the applicant team. Four (4) people spoke in opposition to the project; six (6) people spoke in support of the project.
3. The applicant, the applicant's representative and the project architect spoke at the hearing and described the project design and entitlement requests.
4. Public Hearing Testimony Notes

Members of the public who spoke in favor of the project in general included two 2 people associated with the project (one is a Board member of Flexible PSH and the other is head of support services for the project) as well as the representative of Council District 13. In summary their comments were:

- Need more such facilities in the area to assist with the homelessness crisis
- Strong support for high quality supportive housing project
- Supportive of project and developer
- Supportive of the cause that the project is trying to address and its pressing nature on the City

Member of the public who spoke in opposition or raised concerns including one person representing a law firm. In summary their comments were:

- Concern that the project had not done sufficient impact analysis. Specifically stating that the project is not a qualifying Permanent Supportive Housing Project and the project is not exempt from CEQA
- Accumulation of trash & debris
- Influx of persons to the area seeking services but who do not have accommodation
- Mentally ill will not be sufficiently cared for
- The prospect of new encampments along Juanita and Oakwood
- Non-stop construction (similar to the PATH project on Madison), and the disruption caused by construction
- Health and safety concerns for locals as well as those seeking care
- A local hospital (St. Vincent's Medical Center) has gone bankrupt and will no longer be able to service the sick people coming into the area

5. At the conclusion of the joint public hearing, the Deputy Advisory Agency approved Case No. VTT-82798 with an additional condition that no staging for hauling will be permitted on Juanita Avenue.

## Summary of Written Comments

Written comments received in opposition of the project:

The Project proposes abrupt and dramatic changes and does so without complying with either the letter or spirit of CEQA. As described in the Wilshire Community Plan, the Project area is industrial property, to be preserved as such in order to attract new business and jobs. The proposed Project radically seeks to change the industrial and jobs focus of the area to supportive housing with five buildings, each nearly 100 feet tall. The inappropriateness and illegality of the proposed Project is also evident from the multiple discretionary approvals and amendments requested, which require full CEQA review. The proposed Project must be denied for the reasons stated above.

- The Project Is Not A Qualifying Permanent Supportive Housing Project as Defined by Pub. Res. Code § 21080.27(a)(3) and Therefore Not Exempt from CEQA.
- The Project is not exempt from CEQA.
- The record lacks important information needed for a rational decision.
- The Vesting Tentative Tract Map should be denied due to General Plan and Specific Plan inconsistency.
- The requested General Plan amendment does not specify a sufficient geographic area to meet Los Angeles Charter requirements.
- The City ignores known environmental conditions on the site.

## Summary of Public Outreach

Lastly, the following is a summary of the public outreach events held by the project applicant team:

- Presented at Rampart Village Neighborhood Council committee to inform neighbors about the project and receive feedback (December 4, 2019)
- Presented at Rampart Village Neighborhood Council to inform neighbors about the project and receive feedback (January 21, 2020)
- Joint Public Hearing with City of Los Angeles Planning Department Hearing Officer and Subdivision Review Committee to present project details and receive public feedback, including unanimous committee approval (January 23, 2020)
- Public Meeting agenda item at Rampart Village Neighborhood Council's Planning, Parks, Public Works & Land Use Committee (PPPWLU) Committee meeting to discuss and receive feedback (February 3, 2020)
- Hosted Community Meeting with Rampart Village Neighborhood Council's PPPWLU Committee to present project details with neighbors and receive feedback (February 15, 2020)

## **APPEAL ANALYSIS**

The subject Vesting Tentative Tract map approval was appealed by one appellant: George Kalman. The appeal in its entirety has been included as Exhibit C of this report.

The following is a summary of the statements made as part of the appeal and Planning Staff's response to the submitted appeal.

**REASONS FOR APPEAL:**

1. The Project cannot and should not be exempt from CEQA because the high density project needs more parking, does not guarantee housing of neighborhood homeless, and the Department of Building and Safety has not reviewed the complexities of this project and its compounding problems.

**STAFF RESPONSE**

The Project proposes to construct five (5) new eight-story buildings that will consist of 454 Restricted Affordable and Permanent Supportive Housing units. Of the 454 dwelling units, 449 units will be set aside for Extremely Low, Very Low, and Low Income households and the remaining five (5) units will be market rate manager's units. Concurrent to the requested tract map, the applicant has requested an amendment to the General Plan and SNAP Specific Plan, as well as a Zone Change under concurrent Case No. CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR, to permit one (1) vehicular parking per 20 dwelling units for a total of 23 vehicular parking spaces at grade level. Additionally, the Project will provide 227 long-term and 30 short-term bicycle parking spaces.

In approving the Case No. VTT-82798, the Deputy Advisory Agency determined that the Project is a Supportive Housing Project that meets all of the requirements of Public Resource Code (PRC) Section 21080.27(a)(3). PRC Section 21080.27 was amended with the passage of Assembly Bill 1197 (AB 1197) to further the development of supportive housing within the City of Los Angeles. Pursuant to Government Code Section 65651 and PRC Section 21080(b)(1), projects which meet the definition of a Supportive Housing Project are Statutorily Exempt from the CEQA as a ministerial project. As demonstrated in the administrative file of Case No. ENV-2019-5597-SE, and as included in Exhibit B, the Project qualifies as a Supportive Housing Project and meets the requirements of PRC Section 21080.27(a). Nonetheless, the issues raised by the appellant are discussed herein.

*Parking*

The appellant states that the project should not be exempt from CEQA because it does not provide enough parking for the proposed density. The Project Site is located within a designated Transit Priority Area (TPA) as defined by Senate Bill 743 (SB 743). Pursuant to PRC Section 21099(d)(1) "parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment." As such, parking impacts related to the Project cannot be considered a significant impact for the purposes of CEQA.

As it relates to the approval of the tract map, the determination requires compliance with the SNAP Specific Plan and the adoption of the amendments requested as part of related Case No. CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR. The parking requirements and calculations for the Project will be considered by the City Planning Commission under related Case No. CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR. In the event that the amendment is modified or not adopted by the City Council, then the applicant would have to submit a modification to the tract map and project to comply with the parking requirements of the SNAP as modified or as it is currently implemented.

*Housing of neighborhood homeless*

As a development consisting of Restrictive Affordable dwelling units and Permanent Supportive Housing, all future residents of the development would be determined through coordination with the Los Angeles Homeless Services Authority (LAHSA) to provide for the

housing and services of those located within the Service Planning Area (SPA) that services the Project Site. As explained by the representative for the Project, eligibility for future residents will be determined by LAHSA in cooperation with the applicant's lead service provider, The People Concern, and property manager, The John Stewart Company, utilizing the Vulnerability Index Service Prioritization and Decision Assistance Tool (VI-SPDAT) and the Housing Preference Survey. Both phases of this intake process are administered by LAHSA per the Department of Housing and Urban Development (HUD).

Under CEQA, the lead agency is required to analyze a projects impact as it relates to unplanned population growth and displacement. Whether a project houses neighborhood homeless is not a threshold in determining the impact of a project as it relates to Population and Housing under CEQA and is not a requirement for a project to be defined as Supportive Housing Project pursuant to PRC Section 21080.27(a)(3).

The appellant has filed an appeal of the Advisory Agency's determination that the Project is Statutorily Exempt from the CEQA and to approve Vesting Tentative Tract Map No. 82798. The vesting tentative tract map is for the merger and resubdivision of land to create one (1) master ground lot and five (5) airspace lots for the purposes of sale, lease, or financing of the lots. The Advisory Agency reviews the design and improvements of the map, as defined by the Subdivision Map Act, to determine compliance with the General Plan, Community Plan, and Zoning Code. The issue identified within this appeal point are outside of the purview of the Advisory Agency as it relates to the approval of the Case No. VTT-82798.

#### *Department of Building and Safety Review*

The appellant states that the project should not be exempt from CEQA because the Department of Building and Safety (DBS) has not reviewed the complexities of the Project and its compounding problems related to and not dealt with by the operating company PATH. The applicant for the subject application is Mr. John Molloy of Flexible PSH Solutions, Inc.; while Mr. Molloy previously worked for PATH Ventures, PATH is not the applicant for the subject application. PATH currently provides supportive housing and services located across the street from the subject site. The operations of an off-site project would not be under the purview of review by DBS as it relates the construction and development of the subject project. As previously stated, the appellant has filed an appeal of the Advisory Agency's determination that the Project is Statutorily Exempt from the CEQA and to approve Vesting Tentative Tract Map No. 82798. The determination made by the Deputy Advisory Agency does not exempt the Project from the review conducted by the Department of Building and Safety nor does it exempt the Project from compliance with applicable regulations as part of the building permit process.

2. The Project cannot and should not be permitted because the haul route is using Beverly Boulevard, which is a high traffic area and it would highly impact small businesses and parking along the street.

#### **STAFF RESPONSE**

Pursuant to LAMC Section 17.13, the Deputy Advisory Agency approved a haul route in conjunction with the approval of the vesting tentative tract map. As part of the review of the case, the requested haul route was reviewed by the Department of Transportation (LADOT) and the Bureau of Street Services (BSS). The representatives of both agencies recommended approval of the haul route with conditions that have been incorporated under Condition No. 15 of the determination.

The approval of the haul route requires trucks which are leaving the site to head east along Oakwood Avenue and to turn right onto Virgil Avenue and merge onto the US-101 Freeway from Silver Lake Boulevard. While the use of Beverly Boulevard is not permitted for trucks leaving the site, it is permitted for trucks entering the site. The trucks would head westbound from Virgil Avenue, where Temple Street transitions to Beverly Boulevard, for approximately 0.13 miles and turn right onto Madison Avenue. In addition to limiting the use of Beverly Boulevard, the hours in which hauling is permitted is limited to 9:00 a.m. to 3:00 p.m. on weekdays and 8:00 a.m. to 4 p.m. on Saturdays. The use of Beverly Boulevard is anticipated to have minimal impact on traffic during the AM and PM peak hours, which is considered to be during the hours of 7:00 a.m. to 10:00 a.m. and 3:00 p.m. to 6:00 p.m., respectively, for the preparation of traffic analysis studies required by LADOT. As it relates to impacts to on-street parking along Beverly Boulevard, the approximately 0.13 miles of the street which would be utilized for westbound traffic has a painted red curb and only has limited areas which permits loading. While there are no known on-street parking spaces on the northern side of Beverly Boulevard where the haul route passes, the use of the street for hauling would not impact on-street parking spaces as the trucks would utilize the streets in the same manner as other automobiles.

3. The Project cannot and should not be permitted because the operating company has in the past not been responsible to the neighborhood, does not provide the relief needed for homeless and mentally ill individuals.
  - An environmental impact study should be required to address the impact of having a project that attracts more homeless individuals to the neighborhood
  - Crime and homelessness has increased in the neighborhood
  - A decrease in business for the small businesses in the neighborhood
  - The operations profit off individuals they serve
  - Neighborhood does not have the medical support to support this type of operation

### **STAFF RESPONSE**

In this appeal point, the appellant does not clarify who the operating company is; however, in previous appeal points, the appellant refers to the operating company as PATH. As previously stated and as indicated on the application for the subject case, the applicant for the subject project is Flexible PSH Solutions, Inc. and not PATH.

As previously discussed under Staff Response to Appeal Point No. 1, under CEQA, the lead agency is required to analyze a projects impact as it relates to unplanned population growth and displacement. Whether a project houses neighborhood homeless is not a threshold in determining the impact of a project as it relates to Population and Housing under CEQA and is not a requirement for a project to be defined as Supportive Housing Project pursuant to PRC Section 21080.27(a)(3). In a supplemental document dated March 9, 2020, the appellant submitted photos of a vandalized fence and a gunshot hole in a window and states that crime has increased in the area. The information provided by the appellant does not include any information or substantial evidence that the images shown are related to the project site or operations of site. As it relates to the construction and operations of the subject site, a security fence will be provided around the site during construction and will have on-site security personnel to operate 24 hours a day, seven days a week.

The appellant has filed an appeal of the Deputy Advisory Agency's determination to find that the Project is Statutorily Exempt from CEQA and to approve Vesting Tentative Tract Map No. 82798. The vesting tentative tract map is for the merger and resubdivision of land into one (1) master ground lot and five (5) airspace lots for the purposes of sale, lease, or financing of the lots. The issues identified within this appeal point are outside of the purview

of the Deputy Advisory Agency as it relates to the approval of the Case No. VTT-82798 and the appellant has not provided evidence to support the claims raised in this appeal point.

4. The Project uses “prefabricated housing units” thereby avoiding the union costs of development and will look like a prison for those who reside in it.

#### **STAFF RESPONSE**

The appellant has filed an appeal of the Advisory Agency’s determination that the Project is Statutorily Exempt from the CEQA and to approve Vesting Tentative Tract Map No. 82798 for the merger and resubdivision of land to create one (1) master ground lot and five (5) airspace lots for the purposes of sale, lease, or financing of the lots. Pursuant to Section 66427(a) of the Subdivision Map Act, the design and location of the buildings is not considered as part of the approval or disapproval of the map. As such, the design and construction of the buildings was not under the purview of the Advisory Agency as it relates to the approval of the Case No. VTT-82798. Nevertheless, concurrent to the subject case, the applicant filed related Case No. CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR on September 19, 2019. The approval of the tract map has been condition to require compliance with related Case No. CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR. In the event that the concurrent case is approved and the General Plan Amendment and Zone Change are adopted by City Council, the project will be subject to the provisions of Measure JJJ pursuant to LAMC Section 11.5.6 and 11.5.11, including LAMC Section 11.5.11(i), as it relates to the local hiring of construction workers for building and construction work.

5. The Project will not be consistent with the applicable general and specific plan.
  - The size of this project is outside of anything in the area
  - The land use of M1-1 is not intended for a 454 residential development
  - Reduced parking does not take into account those living in cars

#### **STAFF RESPONSE**

In approving Vesting Tentative Tract Map No. 82798, the Deputy Advisory Agency reviewed the tract map for its consistency with the General Plan and Specific Plan. The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The project site is located within the Wilshire Community Plan and is located within Subarea D of the SNAP. The Specific Plan and Zoning Code regulates, but is not limited to, the maximum permitted density, height, and the subdivision of land. The subdivision of land is regulated by Article 7 of the Zoning Code, which regulates the design standards for a vesting tentative tract map, as defined by the Subdivision Map Act. As discussed in Finding (a) of the Letter of Determination, the tract map was approved with a condition requiring the approval and adoption of the General Plan Amendment, Zone Change, and Specific Plan Amendment requested under related Case No. CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR. Per Condition No. 14 of the Letter of Determination, if related Case No. CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR is not approved, then the subdivider will be required to submit a tract modification.

6. The site is physically not suitable for the proposed density of development. The site is not suitable to accommodate 454 permanent units for extremely low income, very low income, and low income individuals, as well as the manager’s units with just 23 parking spaces.

#### **STAFF RESPONSE**

As discussed under Appeal Point No. 5 and in Finding (d) of the Letter of Determination, as it relates to use, density, and parking, the tract map was approved with a condition requiring

the approval and adoption of the General Plan Amendment, Zone Change, and Specific Plan Amendment requested under related Case No. CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR. Per Condition No. 14 of the Letter of Determination, if related Case No. CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR is not approved, then the subdivider will be required to submit a tract modification. In regards to the physical suitability of the site to accommodate the Project, the tract map was reviewed by the various agencies and departments of the Subdivision Committee who have recommended conditions that have been incorporated as part of the approval. In addition to complying with the conditions contained within the Letter of Determination, the Project will have to comply with all applicable Municipal Code regulations pertaining to the physical construction on the site. Therefore, as approved, the site is physically suitable for the proposed density of the development.

### **STAFF RECOMMENDATION**

Based on the aforementioned information, the Advisory Agency did not err or abuse their authority. As conditioned, the proposed map is consistent with the State's Subdivision Map Act, the General Plan, and the adopted Wilshire Community Plan. In addition, the environmental document properly determined that the Project qualifies as a Supportive Housing Project consistent with PRC Section 21080.27(b)(1) and is Statutorily Exempt from CEQA. Therefore, staff recommends that the appeal **be denied** and decision of the Advisory Agency be **sustained**.

# **EXHIBIT A**

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN  
PRESIDENT

VAHID KHORSAND  
VICE-PRESIDENT

DAVID H. J. AMBROZ  
CAROLINE CHOE  
HELEN LEUNG

KAREN MACK  
MARC MITCHELL

VERONICA PADILLA-CAMPOS  
DANA M. PERLMAN

**CITY OF LOS ANGELES  
CALIFORNIA**



ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

KEVIN J. KELLER, AICP  
EXECUTIVE OFFICER

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

TRICIA KEANE  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

Decision Date: March 3, 2020

Last Day to Appeal: March 13, 2020

John Molloy, CEO (A)  
Flexible PSH Solutions, Inc  
2102 Century Park Lane, Suite 413  
Los Angeles, CA 90067

Juan Galino (O)  
3812 Oakwood Avenue  
Los Angeles, CA 90004

Steven Galanon,  
Senior Transactions Manager (O)  
AT&T Corporate Real Estate  
2250 East Imperial Highway, 3<sup>rd</sup> Floor  
El Segundo, CA 90245-3501

Jim Ries (R)  
Craig Lawson & Co, LLC  
3221 Hutchinson Avenue, Suite D  
Los Angeles, CA 90034

RE: Vesting Tentative Tract Map No. 82798  
Related Case: CPC-2019-5596-  
GPAJ-ZCJ-SP-SPP-SPR  
Address 317-345 North Madison Avenue,  
312-328 North Juanita Avenue, 3812-  
3838 Oakwood Avenue  
Planning Area: Wilshire  
Specific Plan: Vermont/Western Station  
Neighborhood Area Plan (SNAP);  
Subarea D (Light Industrial/Commercial)  
Zone: M1-1  
Council District: 13  
CEQA: ENV-2019-5597-SE  
Legal Description: Lots 1-6, 12-15, FR 19  
(Arb 1), FR 19 (Arb 2), FR 19 (Arb 4), FR  
19 (Arb 5), and FR 19 (Arb 6); Block V,  
Dayton Heights Tract

In accordance with California Environmental Quality Act (CEQA), after consideration of the whole of the administrative record, Case No. ENV-2019-5597-SE, prepared for the Project and all comments received, the Advisory Agency determined that the Project is exempt from CEQA pursuant to Assembly Bill 1197 in furtherance of providing Supportive Housing under Public Resource Code (PRC) Section 21080.27(b)(1). In accordance with Los Angeles Municipal Code (LAMC) Section 17.15, the Advisory Agency approved Vesting Tentative Tract Map No. VTT-82798 for the merger and resubvision of land to create **one (1) master ground lot and 5 airspace lots** for a maximum of 454 residential dwelling units, as shown on **map stamp-dated September 19, 2019** and pursuant to LAMC Section 17.13 a haul route. This unit density is based on the proposed CM Zone and the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan SNAP Subarea D.2 in Case No. CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR, which supersedes the existing standards under LAMC M1-1 zoning and SNAP Subarea D. The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property. The Advisory Agency's approval is subject to the following conditions:

**NOTE** on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

**BUREAU OF ENGINEERING – SPECIFIC CONDITIONS**

*Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8588.*

1. That a 15-foot radius or 10-foot by 10-foot property line cut corner be dedicated at the intersections of Madison Avenue and Oakwood Avenue adjoining the tract.

**DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

*Grading Division approvals are conducted at 221 North Figueroa Street, 12<sup>th</sup> Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.*

2. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

Note: Per Sec. 17.56 of the Los Angeles Municipal Code, each approved Tract Map recorded with the County Recorder shall contain the following statement: "The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits."

**DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

*An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Eric Wong at (213) 482-6876 to schedule an appointment.*

3. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
  - b. Specify on the map the proposed uses and the number of condominium units of the project.
  - c. Provide a copy of affidavit AFF-40203. Show compliance with all the conditions/requirements of the above affidavit(s) as applicable. Termination of above affidavit(s) may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
  - d. Provide a copy of CPC case CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR. Show compliance with all the conditions/requirements of the CPC case(s) as applicable.
  - e. Zone Change must be recorded prior to obtaining Zoning clearance.
  - f. The submitted Map does not comply with the maximum density (800 s.f. of lot area/dwelling unit) requirement of the proposed CM-1 Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.

- g. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
- h. Record a Covenant and Agreement to treat the buildings and structures located in an Air Space Subdivision as if they were within a single lot.

Notes:

Each Air Space lot shall have access to a street by one or more easements or other entitlements to use in a form satisfactory to the Advisory Agency and the City Engineer.

This property is located in a Methane Zone.

The submitted Map may not comply with the number of parking spaces required by Section 12.21.A 4 (a) based on number of habitable rooms in each unit. If there are insufficient numbers of parking spaces, obtain approval from the Department of City Planning.

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

The existing or proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

#### DEPARTMENT OF TRANSPORTATION

- 4. That the project be subject to any recommendations from the Department of Transportation.

#### FIRE DEPARTMENT

*The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6504. You should advise any consultant representing you of this requirement as well.*

- 5. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to any recommendations from the Fire Department.

#### LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)

- 6. That prior to the issuance of any demolition or grading permit or any other permit allowing site preparation and/or construction activities on the site, satisfactory arrangements shall be made in a timely manner with the Los Angeles Unified School District Transportation

Branch at (213) 580-2950 or (213) 580-2900. (This condition may be cleared by a written communication from the LAUSD Transportation Branch attesting to the required coordination.)

#### **DEPARTMENT OF WATER AND POWER**

7. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

#### **BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS**

*Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).*

8. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

#### **BUREAU OF SANITATION**

9. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the email dated October 21, 2019. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

#### **INFORMATION TECHNOLOGY AGENCY**

10. To assure that cable television facilities will be installed in the same manner as other required improvements, please email [cabletv.ita@lacity.org](mailto:cabletv.ita@lacity.org) that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

#### **DEPARTMENT OF RECREATION AND PARKS**

*Park fees are paid at 221 North Figueroa Street, Suite 400, Los Angeles. Contact Park Fees staff at (213) 202-2682 or [rap.parkfees@lacity.org](mailto:rap.parkfees@lacity.org) for any questions or comments.*

11. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

#### **URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING**

12. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division at: (213)

847-3077 upon completion of construction to expedite tree planting.

Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: (213) 847-3077 for permit information. CEQA document must address parkway tree removals.

#### **DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS**

*Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at [planning.lacity.org](http://planning.lacity.org).*

13. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
  - a. Limit the proposed development to a maximum of one (1) master ground lot and five (5) airspace lots.
  - b. Subject to the approval of Case No. CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR, the Front Lot Lines shall be designated along North Madison Avenue, North Juanita Avenue, and North Oakwood Avenue and all others as Side Lot Lines.
  - c. That the subdivider shall comply with the **Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan** prior to the issuance of a building or grading permit.
  - e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - f. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
  - g. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The

City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Action includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

- 14. That prior to the issuance of the building permit or the recordation of the final map, a copy of the Case No. CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR is not approved, the subdivider shall submit a tract modification.
- 15. **Haul Route.** Prior to the issuance of a grading permit, the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6770), binding the subdivider to the following haul route conditions:
  - a. Streets to be used are limited to:
    - (i) Loaded Truck: Exit job site Northbound on Madison Avenue; Turn Right east on Oakwood Avenue; Right South onto Virgil Avenue; Left east onto

Silver Lake Boulevard; Merge onto US-101 Freeway southbound; Continue to disposal site outside City limits 1245 Arrow Highway Irwindale.

- (ii) Empty Truck: From the disposal site outside of City limits; Head Westbound on US-101 Freeway; Exit Westbound on Silver Lake Boulevard; Transition Westbound onto Temple Street; Transition onto Beverly Boulevard Westbound; Turn Right north onto Madison Avenue and continue to the project site.
- (iii) Staging: No staging on Madison Avenue or on Juanita Avenue. All trucks shall be staged on job site.

Note: No interference to traffic; access to driveways must be maintained at all times. Juanita Avenue is not to be used as a haul route at any time.

- b. Hauling shall be from 9AM to 3PM weekdays, and 8AM to 4PM on Saturdays. NO HAULING SHALL BE PERFORMED ON SUNDAYS AND HOLIDAYS.
- c. No staging on Madison Ave. All trucks shall be staged on jobsite. NO INTERFERENCE TO TRAFFIC, ACCESS TO DRIVEWAYS MUST BE MAINTAINED AT ALL TIMES.
- d. Contractor shall contact LADOT at (213) 485-2298 at least four business days prior to hauling to post "Temporary Tow Away No Stopping" signs along Madison Ave., adjacent to jobsite if needed for hauling.
- e. Flagger control should be provided during the hauling operations to assist with ingress/egress of truck traffic and pedestrian traffic from the project site and on the intersection of Madison Ave and Beverly Blvd. Flag person(s) and warning signs shall be in compliance with Part II of the 1985 Edition of Work Area Traffic Control Handbook.
- f. Should the sidewalk need to be closed during hauling, a permit and approval from the Department of Public Works, Bureau of Street Services is required, and the proper sidewalk detour shall be implemented per CA MUTCD TA-28 or page 48 of the WATCH Manual.
- g. Trucks shall be restricted to 10-wheel dump trucks or smaller for streets with a width of 25 feet or less. Eighteen-wheel dump trucks are permitted on streets with a width greater than 25 feet. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets.
- h. The Emergency Operations Division, Specialized Enforcement Section of the Los Angeles Police Department shall be notified prior to the start of hauling (213) 486-0777.
- i. Streets shall be cleaned of spilled materials at the termination of each work day.
- j. The final approved haul routes and all the conditions of approval shall be available on the job site at all times.
- k. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

- l. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
- m. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- n. All trucks are to be watered at the job site to prevent excessive blowing dirt.
- o. All trucks are to be cleaned of loose earth at the job site to prevent spilling. Any material spilled on the public street shall be removed by the contractor.
- p. The applicant shall be in conformance with the State of California, Department of Transportation, policy regarding movements of reducible loads.
- q. All regulations set forth in the State of California Department of Motor Vehicles pertaining to the hauling of earth shall be complied with.
- r. A Truck Crossing warning sign shall be placed 300 feet in advance of the exit in each direction.
- s. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary No Parking signs posted along the route.
- t. Any desire to change the prescribed routes must be approved by the concerned governmental agencies by contacting Street Services Investigation and Enforcement Division at (213) 847-6000 before the change takes place.
- u. The permittee shall notify Street Services Investigation and Enforcement Division, (213) 847-6000, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations.
- v. A surety or cash bond shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond will be issued by the Central Los Angeles District Engineering Office, 201 N. Figueroa Street, Land Development Section, Suite 1150, Los Angeles, CA 90012. Further information regarding the bond may be obtained by calling (213) 202-3495.

Notes: Should the applicant have any questions regarding haul routes, please call Jedah Mosqueda at (323) 957-6823.

16. Prior to the recordation of the final map, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make (449) units of the development available for rental or sale solely to lower- or very low- income households, at a rental or sales price determined to be affordable to (lower- or very low- or moderate- income households) by HCIDLA, for a period of 55 years. Said units shall be comparable in size, number of bedrooms, distribution, and amenities to the non-income-restricted units in the development.

#### **DEPARTMENT OF CITY PLANNING – STANDARD CONDITIONS**

- C-1 That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the

proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Development Services Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
  2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.
- C-2 That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

- C-3 In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartment buildings, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

#### **BUREAU OF ENGINEERING – STANDARD CONDITIONS**

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.

- (e) That drainage matters be taken care of satisfactory to the City Engineer.
  - (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
  - (g) That any required slope easements be dedicated by the final map.
  - (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
  - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
  - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
  - (k) That no public street grade exceeds 15%.
  - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
  - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
  - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
  - (d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
  - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
  - (b) Construct any necessary drainage facilities.
  - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.

No street lighting improvements are required if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; one (1) on Juanita Ave., three (3) on Oakwood Ave., and one (1) on Madison Ave.

Notes: The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition. The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
  - (1) Improve Oakwood Avenue and Juanita Avenue adjoining the subdivision by the reconstruction of new full-width concrete sidewalks with tree wells including any necessary removal and reconstruction of existing improvements.
  - (2) Improve Madison Avenue adjoining the subdivision by the reconstruction of a new full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.
  - (3) Improve the newly dedicated cut corner by construction of additional concrete sidewalk wells including any necessary removal and reconstruction of existing improvements satisfactory to the City Engineer.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract map action. However, the existing or proposed zoning may not permit this number of units. This vesting

map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

Any removal of the existing street trees shall require Board of Public Works approval.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code (LAMC).

The final map must be recorded within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

#### **FINDINGS OF FACT (CEQA)**

The Advisory Agency determines that, based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, Case No. ENV-2019-5597-SE, the project is exempt from the CEQA pursuant to Public Resources Code Section 21080.27(b)(1).

#### **FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Vesting Tentative Tract Map No. VTT-82798 the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC) and the Western/Vermont Station Neighborhood Area Plan (SNAP) Specific Plan. The zoning regulations contained within the LAMC and SNAP regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.05 C, tract maps are to be designed in conformance with the tract map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B The project site is located with the Wilshire Community Plan Area, with a land use designation of Limited Manufacturing and is zoned M1-1. The M1-1 Zone permits unlimited height and a Floor Area Ration (FAR)

of 1.5:1. The site is also within Subarea D (Light Industrial/Commercial) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan. Subarea D permits use and area regulations of LAMC Section 12.17.1 except projects with residential uses shall be prohibited.

As the tract map is to merge and re-subdivide the lots for the purposes of constructing residential dwelling units, the applicant has requested an amendment, Incidental Case No. CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR, to the General Land Use designation of the Wilshire Community Plan of the project site from Limited Manufacturing to Commercial Manufacturing and a Zone Change from a M1-1 Zone to CM-1 Zone. Additionally, the application has requested a Specific Plan Amendment to the SNAP to change the subarea designation of the subject property from D to D.2 to permit a Permanent Supportive Housing project that includes Restricted Affordable housing units with supportive services and establishes Land Use Regulations, Development Standards, and Design Guideline and a Project Permit Compliance to allow the demolition of the three (3) existing commercial buildings, three (3) existing single-family residential buildings, and surface parking lot for the construction, use, and maintenance of five (5) eight-story buildings with 454 Permanent Supportive Housing dwelling units and Site Plan Review. The CM Zone allows for unlimited height and the proposed SNAP Subarea D.2 will allow for Qualified Permanent Supportive Housing Projects with unlimited density and a Floor Area Ratio (FAR) of 3:1. The applicant is proposing a 454 dwelling unit Permanent Supportive Housing Project with a FAR of 2.8:1. The tract map is approved contingent upon the approval and adoption of the General Plan Amendment, Zone Change, and Specific Plan Amendment. In the event that the incidental case is disapproved or modified, the applicant would be required to submit a revised tract map that is consistent with the determination of Case No. CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR.

Pursuant to LAMC Section 1706 B. A, a Vesting Tentative Tract Map must be prepared by or under the direction of a licensed land surveyor or registered civil engineer. The tract map was prepared by Robert "Buck" Rogers, No. PLS 8348, of KPFF Consulting Engineers, Inc., and contains information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The Vesting Tentative Tract Map indicates the map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06 B.

(b) THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.05 enumerates the design standards for a tract map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the tract map be designed in conformance with the zoning regulations of the project site. As the site's existing Limited Manufacturing land use designation and M1-1 Zone would not permit the construction of the proposed 454 Permanent Supportive Housing dwelling units, the applicant has requested a General Plan Amendment, Zone Change, and Specific Plan Amendment, Case No. CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR, in conjunction with the requested tract map. The requested

General Plan Amendment would amend the Land Use designation from Limited Manufacturing to Commercial Manufacturing, the Zone Change would change from M1-1 to CM-1, and the Specific Plan Amendment would amend the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan to permit a Permanent Supportive Housing Project of 454 dwelling units on approximately 90,974 square feet of lot area, less dedications, with a FAR of 2.8:1. As discussed in Finding No. 1, the tract map is approved with the condition that the map is in compliance with the approvals of Case No. CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR. As such, the proposed density and uses would be consistent with the proposed land use designation, zone, and specific plan.

The tract map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the tract map for compliance with the Street Design Standards. The Bureau of Engineering has recommended dedication and/or improvements to the public right-of-way along Oakwood Avenue, Juanita Avenue, and Madison Avenue, consistent with the standards of the Mobility Element. At the public hearing, the representative requested modifications to the improvement conditions for Oakwood Avenue and Juanita Avenue recommended by the Bureau of Engineering. The recommended condition would have required widening of the existing roadway and a reduction of the existing sidewalk. After consideration of the existing conditions, comments received in a letter dated January 17, 2020 from Metro, street designations, and intent of the Mobility Element, the representative from the Bureau of Engineering determined that the requested modifications were appropriate. While the streets are designated as a Local Street, based on the configuration of the street, use of the streets for accessibility, and the limited number of parking spaces being proposed as part of the Permanent Supportive Housing Project, it is determined that the street functions in the same manner as a Limited Local Street and that the widening of the roadway would not be required to implement the intent of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. In conjunction with the street improvements, the Bureau of Engineering, Street Lighting, recommends if the Bureau of Engineering recommends street widening, then relocate and upgrade street lights; one (1) on Juanita Avenue, three (3) on Oakwood Avenue, and one (1) on Madison Avenue, otherwise no street lighting improvements are required. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT.

The project site is a level, irregular shaped site comprised 11 parcels, consisting of 112,664 gross square feet of lot area. The site is developed with three (3) commercial buildings, three (3) single-family residential buildings, a surface parking lot, and 11 non-protected street trees which will be demolished. The site is proposed for the construction, use and maintenance of 454 Permanent Supportive Housing units; 23 restricted to Extremely Low Income, 50 restricted to Very Low Income, 376 restricted to Low Income Households, and five (5) market rate manager's units. The proposed project includes five (5) eight-story buildings, including the Northeast, Northwest, Southeast, Southwest-A, and Southwest-B Buildings with maximum building heights ranging from 92 feet to 95 feet, and a total of 247,812 square feet of floor area including 11,772 square feet of Supportive Services. The project will provide 23 vehicular parking spaces located at grade and 255 bicycle spaces; and will provide a total of 36,540 square feet of open space. The project will be built in four phases.

The project site is located within the 1.7 km (1.06 miles) from the Puente Hills Blind Thrust Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within

a designated landslide, liquefaction, tsunami, high fire hazard severity zone, or hillside area, but is located within the BOE Special Grading Area. The site is located within a methane buffer zone and will be required to comply with all applicable regulations as it pertains to development within a methane zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone X/Type C, which denotes areas of minimal hazard from the principal source of flood. There are currently no flood zone compliance requirements for construction in this zone. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

The tract map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed type of development.

(d) **THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.**

The properties to the north have a land use designation of Public Facilities and Public Facilities-Freeway, are zoned PF-1XL, and improved with the Vermont Avenue on-ramp to the 101 Freeway and the Delancey Street Foundation. The properties to the east and south have a land use designation of Limited Manufacturing and are zoned M1-1. These sites are developed with commercial uses and a 5-story multi-family residential structure currently under construction with permanent supportive housing. The properties to the west have a land use designation of Neighborhood Office Commercial and zoned C2-1, [Q]CM-1, and R4-1. These properties are developed with commercial and multi-family residential uses. The project site, which is comprised of 11 parcels, consists of approximately 112,664 gross square feet of land and is developed with three (3) commercial buildings, three (3) single-family residential buildings, one (1) surface parking lot, and 11 non-protected street trees. In conjunction with the requested tract map, the applicant has requested a General Plan Amendment, Zone Change, and Specific Plan Amendment to permit the construction of 454 dwelling units of qualified permanent supportive housing. As proposed, the project would have a maximum FAR of 2.8:1, which would be consistent with the requested Land Use change to Commercial Manufacturing, Zone change to CM-1, and Specific Plan Amendment from Subarea D to the proposed Subarea D.2 that allows for Permanent Supportive Housing. The proposed project, comprised of five (5) eight-story buildings with maximum building heights ranging from 92 to 95 feet, and a total of 247,812 square feet of floor area including 11,772 square feet of Support Services, would be consistent with the requested General Plan Land Use Amendment, Zone Change, and Specific Plan Amendment. The tract map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits.

(e) **THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.**

The project site is currently developed with commercial and multi-family residential buildings. There are 11 non-protected trees on the project site or within the public right-of-way adjacent to the project site. The surrounding area is presently developed with structures or paved parking lots. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. It has been determined that the project and the design

of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Madison Avenue, Oakwood Avenue, and Juanita Avenue, which are public streets. The project site consists of a parcel identified as Lot Nos. 1 – 6, 12 – 15, and Lot 19 of the Dayton Heights Tract and is identified by the Assessor Parcel No. 5501-001-800 and 023. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the tract map. While the project will provide a private easement for common/vehicular access purposes within the subdivision, there are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the tract map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed tract map. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract No VTT-82798.

VINCENT P. BERTONI, AICP  
Advisory Agency



May Sirinopwongsagon  
Deputy Advisory Agency

MS:CTL:HSC:JAH

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission or Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10- day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

*Figueroa Plaza  
201 North Figueroa Street,  
4th Floor  
Los Angeles, CA 90012  
(213) 482-7077*

*Marvin Braude San Fernando  
Valley Constituent Service  
Center  
6262 Van Nuys Boulevard,  
Room 251  
Van Nuys, CA 91401 (818)  
374-5050*

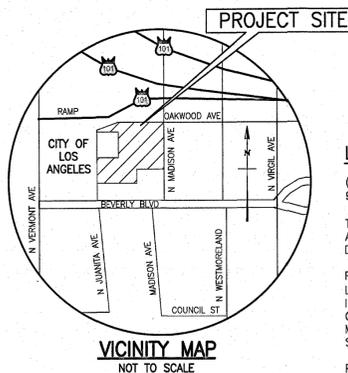
*West Los Angeles Development  
Services Center 1828 Sawtelle  
Boulevard,  
2nd Floor  
Los Angeles, CA 90025 (310)  
231-2912*

Forms are also available on-line at <http://cityplanning.lacity.org>

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90<sup>th</sup> day following the date on which the City's decision becomes final.

# VESTING TENTATIVE TRACT MAP No. 82798

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
FOR MERGER AND RE-SUBDIVISION, AND AIRSPACE LOT PURPOSES



## LEGAL DESCRIPTIONS

(PER FIDELITY NATIONAL TITLE COMPANY, PRELIMINARY REPORT ORDER No. 997-30009700-CT1 DATED MARCH 05, 2018)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:  
LOTS 1, 2, 3, 6, 12 & 14 IN BLOCK "V" OF THE DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:  
LOTS 4 & 5 IN BLOCK "V" OF THE DAYTON HEIGHTS TRACTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS OF SAID COUNTY.

ALSO A PART OF LOT 19 IN SAID BLOCK "V", DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE WEST ABOUT 23 FEET TO THE NORTH END SOUTH CENTER LINE OF SAID BLOCK "V"; THENCE SOUTH 100 FEET, MORE OR LESS, ALONG SAID CENTER LINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 5; THENCE EAST 23 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 100 FEET ALONG THE WEST LINE OF LOTS 5 & 4 TO THE PLACE OF BEGINNING.

PARCEL 3:  
LOT 13 AND THE NORTH 100 FEET OF THE SOUTH 200 FEET OF LOT 19 IN BLOCK "V" OF DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:  
THE WEST HALF OF THE NORTH 50 FEET OF THE SOUTH 250 FEET OF LOT 19 OF BLOCK "V" OF DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 14; THENCE EAST TO THE CENTER OF LOT 19 OF SAID BLOCK "V", A DISTANCE OF ABOVE 23 FEET; THENCE SOUTH AT RIGHT ANGLES ALONG THE CENTER LINE OF SAID LOT 19, 50 FEET; THENCE WEST AT RIGHT ANGLES TO THE SOUTHWEST CORNER OF LOT 14 OF SAID BLOCK ABOUT 23 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 19, 50 FEET TO THE BEGINNING.

PARCEL 5:  
LOT 15 OF BLOCK "V" OF DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THAT PORTION OF LOT 19, BLOCK "V", DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF LOT 15, BLOCK "V" OF SAID TRACT; THENCE EASTERLY ALONG THE PROLONGATION OF THE NORTH LINE OF SAID LOT 15 TO THE NORTH AND SOUTH CENTER LINE OF SAID LOT 19; THENCE SOUTHERLY ALONG SAID CENTER LINE 50 FEET TO A POINT IN THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 15; THENCE WESTERLY ALONG SAID PROLONGATION TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 15, 50 FEET TO THE POINT OF BEGINNING.

APN: 5501-001-800

(PER OLD REPUBLIC TITLE COMPANY, PRELIMINARY REPORT ORDER No. 2676014486-48 DATED DECEMBER 7TH, 2018)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH 150 FEET OF LOT 19, IN BLOCK "V" OF DAYTON HEIGHTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM ONE HALF INTEREST IN ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LING BELOW THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN THE DEED RECORDED NOVEMBER 23, 1970 AS INSTRUMENT NO. 975.

APN: 5501-001-023

## EXCEPTIONS:

FROM COMMITMENT NO. 010-30009700-CT1

2. AN INSTRUMENT ENTITLED "COVENANT" RECORDED DATE: JULY 27, 1956 RECORDED NO: 3786 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AFFICIS PLOTTED AND SHOWN).
3. COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY. SAID COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS. RECORDED DATE: NOVEMBER 08, 1974 RECORDED NO: 4689 OF OFFICIAL RECORDS REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION. (AFFICIS PLOTTED AND SHOWN).
4. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT, REDEVELOPMENT AGENCY COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES RECORDING DATE: DECEMBER 26, 1995 RECORDED NO: 95-2042025 OF OFFICIAL RECORDS AND RECORDING DATE: NOVEMBER 30, 2007 AND RECORDING NO: 2007263947 OF OFFICIAL RECORDS (AFFICIS BLANKET IN NATURE).
5. ANY INTEREST OF THE PERSON(S) SHOWN BELOW APPEARING AS ASSESSED OWNER(S) OF SAID LAND ON THE COUNTY SECURED TAX ROLLS. NAME(S): PACIFIC BELL (NO DOCUMENTS REFERENCED).
6. A LIEN FOR UNSECURED PROPERTY TAXES FILED BY THE TAX COLLECTOR OF THE COUNTY SHOWN, FOR THE AMOUNT SET FORTH, AND ANY OTHER AMOUNTS DUE. COUNTY: LOS ANGELES FISCAL YEAR: 2015-2016 TAXPAYER: PACIFIC BELL TELEPHONE COMPANY AT&T CALIFORNIA COUNTY IDENTIFICATION NUMBER: AR0045949 AMOUNT: \$2,077.60 RECORDING DATE: APRIL 19, 2016 RECORDING NO: 20160435066 OF OFFICIAL RECORDS (NOT A SURVEY MATTER).
7. A LIEN FOR UNSECURED PROPERTY TAXES FILED BY THE TAX COLLECTOR OF THE COUNTY SHOWN, FOR THE AMOUNT SET FORTH, AND ANY OTHER AMOUNTS DUE. COUNTY: LOS ANGELES FISCAL YEAR: 2015-2016 TAXPAYER: PACIFIC BELL TELEPHONE COMPANY AT&T CALIFORNIA COUNTY IDENTIFICATION NUMBER: AR0045113 AMOUNT: \$1,811.04 RECORDING DATE: APRIL 19, 2016 RECORDING NO: 20160438876 OF OFFICIAL RECORDS (NOT A SURVEY MATTER).

## PROJECT NOTES:

SITE ADDRESS: 321, 327, 345, 317, 333, AND 339 MADISON AVENUE  
LOS ANGELES, CA 90004

3810, 3812, AND 3814, OAKWOOD AVENUE,  
LOS ANGELES, CA 90004

312, 328, 316, AND 322 JUANITA AVENUE,  
LOS ANGELES, CA 90004

APN: 5501-001-800, 5501-001-023,

DISTRICT MAP: 138B197  
COMMUNITY PLAN AREA: WILSHIRE

AREA PLANNING COMMISSION: CENTRAL

THOMAS BROS. GUIDE: PAGE 594 - GRID A7

THE SUBJECT SITE IS IN FEMA FLOOD HAZARD ZONE "X"; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL MAP NO. 06037C1610F EFFECTIVE DATE SEPTEMBER 26, 2008.

## BASIS OF BEARINGS:

BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF BEVERLY BOULEVARD, WHICH N 89°51'33" W PER COORDINATE OBSERVATIONS CALIFORNIA STATE PLANE, ZONE V, NAD83. LATITUDE= 34°04'38.53219" LONGITUDE= 118°17'22.33909" CONVERGENCE ANGLE= -0°09'54.14568" DISTANCES SHOWN ON PLAT ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND)= 1.000009251085582

## TEMPORARY BENCHMARKS:

TEMPORARY BENCHMARK #1  
MIDDLE WATER VALVE  
ELEVATION: 268.89'  
N: 1850756.4190  
E: 6474084.3084

TEMPORARY BENCHMARK #2  
FOUND LEAD AND TACK  
ELEVATION 277.74'  
N: 1850327.0487  
E: 6473727.4616

## PROJECT NOTES:

PROPOSED UTILITIES:  
SEWAGE AND DRAINAGE WILL BE PROVIDED BY THE CITY OF LOS ANGELES INFRASTRUCTURE SYSTEMS.

EXISTING ZONING: M1-1 ZONE (LIMITED MANUFACTURING)

PROPOSED ZONING: CM-1 ZONE (COMMERCIAL MANUFACTURING)

NET AREA: 90,974 SQ. FT.

GROSS AREA (TO CENTERLINE OF STREET): 112,664 SQ. FT.

NUMBER OF PROPOSED UNITS: UP TO 454

SEE ARCHITECTURAL PLANS FOR HEIGHT AND SIZE OR PROPOSED BUILDINGS

PROPOSED PARKING: 1 PARKING SPACE PER 20 UNITS

PROJECT SITE IS NOT IN THE VICINITY OF THE MULHOLLAND SCENIC PARKWAY.

PROJECT SITE IS IN VERMONT WESTERN STATION NEIGHBORHOOD AREA PLAN

PROJECT SITE IS IN METHANE BUFFER ZONE.

THIS SITE DOES NOT CONTAIN ANY PROTECTED TREES.

LOT CONFIGURATIONS AND SIZES ARE APPROXIMATE IN NATURE AND WILL BE FINALIZED DURING THE FINAL MAP PHASE.

WE RESERVE THE RIGHT TO CONSOLIDATE LOTS.

WE RESERVE THE RIGHT TO PHASE THE FINAL MAPS.

PROJECT SITE IS NOT LOCATED IN A HILLSIDE AREA.

PROJECT SITE IS LOCATED IN A SPECIAL GRADING AREA (BUREAU OF ENGINEERING BASIC GRID MAP A-13372)

THIS MAP INCLUDES REQUEST FOR THE ADVISORY AGENCY TO DESIGNATE MADISON AVENUE AS THE ONLY FRONT YARD.

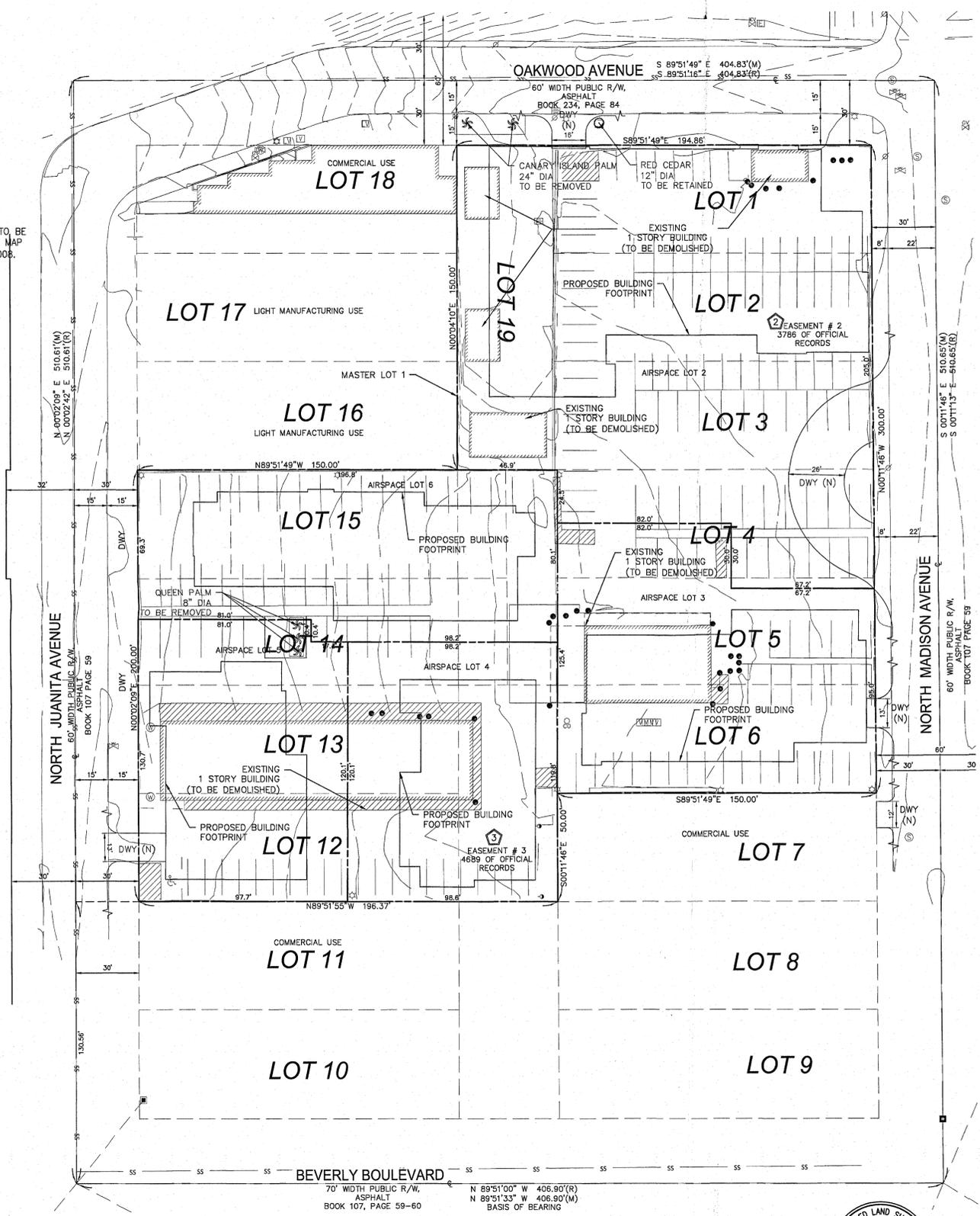
A HAUL ROUTE IS BEING REQUESTED WITH THIS MAP.

PROPOSED EROSION CONTROL & GRADING PLANS ARE NOT KNOWN AT THIS TIME AND WILL BE DEVELOPED BY OTHERS.

PROPOSED RECIPROCAL INGRESS/EGRESS EASEMENTS (IF ANY) ARE YET TO BE DETERMINED.

ALTA SURVEY PROVIDED BY AEI CONSULTANTS, APRIL 01, 2019 SHOWN HEREON FOR REFERENCE.

ENTITLEMENT REQUESTS  
-GENERAL PLAN AMENDMENT  
-ZONE CHANGE  
-SPECIFIC PLAN AMENDMENT  
-SPECIFIC PLAN PROJECT PERMIT  
-SITE PLAN REVIEW



PREPARED UNDER THE DIRECTION OF:

Robert Rogers

ROBERT ROGERS, LS 8348  
BUCK.ROGERS@KPFF.COM



700 South Flower Street  
Suite 2100  
Los Angeles, CA 90017  
O: 213.418.0201  
F: 213.266.5294  
www.kpff.com

## GENERAL NOTES:

SUBDIVIDER:  
FLEXIBLE PSH SOLUTIONS, INC.  
212 CENTURY PARK LANE, SUITE 413  
LOS ANGELES, CALIFORNIA 90067  
CONTACT: JOHN MOLLOY  
CHIEF EXECUTIVE OFFICER

## ARCHITECT:

KFA, LLC  
1625 OLYMPIC BLVD  
SANTA MONICA, CA 90404  
PHONE: 310.399.7975  
CONTACT: LISE BORNSTEIN

## CIVIL:

KPFF CONSULTING ENGINEERS, INC.  
700 S. FLOWER STREET, SUITE 2100  
LOS ANGELES, CA 90017  
213.418.0201  
CONTACT: SCOTT RALSTON

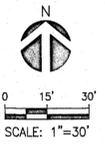
## LAND SURVEYOR:

KPFF CONSULTING ENGINEERS, INC.  
700 S. FLOWER STREET, SUITE 2100  
LOS ANGELES, CA 90017  
213.418.0201  
CONTACT: ROBERT "BUCK" ROGERS,  
PLS 8348

## OWNER:

JUAN GALINDO AND DORA A.  
GALINDO/PACIFIC TELEPHONE COMPANY

LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR FINAL  
VESTING TENTATIVE MAP  
SEP 19 2019  
 REVISED MAP  EXTENSION OF TIME  
 FINAL MAP UNIT  MODIFIED  
 DEPUTY ADVISORY AGENCY



## REVISIONS

DATE	ISSUED FOR
2019-09-05	ADDRESSED COMMENTS

DATE: 8/05/2019

PROJECT NUMBER: 1900143

DRAWN BY: XS

CHECKED BY: BR

SCALE: AS SPECIFIED

PROJECT DESCRIPTION  
ENLIGHTENMENT  
PLAZA  
PROJECT

SHEET NUMBER

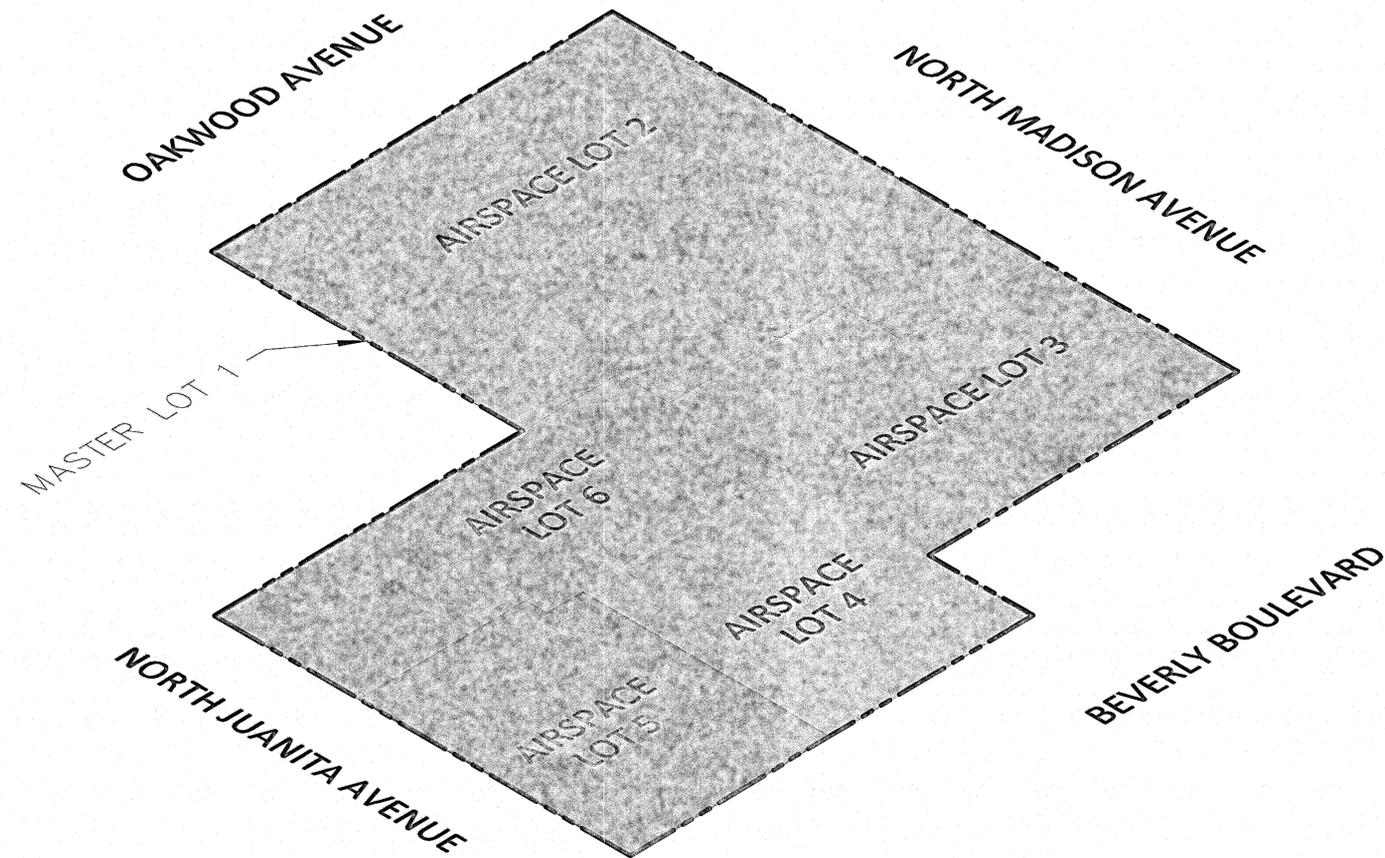
SHEET 1 OF 4

# VESTING TENTATIVE TRACT MAP No. 82798

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
FOR MERGER AND RE-SUBDIVISION, AND AIRSPACE LOT PURPOSES

**kpff**

700 South Flower Street  
Suite 2100  
Los Angeles, CA 90017  
O: 213.419.0201  
F: 213.266.5294  
www.kpff.com



**LEGEND:**

- LOT 1 (MASTER LOT) = GROUND LOT
- AIRSPACE LOT 2 = NORTHEAST
- AIRSPACE LOT 3 = SOUTHEAST
- AIRSPACE LOT 4 = SOUTHWEST B
- AIRSPACE LOT 5 = SOUTHWEST A
- AIRSPACE LOT 6 = NORTHWEST

**ABBREVIATION LEGEND:**

- L.E. = LOWER EXTENT
- U.E. = HIGHER EXTENT

REVISIONS		
DATE	ISSUED FOR	

DATE	8/05/2019
PROJECT NUMBER	1900143
DRAWN BY	XS
CHECKED BY	BR
SCALE	AS SPECIFIED

PROJECT DESCRIPTION  
**ENLIGHTENMENT  
PLAZA  
PROJECT**

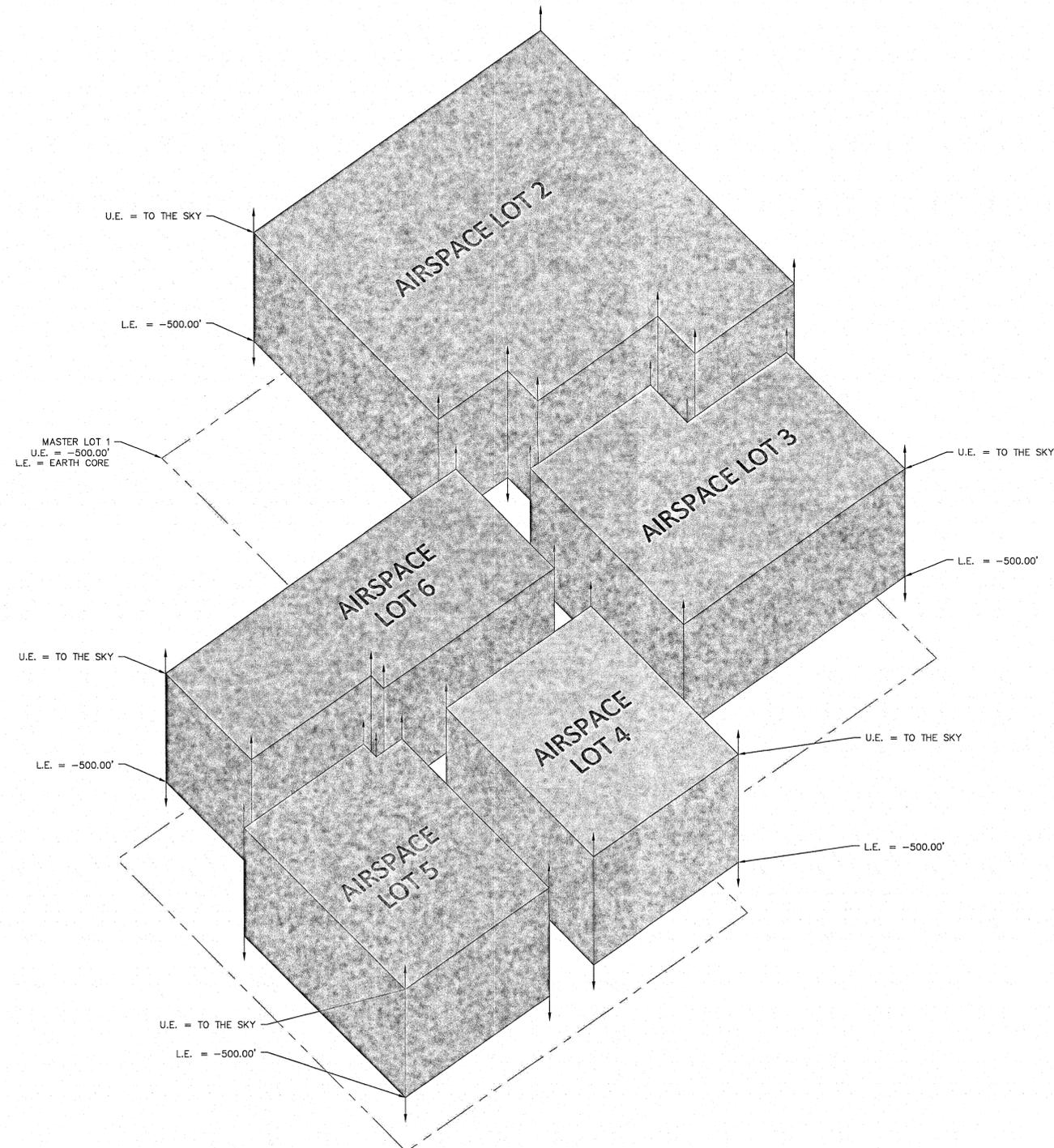
SHEET NUMBER

# VESTING TENTATIVE TRACT MAP No. 82798

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
FOR MERGER AND RE-SUBDIVISION, AND AIRSPACE LOT PURPOSES

**kpff**

700 South Flower Street  
Suite 2100  
Los Angeles, CA 90017  
O: 213-418-0201  
F: 213-266-5234  
www.kpff.com



**LEGEND:**

- LOT 1 (MASTER LOT) = GROUND LOT
- AIRSPACE LOT 2 = NORTHEAST
- AIRSPACE LOT 3 = SOUTHEAST
- AIRSPACE LOT 4 = SOUTHWEST B
- AIRSPACE LOT 5 = SOUTHWEST A
- AIRSPACE LOT 6 = NORTHWEST

**ABBREVIATION LEGEND:**

- L.E. = LOWER EXTENT
- U.E. = HIGHER EXTENT

REVISIONS		
DATE	ISSUED FOR	

DATE	08/05/2019
PROJECT NUMBER	1900143
DRAWN BY	XS
CHECKED BY	BR
SCALE	AS SPECIFIED

PROJECT DESCRIPTION  
**ENLIGHTENMENT  
PLAZA  
PROJECT**

SHEET NUMBER



# **EXHIBIT B**

COUNTY CLERK'S USE

CITY OF LOS ANGELES  
OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 395  
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**NOTICE OF EXEMPTION**  
(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS  
CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR / General Plan Amendment, Zone Change, Specific Plan Amendment, Specific Plan Project Permit Compliance and Site Plan Review.

LEAD CITY AGENCY  
**City of Los Angeles (Department of City Planning)**

CASE NUMBER

PROJECT TITLE  
Enlightenment Plaza

COUNCIL DISTRICT  
13

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)  Map attached.  
**312-328 N. Juanita Avenue, 3812-3838 W. Oakwood Avenue, and 317-345 N. Madison Avenue**

PROJECT DESCRIPTION:  Additional page(s) attached.  
Demolition of the existing 3 commercial buildings, 3 single-family residential buildings, 1 surface parking lot; and the construction of 454 Permanent Supportive Housing units across five 8-story buildings on a 94,623 square foot site totaling 247,812 square feet of floor area including a total of 11,772 square feet of resident supportive services. 449 units are deed restricted affordable for persons experiencing homelessness.

NAME OF APPLICANT / OWNER:  
**Flexible PSH Solutions, Inc**

CONTACT PERSON (If different from Applicant/Owner above) | (AREA CODE) TELEPHONE NUMBER | EXT.  
**Jim Ries** | **(310) 838-2400 x 101**

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)  
STATE CEQA STATUTE & GUIDELINES  
 STATUTORY EXEMPTION(S)  
Public Resources Code Section Public Resources Code Section 21080.27(a)(3) and 21080.27(b)(1)  
 CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)  
CEQA Guideline Section(s) / Class(es) \_\_\_\_\_  
 OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )  
\_\_\_\_\_

JUSTIFICATION FOR PROJECT EXEMPTION:  Additional page(s) attached  
Any action carried out by the City of Los Angeles in the furtherance of providing supporting housing which meets the following criteria are exempt from the requirements of CEQA under Public Resource Code, Section 21080.27 pursuant to Assembly Bill (AB) 1197 until January 1, 2025: 1) the project is consistent with the definition of Supportive Housing described in Health and Safety Code, Section 50675.14, 2) the project meets the eligibility requirements of Article 11 of Chapter 3 of Division 1 of Title 7 of the Government Code, and 3) the project is funded, in part or in whole, by general bond obligations issues pursuant to Proposition HHH approved by the City of Los Angeles at the November 8, 2016, statewide general election and the subsequent requirements of receiving those funds. All actions to approve the Project were taken in furtherance of providing vitally needed Supportive Housing to house the homeless in the City.  
 None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.  
 The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.  
If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE | STAFF TITLE  
Hagu Solomon-Cary *Hagerenesh Solomon-Cary* | Senior City Planner

ENTITLEMENTS APPROVED

FEE: \$5,774 | RECEIPT NO. 0102094108 | REC'D. BY (DCP DSC STAFF NAME) Eric Claros

DISTRIBUTION: County Clerk, Agency Record

# Craig Lawson & Co., LLC

Land Use Consultants

February 20, 2020

Hagu Solomon-Cary, AICP City Planner  
Los Angeles City Planning  
City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012

RE: **Enlightenment Plaza Project**  
**CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR, VTT-82798, ENV-2019-5597-EAF**  
**321 Madison Avenue**

Dear City Planner Solomon-Cary,

As the representative for the above reference project, I am writing to request that this urgently needed project be processed utilizing the recently approved Assembly Bill 1197 ("AB 1197"). AB 1197 is codified as California Public Resources Code ("PRC") Section 21080.27, which permits Statutory Exemption from review under the California Environmental Quality Act ("CEQA") for projects that qualify as supportive housing.

PRC Section 21080.27(a)(3) states that in order to qualify as a supportive housing project, the following requirements must be satisfied:

- a) The project must be consistent with the definition of Supportive Housing as defined in Section 50675.14 of the Health and Safety Code ("HSC"); and
- b) The Project must be comply with the eligibility requirements of Article 11 (commencing with Section 65650) of Chapter 3 of Division 1 of Title 7 of the Government Code ("AB 2162") **or** the eligibility requirements for qualified supportive housing set forth in Ordinance No. 185,489 or 185,492; and
- c) The Project must be funded in whole or in part by one of the following programs (A) The No Place Like Home Program (B) The Building Homes and Jobs Trust Fund (C) Measure H sales tax proceeds (D) General bond obligations issued pursuant to Proposition HHH, or (E) The City of Los Angeles Housing Impact Trust Fund.

As outlined in the written narrative below and the attached chart, the Enlightenment Plaza Project is consistent with the definition of Supportive Housing defined in HSC Section 50675.14; satisfies the eligibility requirements for supportive housing consistent with AB 2162 (see Attachment "A"); and is funded in part by an eligible supportive services funding program.

## Project Summary

The Applicant proposes to demolish the existing parking lot, commercial and residential buildings and construct a new, multi-phased Permanent Supportive Housing development consisting of approximately 454 dwelling units and approximately 11,772 square feet of residential supportive

services (the "Project" and "Enlightenment Plaza"). The Project would be 100% Restricted Affordable housing, exclusive of the five manager's units, serving Extremely Low to Low Income individuals and targeted population members. With the exception of the Managers and two replacement units, all of the units will be dedicated to homeless individuals (i.e., the "target population," as defined below). The Project is requesting approval of a Vesting Tentative Tract Map containing single ground or master lot with 5 air space lots to facilitate the financing and construction of the Project. The following table describes the Phases, the Airspace Lots and the Building/Project names.

**Table 1. Project Information**

<b>Phase#</b>	<b>Airspace Lot</b>	<b>Building / Project name</b>
Phase 1A	4	Southwest B or Montesquieu
Phase 1B	5	Southwest A or Rousseau
Phase 2	6	Northwest or Voltaire Villas
Phase 3	2	Northeast or Locke
Phase 4	3	Southeast Building (project name TBD)

**Supportive Housing under HSC Section 50675.14**

The Project is consistent with the definition of Supportive Housing as defined in Section 50675.14(b)(2) of the HSC, which defines supportive housing as "housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community."

The Project will not limit the length of stay of its residents, which will create a permanent housing solution for the residents. The target population for the Project is consistent with the Section 50675.14(b)(3)(A), meaning "persons, including persons with disabilities, and families who are 'homeless,'" consistent with U.S. Code § 11302. The Project will be dedicated to the homeless population and therefore will be dedicated to the target population. The Project will also provide on-site services to assist the residents, as further described below. Thus, the Project is consistent with the definition of the Supportive Housing as defined in HSC Section 50675.14.

**Eligibility Requirements under AB 2162**

The Project meets the eligibility requirements under AB 2162, which are:

- (1) Units within the development are subject to a recorded affordability restriction for 55 years.
- (2) One hundred percent of the units, excluding managers' units, within the development are restricted to lower income households and are or will be receiving public funding to ensure affordability of the housing to lower income Californians. For purposes of this paragraph, "lower income households" has the same meaning as defined in Section 50079.5 of the Health and Safety Code.

(3) At least 25 percent of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100 percent of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing.

(4) The developer provides the planning agency with the information required by Section 65652.

(5) Nonresidential floor area shall be used for onsite supportive services in the following amounts:

(A) For a development with 20 or fewer total units, at least 90 square feet shall be provided for onsite supportive services.

(B) For a development with more than 20 units, at least 3 percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.

(6) The developer replaces any dwelling units on the site of the supportive housing development in the manner provided in paragraph (3) of subdivision (c) of Section 65915.

(7) Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.

See Attachment A, Supportive Housing Eligibility Requirements Check List, for a fully analysis as to how the Project meets each of the eligibility requirements under AB 2162.

## **Funding**

Two of the 4 phases have received funding approvals from either City of Los Angeles HHH or County of Los Angeles No Place Like Home (NPLH) funds. As currently planned, Airspace Lot 4 (Phase 1A /Montesquieu Manor) and Airspace Lot 5 (Phase 1B/ Rousseau Residences) will be the first buildings constructed. On August 8, 2019 letter from the Los Angeles Housing & Community Investment Department (HCID) approved HHH funding for Enlightenment Plaza Phase I which includes both the Montesquieu Manor/Airspace Lot 4 and the Rousseau Residences/Airspace Lots 5 (Exhibit A). On October 10, 2019, the Montesquieu Manor/Airspace Lot 4 (Exhibit B) and the Rousseau Residences/Airspace Lots 5 (Exhibit C) received NPLH funds from the Los Angeles County Development Corporation. Airspace Lot 6 (referred to as the Voltaire Villas) received HHH funding as evidenced in the August 20, 2019 letter from HCID (Exhibit D) See Table 2A). Airspace Lot 2, containing a building referred to as the Locke Building, is currently applying for its funding from City of Los Angeles' Managed Pipeline. Airspace 3 (Phase 4) will seek funding at a later date. Even so, because the Project is already funded in part by the requisite funding sources, the Project meets this requirement.

While it is commonly understood that these funds require income restrictions in the form of a Covenant and Agreement recorded against the property, specific evidence of the need to provide

a 55-year deed restriction requirement is found with the August 8, 2019 HHH funding letter referenced above.

### **Service Plan**

As evidenced by the attached memorandum of understanding (Exhibit E), the People Concerned will provide supportive services to Enlightenment Plaza residents. This memorandum of understanding from the People Concerned highlights that services will include intensive case management, benefits counseling/advocacy, mental health, physical health and other related services. However, Flexible PSH Solutions, Inc. (the "Applicant") submitted their own project specific Service Plan which is attached (Exhibit F). The Corporation for Supportive Housing (CSH)<sup>1</sup> has endorsed the Enlightenment Plaza Service Plan as one that meets national Quality Standards.

Funding for the service plan will come from Measure H and Staffing levels will be no less than 1 case manager per 20 clients.

### **Relocation Plan**

The three units existing on site and will be replaced with this 100% affordable Project, which satisfies section 65915(c)(3) affordable unit replacement requirement. To the extent that a current resident does not income qualify, they will be relocated utilizing the Uniform Relocation Act regulations.

Please contact me with any questions you have regarding this request.

Sincerely,



Jim Ries  
Senior Vice President

---

<sup>1</sup> More information regarding CHS can be found at <https://www.csh.org/about-csh/>

**ATTACHMENT "A"**  
**ENLIGHTENMENT PLAZA**  
**SUPPORTIVE HOUSING ELIGIBILITY REQUIREMENT CHECK LIST**

<b>AB 2162 Supportive Housing Requirements (Gov Code Section 65651(a)(1) – (7))</b>	<b>Outline of how Enlightenment Plaza will comply with the requirements</b>						
<p>(1) Units within the development are subject to a recorded affordability restriction for 55 years.</p>	<p>According to the HHH occupancy requirements posted on the HCID website (<a href="https://hcidla.lacity.org/prop-hhh-terms-regulations">https://hcidla.lacity.org/prop-hhh-terms-regulations</a>), a covenant recorded against the land for 55 years is the minimum requirement.</p> <p>According to the No Place Like Home program guidelines lines found within this link <a href="https://www.hcd.ca.gov/grants-funding/active-funding/nplh/docs/Round-2-No-Place-Like-Home-Program-Guidelines.pdf">https://www.hcd.ca.gov/grants-funding/active-funding/nplh/docs/Round-2-No-Place-Like-Home-Program-Guidelines.pdf</a> (see page 13) requires an initial affordability term of 55 years.</p> <p>All units provided as part of the Project will be subject to a recorded affordability restriction for 55 years. The Project has received funding from both City of Los Angeles HHH and County of Los Angeles No Place Like Home (NPLH) funds. Evidence of these funding deadlines can be found in Exhibits A – D.</p>						
<p>(2) One hundred percent of the units, excluding managers' units, within the development are dedicated to lower income households and are receiving public funding to ensure affordability of the housing to lower income Californians. For purposes of this paragraph, "lower income households" has the same meaning as defined in Section 50079.5 of the HSC</p>	<p>The Applicant is requesting entitlements subject to affordability requirements outlined in Measure JJJ and codified in LAMC Section 11.5.11(a)(1)(iii), which requires no less than 5% of the total units at rents affordable to Extremely Low Income households, and either 11% of the total units at rents affordable to Very Low Income households or 20% of the total units at rents affordable to Lower Income households, inclusive of any Replacement Units. The Project would restrict 5% of the total units at the Extremely Low-Income level and 11% of the total units at the Very Low-Income level in accordance with California Department of Housing and Community Development (HCD) rent schedules.</p> <p>This affordability requirement to qualify as Supportive Housing requires the Project to provide 100% of the units at Low Income levels in accordance with HCD (state). The Project will satisfy all the affordability requirements by providing the remaining units, exclusive of five managers' units, as restricted affordable at the Low-Income level.</p> <table border="1" data-bbox="711 1272 1464 1421"> <thead> <tr> <th data-bbox="711 1272 966 1308">Program</th> <th data-bbox="966 1272 1214 1308">Requirements</th> <th data-bbox="1214 1272 1464 1308">Proposed</th> </tr> </thead> <tbody> <tr> <td data-bbox="711 1308 966 1421">Measure JJJ (Zone Change)</td> <td data-bbox="966 1308 1214 1421">5% Extremely Low and</td> <td data-bbox="1214 1308 1464 1421">5% Extremely Low, 11% Very Low, 84% Low (all based on HCD rents), and 5</td> </tr> </tbody> </table>	Program	Requirements	Proposed	Measure JJJ (Zone Change)	5% Extremely Low and	5% Extremely Low, 11% Very Low, 84% Low (all based on HCD rents), and 5
Program	Requirements	Proposed					
Measure JJJ (Zone Change)	5% Extremely Low and	5% Extremely Low, 11% Very Low, 84% Low (all based on HCD rents), and 5					

**ATTACHMENT "A"**  
**ENLIGHTENMENT PLAZA**  
**SUPPORTIVE HOUSING ELIGIBILITY REQUIREMENT CHECK LIST**

		11% Very Low or 20% Low based on HCD rents	market rate managers' units.
	AB 1197	100% Low based on HCD rents	
<p>(3) At least 25 percent of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100 percent of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing.</p>	<p>Target Population is defined in HSC Section 50675.14 as the following:</p> <p>(A) "Target population" means persons, including persons with disabilities, and families who <b>are "homeless,"</b> as that term is defined by Section 11302 of Title 42 of the United States Code, or who are "homeless youth," as that term is defined by paragraph (2) of subdivision (e) of Section 12957 of the Government Code.</p> <p>(B) Individuals and families currently residing in supportive housing meet the definition of "target population" if the individual or family <b>was "homeless,"</b> as that term is defined by Section 11302 of Title 42 of the United States Code, when approved for tenancy in the supportive housing project in which they currently reside.</p> <p>The Project will dedicate 100 percent of the units to formerly homeless residents consistent with the definition in the U.S. Code Section 11302. As the eligibility requirement only calls for 25 percent of the units in the Project to be dedicated to the target population, the Project more than satisfies this requirement.</p>		
<p>(4) The developer provides the planning agency with the information required by Section 65652:</p> <p>(A) The name of the proposed entity or entities that will provide supportive services.</p> <p>(B) The proposed funding source or sources for the provided onsite supportive services.</p> <p>(C) Proposed staffing levels.</p>	<p>As evidenced by the memorandum of understanding (Exhibit E) between The People Concerned and Enlightenment Plaza, a well-qualified service provider has been engaged for the Project. The People Concerned has over 55 years of experience providing services to homeless and chronically homeless individuals and families. The MOU includes a typical Service Plan. However, Enlightenment Plaza has prepared its own site-specific Service Plan (Exhibit F) which includes the elements under this eligibility requirement. The Service Plan provides an integrated Care plan with Case Management, Mental Health Care, Substance Abuse treatment and Community Building opportunities. The</p>		

**ATTACHMENT "A"**  
**ENLIGHTENMENT PLAZA**  
**SUPPORTIVE HOUSING ELIGIBILITY REQUIREMENT CHECK LIST**

	<p>general goals of the plan are to maintain stable housing, increase skills and income while striving to achieve a self-determined life for each tenant.</p> <p>It is worth noting that the Corporation for Supportive Housing (CSH)<sup>2</sup> has endorsed (Exhibit G) the Enlightenment Plaza Service Plan as one that meets national Quality Standards.</p>
<p>(5) Nonresidential floor area shall be used for onsite supportive services in the following amounts:</p> <p>(A) For a development with 20 or fewer total units, at least 90 square feet shall be provided for onsite supportive services.</p> <p>(B) For a development with more than 20 units, at least 3 percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.</p>	<p>The Project proposes 454 units, and therefore is subject to the 3 percent requirement. The Project provides a total of 11,772 and will provide 4.7 percent of its total floor area and 100% of its non-residential floor area as Supportive Services. This includes approximately 5,700 square feet of case management office space and approximately 6,072 square feet of common areas which include community rooms and other tenant amenities. Combined this provides approximately 11,772 square feet of the floor area. Evidence is found in the plans submitted to the City which define the Floor Area by use.</p>
<p>(6) The developer replaces any dwelling units on the site of the supportive housing development in the manner provided in paragraph (3) of subdivision (c) of Section 65915.</p>	<p>The three units existing on site and will be replaced within the Project consistent with Section 65915(c) of the Government Code. To the extent that a current resident does not income qualify, they will be relocated utilizing the Uniform Relocation Act regulations.</p>
<p>(7) Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.</p>	<p>As evidenced by the submitted plans each and every unit is designed to include a bathroom and kitchen. The kitchen will include a stovetop, a sink and a refrigerator,</p>

<sup>2</sup> More information regarding CHS can be found at <https://www.csh.org/about-csh/>

## Exhibit "A"



Eric Garcetti, Mayor  
Rushmore D. Cervantes, General Manager

VIA EMAIL

August 8, 2019

Flexible PSH Solutions  
2102 Century Park Lane 413  
Los Angeles, CA 90067  
Attn: John Molloy  
Email: john.molloy@sbcglobal.net

Re: Enlightenment Plaza – Phase 1  
316 N. Juanita Avenue  
Los Angeles, CA 90004

Dear Mr. Molloy:

The above referenced project was previously funded a Proposition HHH Permanent Supportive Housing Loan Program (HHH) commitment in an amount not to exceed Fifteen Million Six Hundred Thousand Dollars (\$15,600,000), for a total of one hundred and one (101) units. The HHH funding commitment was approved by the Los Angeles City Council under Council File #17-0090-S8.

This letter supersedes the original commitment letter issued by HCIDLA on March 19, 2019 and shall serve as evidence of a revised funding commitment from the Proposition HHH Permanent Supportive Housing Loan Program in an amount not to exceed Nine Million Six Hundred Thousand Dollars (\$9,600,000) in support of the above-referenced project, for a total of one hundred and five (105) units. The HCIDLA Commitment is subject to the following terms and conditions, which include, but are not limited to, the items below. You will be informed of any due diligence issues requiring resolution prior to the execution of the HCIDLA loan agreement.

AMOUNT: \$9,600,000

LOAN TYPE: Residual Receipts

LOAN TERM: Fifty-five (55) years from the date of recordation of the City Deed of Trust

REGULATORY TERM: Fifty-five (55) years from the date of Project Completion

RATE: Three percent (3%) simple interest

EXPIRATION OF HCIDLA COMMITMENT: The HCIDLA and Flexible PSH Solutions will cooperate on required Loan documentation and subsequent funding of the Loan after acceptance hereof. Notwithstanding the foregoing, this Commitment will expire two (2) years from March 19, 2019.

COMPLIANCE: Any outstanding compliance issues, monetary and/or non-monetary, must be resolved with HCIDLA's Asset Management Division prior to moving forward with subsequent phases of financing and development that require HCIDLA's support. The Proposition HHH Regulations, Policies and Procedures reference HCIDLA's Business Policy in Section 2.19 and speaks to the background check process.

ACCEPTANCE OF HCIDLA COMMITMENT: Flexible PSH Solutions' acceptance of this commitment shall be evidenced by signing and delivering to HCIDLA the enclosed copy of this letter no later than August 15, 2019. Until receipt of such written acceptance by HCIDLA, HCIDLA will have no liability hereunder. Please email your signed acceptance of this commitment to Timothy Elliott at [Timothy.Elliott@lacity.org](mailto:Timothy.Elliott@lacity.org).

Should you have any questions, please contact Mr. Timothy Elliott, Development and Finance Division, at (213) 808-8596.

Sincerely,

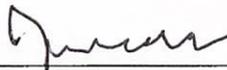


SEAN L. SPEAR  
Assistant General Manager  
Housing Development Bureau

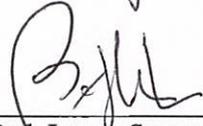
**BORROWER ACKNOWLEDGEMENT**

The undersigned hereby accepts the foregoing award and understands that the Lender is not obligated to close the Loan unless all of the terms and conditions outlined in the award are met. Furthermore, the undersigned understands and acknowledges that closing the Loan may take up to eight weeks following the execution of this document and the receipt of tax credit allocation.

**Flexible PSH Solutions, Inc.**  
**A California non-profit public benefit corporation**

By:   
John Molloy, President & CEO

Date: Aug 13, 2019

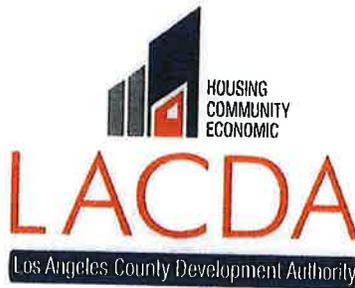
By:   
Beth Lucas, Secretary

Date: Aug. 13, 2019

**The Pacific Companies, Inc.**

By: \_\_\_\_\_  
Caleb Roope, President & CEO

Date: Aug 15, 2019



October 10, 2019

John Molloy  
FLEXIBLE PSH Solutions, Inc.  
2102 Century Park Lane, Suite 413  
Century City, CA 90067

VIA E-MAIL

Dear Mr. Molloy:

**NPLH NOFA ROUND 2019-1  
FUNDING RECOMMENDATION – THE MONTESQUIEU MANOR**

The Los Angeles County Development Authority (LACDA) has reviewed your No Place Like Home (NPLH) Notice of Funding Availability (NOFA) Round 2019-1 application. After consideration of the scoring and comments made by consultants who performed the development feasibility, design, and supportive services review, the LACDA is pleased to recommend the project for an award of \$10,340,000 in NPLH program funds.

Please be aware that this allocation represents a maximum amount and is subject to modification if the LACDA determines, in its sole discretion, that the full amount of the award is not necessary to achieve financial feasibility. The recommendation for award is based on your application as a 4% tax credit project. The loan will be subject to meeting all requirements, acceptance of due diligence documentation, and underwriting standards including the maximum developer fee of \$2.5 million for 4% TCAC/Bond projects. The loan is non-recourse and is not funded from bond proceeds.

I will next be making a funding recommendation to the Board of Commissioners of the LACDA, whose approval is required before a funding commitment is final. The LACDA will also recommend the project to the State Department of Housing and Community Development (HCD) for approval of funds. Only upon receipt of NPLH funds from HCD can the LACDA fund a loan and a funding award is subject to further due diligence review by the LACDA prior to loan closing. The LACDA's receipt of funds from HCD is expected by February 2020, but this date is not guaranteed. Therefore, loans cannot be executed or funded prior to the receipt of NPLH funds.

All sponsors must coordinate expected tax credit applications with the LACDA before making applications to the California Tax Credit Allocation Committee and/or California Debt Limit Allocating Committee to coordinate project timing and expected funding availability. Please contact Cindy Kha, LACDA Project Manager, at [Cindy.Kha@lacda.org](mailto:Cindy.Kha@lacda.org) for information on project timing.



lacda.org

700 West Main Street, Alhambra, CA 91801

Tel: (626) 262-4511 TDD: (626) 943-3898

Executive Director: Monique King-Viehland

Commissioners: Hilda L. Solis, Mark Ridley-Thomas, Sheila Kuehl, Janice Hahn, Kathryn Barger



John Molloy  
October 10, 2019  
Page 2

As noted in the NOFA, projects must start construction within one year of award of funds. An NPLH funding commitment may be used as leveraging when applying for additional funding, but applications for other leveraged financing must be made within six months of NPLH funding notification.

As a clarification to the allowable developer fee for 4% tax credit projects identified in the NPLH Underwriting Guidelines, project sponsors may achieve a maximum developer fee of \$2,500,000 through project sources and cash flow. A larger developer fee may be included in a project's eligible basis, but any fee in excess of \$2,500,000 must be contributed as equity to the project.

A reservation deposit will not be collected for this project, therefore, an acknowledgement of reservation of funds is enclosed with this letter. Please complete and return the acknowledgement to affirm the need for NPLH funds for the project and to acknowledge the timeline regarding use of the funds.

If you have any questions, please contact Matt Lust, with the Housing Investment and Finance Division, at [Matt.Lust@lacda.org](mailto:Matt.Lust@lacda.org), or (626) 586-1809.

Sincerely,



6 Monique King-Viehlend  
Executive Director

MKV:BL



October 10, 2019

John Molloy  
FLEXIBLE PSH Solutions, Inc.  
2102 Century Park Lane, Suite 413  
Century City, CA 90067

VIA E-MAIL

Dear Mr. Molloy:

**NPLH NOFA ROUND 2019-1  
FUNDING RECOMMENDATION – THE ROUSSEAU RESIDENCES**

The Los Angeles County Development Authority (LACDA) has reviewed your No Place Like Home (NPLH) Notice of Funding Availability (NOFA) Round 2019-1 application. After consideration of the scoring and comments made by consultants who performed the development feasibility, design, and supportive services review, the LACDA is pleased to recommend the project for an award of \$12,320,000 in NPLH program funds.

Please be aware that this allocation represents a maximum amount and is subject to modification if the LACDA determines, in its sole discretion, that the full amount of the award is not necessary to achieve financial feasibility. The recommendation for award is based on your application as a 4% tax credit project. The loan will be subject to meeting all requirements, acceptance of due diligence documentation, and underwriting standards including the maximum developer fee of \$2.5 million for 4% TCAC/Bond projects. The loan is non-recourse and is not funded from bond proceeds.

I will next be making a funding recommendation to the Board of Commissioners of the LACDA, whose approval is required before a funding commitment is final. The LACDA will also recommend the project to the State Department of Housing and Community Development (HCD) for approval of funds. Only upon receipt of NPLH funds from HCD can the LACDA fund a loan and a funding award is subject to further due diligence review by the LACDA prior to loan closing. The LACDA's receipt of funds from HCD is expected by February 2020, but this date is not guaranteed. Therefore, loans cannot be executed or funded prior to the receipt of NPLH funds.

All sponsors must coordinate expected tax credit applications with the LACDA before making applications to the California Tax Credit Allocation Committee and/or California Debt Limit Allocating Committee to coordinate project timing and expected funding availability. Please contact Cindy Kha, LACDA Project Manager, at [Cindy.Kha@lacda.org](mailto:Cindy.Kha@lacda.org) for information on project timing.



lacda.org

700 West Main Street, Alhambra, CA 91801  
Tel: (626) 262-4511 TDD: (626) 943-3898

Executive Director: Monique King-Viehland  
Commissioners: Hilda L. Solis, Mark Ridley-Thomas, Sheila Kuehl, Janice Hahn, Kathryn Barger



John Molloy  
October 10, 2019  
Page 2

As noted in the NOFA, projects must start construction within one year of award of funds. An NPLH funding commitment may be used as leveraging when applying for additional funding, but applications for other leveraged financing must be made within six months of NPLH funding notification.

As a clarification to the allowable developer fee for 4% tax credit projects identified in the NPLH Underwriting Guidelines, project sponsors may achieve a maximum developer fee of \$2,500,000 through project sources and cash flow. A larger developer fee may be included in a project's eligible basis, but any fee in excess of \$2,500,000 must be contributed as equity to the project.

A reservation deposit will not be collected for this project, therefore, an acknowledgement of reservation of funds is enclosed with this letter. Please complete and return the acknowledgement to affirm the need for NPLH funds for the project and to acknowledge the timeline regarding use of the funds.

If you have any questions, please contact Matt Lust, with the Housing Investment and Finance Division, at [Matt.Lust@lacda.org](mailto:Matt.Lust@lacda.org), or (626) 586-1809.

Sincerely,



60 Monique King-Viehlend  
Executive Director

MKV:BL

# Exhibit "D"



Housing Development Bureau  
1200 West 7th Street, Los Angeles, CA 90017  
tel 213.808.8638 | fax 213.808.8610  
hcidla.lacity.org



Eric Garcetti, Mayor  
Rushmore D. Cervantes, General Manager

## INTER-DEPARTMENTAL MEMORANDUM

TO: PROPOSITION HHH CITIZENS OVERSIGHT COMMITTEE

FROM:  RUSHMORE D. CERVANTES, GENERAL MANAGER  
LOS ANGELES HOUSING + COMMUNITY INVESTMENT DEPARTMENT

DATE: AUGUST 20, 2019

REGARDING: PROPOSITION HHH PERMANENT SUPPORTIVE HOUSING LOAN PROGRAM

FUNDING RECOMMENDATIONS 2018-19 CALL FOR PROJECTS ROUND 3

## SUMMARY

On February 28, 2019, the Los Angeles Housing + Community Investment Department (HCIDLA) issued the Proposition HHH Permanent Supportive Housing Loan Program, 2018-2019 Call for Projects Round 3 (C.F. No. 17-0090-S8, CAO report dated June 15, 2018). Through this report, HCIDLA is requesting that the City Council and the Mayor authorize the issuance of letters of commitment for 34 affordable housing projects (see Table 2A of this report).

In addition, HCIDLA is requesting approval of the revised financing plan for the Missouri Place Apartments project, and an award of a \$7,000,000 HHH funding commitment for the recommended project from the Santa Monica Boulevard HHH Design Request for Proposal, both as described in detail in this report.

## RECOMMENDATIONS

- I. The General Manager of HCIDLA respectfully requests that the Proposition HHH Citizens Oversight Committee (COC) recommend to the Administrative Oversight Committee (AOC), for further consideration by the City Council and the Mayor, to authorize the following actions:
  - A. AUTHORIZE HCIDLA to issue letters of financial commitment for each of the projects identified in Table 2A of this report. The recommended projects are the result of the 2018-2019 Call for Projects Round 3, and are subject to the following conditions:
    - i. The final Proposition HHH Permanent Supportive Housing Loan Program (HHH) financial commitment will not exceed \$238,120,946, per the breakdown of projects listed in Table 2A and summarized on Table 4;

- ii. The disbursement of HHH program funds will not take place until a project sponsor is able to obtain enforceable commitments for all proposed project funding, including, but not limited to, the full amount of funding and/or tax credits proposed in the Call for Projects application;
  - iii. HHH financial commitments are conditional upon passing HCIDLA's background check process, including a legal review; and,
- B. AUTHORIZE the restructuring plan for the Missouri Place Apartments project (see Table 5 and Table 6).

## **BACKGROUND**

### 2018-2019 Call for Projects Round 3

The Proposition HHH Permanent Supportive Housing Loan Program, 2018-2019 Call for Projects Round 3 (CFP R3) opened on February 28, 2019. In response, 44 project applications requesting a total of \$357,006,747 in Proposition HHH funds were submitted by the March 29, 2019 deadline (see Attachment A: 2018-19 HHH CFP Round 3 Project List). HCIDLA staff performed Threshold Reviews of the 44 CFP R3 applications and concluded that a total of 34 out of the 44 projects were viable candidates for HHH funding (see Threshold Review process outlined below).

Therefore, HCIDLA is requesting authority to issue financial letters of commitment for the 34 new projects, totaling \$231,120,946 in HHH funds. The proposed new HHH projects represent a cumulative total of 2,179 new units (1,691 supportive housing units, 451 affordable units, and 37 managers units). Of these units, 868 will be reserved for the chronically homeless.

Within the group of recommended new HHH projects, it should be noted that some have development costs exceeding \$600,000 per unit. However, the average total development cost per unit for the recommended projects is \$501,906, as compared to the average program-wide HHH costs of \$511,325 per unit. If approved, the total number of units funded under the HHH program would increase to 7,640, which includes 5,873 supportive housing units, 1,641 affordable units and 126 manager's units.

The 34 recommended projects are located in 13 different City Council Districts, with an average of approximately 64 units per project. The projects will directly or indirectly support approximately 10,521 jobs.

### The County of Los Angeles No Place Like Home Program

The HHH Permanent Supportive Housing Loan Program was intended to operate concurrently with the County of Los Angeles' No Place Like Home (NPLH) funding program; however, NPLH funds were unavailable until the CFP R3 was issued. For earlier rounds, HCIDLA's Proposition HHH Regulations allowed for "supplemental" funding of \$80,000 per supportive housing unit, in addition to the \$140,000 per supportive housing unit to bridge the financing gap, until the NPLH funding program was fully operational. For the current CFP R3, the NPLH program was operational; therefore, supplemental funding was ceased and loan sizing was adjusted down from a possible \$220,000 per supportive housing unit to \$140,000. Additionally, in an effort to encourage the use of NPLH funds and to extend the viability of the HHH Loan Program, HCIDLA requested current and previous applicant/borrowers to reduce their HHH loan requests, or reduce existing HHH loan commitments. As a result, applicant/borrowers reduced their HHH requests by \$26,611,998, allowing HCIDLA to recommend the CFP R3's 34 projects.

## HHH REVIEW PROCESS

### HHH Program Priorities

The Proposition HHH Regulations set forth six program priorities, approved by the City Council and the Mayor, all of which the recommended projects meet. The six program priorities include:

1. Transit-Oriented Developments: Projects that are located no further than one-half mile from a transit station/stop that is served by a major transit provider;
2. Geographic Distribution: Projects located in the highest, high, and moderate resource areas/census tracts, to advance the City's fair housing goals of integration and access to opportunity;
3. Access to Services: Projects located within one-half mile from a facility that provides services appropriate for increasing tenant health and well-being;
4. Leveraging: Projects meet this priority if they are requesting below the maximum permitted HHH loan limits;
5. Projects containing over 50 units; and,
6. Projects with more than 50% of the total units designated as supportive housing (SH) units.

### HHH Program Threshold Review

All CFP R3 applications underwent a thorough threshold review process, performed by HCIDLA staff, which required the applicant to demonstrate that the project and developer team met the criteria below:

- HHH Program priorities;
- Reasonable lender/borrower due diligence;
- Compliance with the Proposition HHH 2018-2019 Supportive Housing Program Regulations, Policies, and Procedures;
- Site control; and,
- Overall project financial feasibility and viability.

All of these aspects were factored into the scoring process and the determination of the final project score. Table 3 of this report provides a summary of the points received by the 34 recommended CFP R3 applicants.

Specifically, site control demonstrates the developer's legal control over the land where the project will be constructed. Demonstration of site control can include a title report showing ownership, a purchase and sale agreement, or a lease option agreement. If an applicant submits site control documentation with unclear, conflicting, or otherwise inconsistent information, HCIDLA staff will not deem the application ineligible, but will perform an additional investigation to verify site control.

Financial viability is determined by evaluation of a project's development costs and expenses in order to ensure that adequate funding sources exist to cover all necessary costs. The financial analysis includes but is not limited to: 1) review of the reasonableness of land value/pricing, including project construction costs and tax credit pricing assumptions; 2) review of estimated project rents to determine if they are reasonable and realistic; 3) review of cash flow after debt service to determine/ensure cash flow is positive over the course of time; 4) review of project reserve accounts and utility allowances to determine/ensure amounts are appropriate and feasible; 5) review of the HHH per unit funding to ensure that the amount is within the approved maximum HHH funding limits; and, 6) review of financial statements submitted by

members of the development team to affirm sustainability of the ownership entity, and to safeguard completion of the project.

Other critical factors contributing to a successful project application include well-prepared organizational documentation that establishes a clear understanding of the roles and responsibilities of the parties involved in the development structure, and documentation demonstrating that the development team as a whole has the requisite experience necessary to meet criteria set forth in the Proposition HHH Regulations.

#### 2018-2019 Call for Projects Round 3 Scoring Process

HCIDLA determined that the CFP R3 could be competitive due to the limited amount of HHH funding available. As such, a scoring/ranking structure was established, to be employed if the round became oversubscribed. Given the high number of applications, the established scoring/ranking procedures were ultimately utilized. Applications were scored and ranked based on points given for meeting the HHH program priorities and requirements.

The six program priorities were assigned a specific number of points, totaling a possible 60 points. For the "Transit-Oriented Developments", "Geographic Distribution", "Leveraging", and "Projects with more than 50% of the total units designated as supportive housing" categories, an applicant could receive either 0, 3, 7 or 10 points; for the "Access to Services" and "Projects containing over 50 units" categories, an applicant could receive either 0 or 10 points. The total number of points an applicant received were then calculated in conjunction with a cost adjustment factor that served to level out all of the applicant scores. All of these aspects were factored into the scoring process and the determination of the final project score. Table 3 of this report provides a summary of the points received and scoring outcomes of the 34 recommended CFP R3 applicants.

#### 2018-2019 Call for Projects Round 3 Appeals Process

At the conclusion of the Threshold Review process, applicants not passing the review were given an opportunity to appeal the process and/or the score, and request a further review of the project. Upon conclusion of the CFP R3 appeal process, applications were again scored, and a list of projects were prepared for recommendation to the COC and AOC, subject to City Council and Mayor approval.

### **RESULTS OF THE 2018-2019 CALL FOR PROJECTS ROUND 3 REVIEW PROCESS**

#### Projects Not Recommended

Six applications submitted by three sponsors failed to demonstrate the minimum required developer experience after the appeals process was concluded, and therefore are not being recommended for funding. In addition, four project applications were withdrawn by their respective sponsors, and therefore are also not being recommended. Details of the ten applications not being recommended at this time are shown in Table 1, below.

**TABLE 1:  
HHH CFP R3 PROJECTS NOT BEING RECOMMENDED FOR FUNDING AT THIS TIME**

Project Name	CD	Total Units	SH Units	SH Chronic	TDC	TDC/ Unit	Total HHH Request	Homeless Population Served
The Win Project - Kansas	9	42	41	23	10,574,321	251,769	4,200,000	Individuals
The Win Project - Figueroa	15	36	35	20	12,403,122	344,531	3,670,097	Individuals, Veterans
The Win Project - Robinson	13	12	12	7	5,113,631	426,135	1,260,000	Individuals
Whittier Heights	14	96	95	95	44,685,175	465,470	10,878,720	Individuals
600 San Pedro	14	152	149	75	61,074,989	401,809	14,039,999	Individuals
600 San Pedro 2	14	151	149	75	60,764,134	402,411	14,039,999	Individuals
<i>Applications Withdrawn</i>								
Taylor Yard Senior Housing 2	1	56	55	28	27,149,701	484,816	9,565,928	Individuals
The 78 <sup>th</sup>	8	64	36	18	34,843,336	544,427	5,727,600	Individuals, Family
Denny Apartments	2	64	34	17	34,136,979	533,390	6,434,400	Individuals, Family
Linwood PSH	1	159	158	79	38,140,218	239,875	14,880,000	Individuals
<b>Total</b>		<b>832</b>	<b>764</b>	<b>437</b>	<b>\$328,885,606</b>	<b>-</b>	<b>\$84,696,743</b>	

Projects Recommended

When the CFP R3 Threshold Review and appeal review process was concluded, 34 projects were deemed viable candidates for HHH funding. However, the funding round remained oversubscribed and competitive. Applications were again reviewed, scores were updated, and ranked according to the approved scoring/ranking structure and HHH Program priorities, with an emphasis weighted towards leveraged funding and cost efficiency. Additionally, since many of the CFP R3 applicants had recently applied to the County for NPLH funds, they were given the opportunity by HCIDLA to either reduce their HHH funding request, or return funds from a prior HHH commitment as a means of improving their project point score. Twelve applicants responded to HCIDLA's request, giving back a total of \$26.6 million which in turn enabled HCIDLA to fully fund all 34 of the CFP R3 applications at the requested revised amount.

The recommended projects include two motel conversions and the adaptive reuse of a building located on federal land. The remaining projects are all new construction. Two projects are first-time HHH applicants that are proposing projects utilizing modular construction, which anticipates a savings of time and money. Three projects will be built on City-owned land, valued at \$28,940,000.

Table 2A, below, details project unit type, HHH funding request, and population(s) to be served; Table 2B, below, lists the project developer (see the correlating project line number in Table 2A), project address and project total development cost; and, Table 3, below, ranks the 34 recommended applicants by the highest to the lowest score, and provides a summary of the points received.

TABLE 2A: HHH CFP R3 RECOMMENDED PROJECT LIST - GENERAL INFORMATION								
No.	Project Name	CD	Total Units	SH Units	SH Chronic Units	Affordable Units	HHH Request	HHH Request Per Unit
1	Hope on 6th	15	49	31	23	17	\$ 6,040,000	\$ 125,833
2	Silver Star II	8	64	56	28	7	\$ 6,404,900	\$ 136,274
3	Lorena Plaza	14	49	32	16	16	\$ 2,903,202	\$ 138,248
4	The Main	6	64	33	17	29	\$ 6,795,000	\$ 123,545
5	The Rigby	6	64	33	17	29	\$ 6,795,000	\$ 123,545
6	Chavez and Fickett	14	60	30	15	29	\$ 6,300,000	\$ 123,529
7	Hope on Hyde Park	8	98	97	49	0	\$ 9,280,000	\$ 138,507
8	Hope on Broadway	9	49	48	24	0	\$ 6,720,000	\$ 140,000
9	Topanga Apartments	12	64	63	32	0	\$ 8,290,800	\$ 138,180
10	Barry Apartments	11	61	34	17	26	\$ 6,918,400	\$ 123,543
11	2745-2759 Francis Ave	1	64	63	32	0	\$ 6,610,000	\$ 137,708
12	537-541 N. Western Ave	4	64	63	32	0	\$ 6,614,118	\$ 137,794
13	841 N. Banning	15	64	63	32	0	\$ 8,000,000	\$ 137,931
14	Westlake Housing (The Lake House)	1	63	62	32	0	\$ 6,510,000	\$ 138,511
15	NoHo 5050	2	40	32	16	7	\$ 3,833,200	\$ 136,900
16	Florence Avenue Apartments	8	56	55	30	0	\$ 6,300,000	\$ 140,000
17	1615 Montana St.	13	64	63	32	0	\$ 6,614,000	\$ 137,792
18	4507 Main St.	9	64	33	17	30	\$ 7,239,000	\$ 120,650
19	7650 Van Nuys	2	96	49	25	46	\$ 11,460,000	\$ 120,632
20	Sepulveda Apartments Preservation LP	6	76	75	38	0	\$ 10,500,000	\$ 140,000
21	Sherman Way Apartments Preservation	2	56	55	28	0	\$ 7,700,000	\$ 140,000
22	Enlightenment Plaza - Phase II	13	72	71	36	0	\$ 9,940,000	\$ 140,000
23	Central Apartments	9	57	56	28	0	\$ 7,840,000	\$ 140,000
24	SOLA at 87th	8	100	51	26	47	\$ 9,000,000	\$ 128,571
25	The Angel	6	54	53	27	0	\$ 5,565,000	\$ 139,125
26	Westlake 619	1	78	30	15	47	\$ 3,149,580	\$ 136,938
27	Bell Creek Apartments	3	80	41	22	38	\$ 6,226,546	\$ 135,360
28	Washington Arts Collective	10	56	20	10	35	\$ 2,097,200	\$ 139,813
29	5th Street PSH *	14	35	34	17	0	\$ 4,760,000	\$ 140,000
30	VA Building 207	N/A	64	63	32	0	\$ 8,820,000	\$ 140,000
31	Thatcher Yard Housing	11	98	49	25	48	\$ 11,660,000	\$ 120,206
32	Lincoln Apartments	11	40	39	20	0	\$ 5,460,000	\$ 140,000
33	4906-4926 Santa Monica	13	62	61	31	0	\$ 5,225,000	\$ 137,500
34	2652 Pico	1	54	53	27	0	\$ 3,550,000	\$ 136,538
<b>TOTAL</b>			<b>2179</b>	<b>1691</b>	<b>868</b>	<b>451</b>	<b>231,120,946</b>	
<b>AVERAGE</b>			<b>64</b>	<b>50</b>	<b>26</b>	<b>13</b>		<b>\$ 133,875</b>

**BOLD TYPE INDICATES CITY-OWNED LAND**  
**NOTE, HHH REQUEST PER UNIT IS BASED ON THE AMOUNT OF UNITS FUNDED BY HHH FUNDS**

\*The 5TH Street PSH project information reflects the 34 units supported by HHH funding, and not the remaining 117 units not supported by HHH funding.

TABLE2B - HHH CFP R3 PROJECT LIST - DEVELOPMENT COSTS (Recommended Projects)

No.	Developer Name	Address	TDC	TDC/Unit	CITY-OWNED LAND VALUE
1	1010 Development Corporation	576 W. 6th St.	\$ 28,615,371	\$ 583,987	
2	A Community of Friends	6576 S. West Blvd.	\$ 26,623,932	\$ 415,999	
3	A Community of Friends	3401 E. 1st St.	\$ 25,819,084	\$ 526,920	
4	Abbey Road, Inc.	15302 W. Rayen St.	\$ 41,018,669	\$ 640,917	
5	Abbey Road, Inc.	15314 W. Rayen St.	\$ 41,970,484	\$ 655,789	
6	Abode Communities	338 N. Mathews St.	\$ 41,186,592	\$ 686,443	
7	Aedis	6501 Crenshaw Blvd.	\$ 40,093,334	\$ 409,116	
8	Aedis	5138 S. Broadway	\$ 22,162,568	\$ 452,297	
9	Affirmed Housing Group, Inc.	10243 N. Topanga Canyon Blvd.	\$ 28,617,938	\$ 447,155	
10	Affirmed Housing Group, Inc.	2454 S. Barry Ave.	\$ 31,932,359	\$ 523,481	
11	Affordable Housing CDC, Inc.	2745 W. Francis Ave.	\$ 30,851,806	\$ 482,059	
12	Affordable Housing CDC, Inc.	541 N. Western Ave.	\$ 30,997,101	\$ 484,330	
13	Century Affordable Development, Inc.	841 N. Banning Blvd.	\$ 31,648,058	\$ 494,501	
14	Community Development Partners	437 S. Westlake Ave.	\$ 34,270,198	\$ 543,971	
15	Decro Corporation	5050 N. Bakman Ave.	\$ 17,564,853	\$ 439,121	
16	Deep Green Housing and Community Dev	2172 W. Florence Ave.	\$ 29,669,115	\$ 529,806	
17	Domus GP LLC	1615 W. Montana St.	\$ 30,913,179	\$ 483,018	
18	EAH Housing Inc.	4505 S. Main St.	\$ 24,839,171	\$ 388,112	
19	EAH Housing Inc.	7650 N. Van Nuys Blvd.	\$ 47,426,085	\$ 494,022	
20	Figueroa Economical Housing Dev. Corp.	8428 N. Sepulveda Blvd.	\$ 29,821,884	\$ 392,393	
21	Figueroa Economical Housing Dev. Corp.	13561 W. Sherman Way 1-58	\$ 20,808,990	\$ 371,589	
22	Flexible PSH Solutions	316 N. Juanita Ave.	\$ 29,956,000	\$ 416,056	
23	Highridge Costa Development Company	2106 S. Central Ave.	\$ 30,227,967	\$ 530,315	
24	Innovative Housing Opportunities, Inc.	8707 S. Western Ave.	\$ 61,952,493	\$ 619,525	
25	LA Family Housing	8547 N. Sepulveda Blvd.	\$ 28,226,850	\$ 522,719	
26	Meta Housing Corporation*	619 S. Westlake Ave.	\$ 34,276,576	\$ 439,443	\$ 7,800,000
27	Meta Housing Corporation	6940 N. Owensmouth Ave.	\$ 39,949,602	\$ 499,370	
28	Meta Housing Corporation*	4615 W. Washington Blvd.	\$ 29,780,273	\$ 531,791	\$ 5,240,000
29	Relevant Group	411 E. 5th St.	\$ 11,657,496	\$ 333,071	
30	Thomas Safran & Associates	11301 Wilshire Blvd., #207	\$ 31,367,161	\$ 490,112	
31	Thomas Safran & Associates*	3233 S. Thatcher Ave.	\$ 54,684,712	\$ 558,007	\$ 15,900,000
32	Venice Community Housing Corporation	2467 S. Lincoln Blvd.	\$ 19,537,023	\$ 488,426	
33	Wakeland Housing & Development Corp.	4912 W. Santa Monica Blvd.	\$ 36,038,114	\$ 581,260	
34	Wakeland Housing & Development Corp.	2652 W. Pico Blvd.	\$ 29,992,408	\$ 555,415	
<b>BOLD TYPE INDICATES CITY OWNED LAND</b>				<b>Total</b>	<b>\$ 28,940,000</b>

\*Indicates City-owned and does not include land values in the TDC as the Sources and Uses Submitted Excluded the Land Value

**TABLE 3: HHH CFP R3 PROJECT LIST - SCORING**

No.	Project Name	TOD	Geographic Distribution	Service Facilities	Leveraging Priority	Over 50 Units	Over 50% SH	CAF	Final Score
1	Enlightenment Plaza - Phase II	10	3	10	10	10	10	113%	59.87
2	Hope on Hyde Park	10	0	10	10	10	10	115%	57.44
3	Silver Star II	10	0	10	10	10	10	113%	56.49
4	4507 Main St.	10	0	10	10	10	3	121%	52.07
5	2745-2759 Francis Ave	10	3	10	10	10	10	97%	51.67
6	1615 Montana St.	10	3	10	10	10	10	97%	51.57
7	NoHo 5050	10	7	10	10	0	7	116%	51.00
8	537 - 541 N. Western Ave.	7	3	10	10	10	10	97%	48.52
9	Central Apartments	10	0	10	10	10	10	95%	47.67
10	Topanga Apartments	3	7	10	3	10	10	105%	45.19
11	4906-4926 Santa Monica	10	3	10	10	10	10	85%	44.91
12	2652 Pico	7	0	10	10	10	10	95%	44.79
13	Sepulveda Apartments	7	0	10	0	10	10	120%	44.31
14	Westlake Housing (The Lake House)	10	0	10	10	10	10	86%	43.2
15	5th Street PSH	10	0	10	0	0	10	141%	42.33
16	Westlake 619	10	0	10	10	10	0	107%	42.78
17	Lincoln Apartments	10	10	10	0	0	10	97%	38.83
18	The Angel	3	0	10	10	10	10	90%	38.66
19	Barry Apartments	10	7	10	3	10	3	90%	38.6
20	VA Building 207	10	0	10	0	10	10	96%	38.36
21	Sherman Way Apartments	0	0	10	0	10	10	126%	37.94
22	Hope on Broadway	3	0	10	10	0	10	113%	37.32
23	Florence Avenue Apartments	3	0	10	7	10	10	93%	37.24
24	Lorena Plaza	10	0	10	10	0	7	95%	35.26
25	Bell Creek Apartments	3	0	10	10	10	3	96%	34.68
26	Washington Arts Collective	3	3	10	10	10	0	88%	31.81
27	SOLA at 87th	10	0	10	7	10	3	80%	31.8
28	7650 Van Nuys	10	0	10	0	10	3	95%	31.39
29	841 N. Banning	0	0	10	3	10	10	96%	31.74
30	Thatcher Yard Housing	0	7	10	10	10	0	84%	31.16
31	Chavez and Fickett	10	0	10	3	10	0	70%	23.04
32	The Main	0	0	10	3	10	3	73%	19.07
33	The Rigby	0	0	10	3	10	3	72%	18.63
34	Hope on 6th	10	0	10	0	0	3	80%	18.51

**BOLD TYPE INDICATES CITY-OWNED LAND**

**PROPOSITION HHH FUNDING SUMMARY**

To date, out of the \$1.2 billion Proposition HHH General Obligation Bond approved by voters in 2016, and with approval of the 2018-19 CFP R3 funding recommendations, the City will have committed funding to 114 projects resulting in 5,873 supportive housing units, for a total of \$1,028,065,108. The City has also committed \$49.7 million to the Proposition HHH Facilities Program.

In addition to the two previously existing Proposition HHH programs, the Mayor's Office has proposed a new competitive program, the Proposition HHH Housing Challenge, which would utilize \$120 million of the \$1.2 billion to encourage alternative construction methods and innovative financing models to produce 1,000 supportive housing units in a timely and cost effective way. Funding recommendations from the

Housing Challenge are fully described in a separate Memorandum to The Citizens Oversight Committee to be considered for approval in parallel to this memorandum's recommendations.

Santa Monica Boulevard HHH Design Request for Proposal

Additionally, HCIDLA released a Request for Proposals (RFP) related to the disposition and development of 11010 Santa Monica Boulevard, publicly known as the HHH Design RFP. The specific intent of the RFP was to solicit proposals that would deliver supportive housing that is better designed, cheaper, and faster to build than the traditional affordable housing project. Details on the RFP process and the recommended developer to be selected can be found in a separate transmittal, also to be considered in parallel to this memorandum by the City Council and Mayor. HCIDLA is recommending herein approval of a \$7,000,000 commitment of HHH funding for the RFP's proposal project. The Proposition HHH Supportive Housing & HHH Facilities Program Status funding table (Table 4, below) illustrate current Proposition HHH expenditures:

<b>TABLE 4: PROPOSITION HHH SUPPORTIVE HOUSING &amp; HHH FACILITIES PROGRAM STATUS</b>			
<b>Commitments</b>	<b>Amount of Prop HHH Committed</b>	<b>Number of Projects</b>	<b>Total Number of Units</b>
Prop HHH - Originally Committed	\$809,713,423	79	5,388
Decrease of HHH Loans	-\$19,769,261		
<b>Total</b>	<b>\$789,944,162</b>	<b>79</b>	<b>5,410</b>
<b>CURRENT HHH PROGRAM STATUS</b>			
HHH CFP R3 *	\$238,120,946	35	2,230
Proposition HHH Housing Challenge Program	\$120,000,000		985
Prop HHH -- Revised HHH Commitments	\$789,944,162	79	5,410
Staffing	\$1,203,933	N/A	N/A
Facilities	\$49,724,402	N/A	N/A
Remaining HHH Funds	\$1,006,557		
<b>Total</b>	<b>\$1,200,000,000</b>	<b>114</b>	<b>8,625</b>

\*Includes one project coming through HCIDLA's Land Development program Request for Proposal (RFP) process, in the amount of \$7,000,000 (Council File No. 09-0420-S1), subject to City Council and Mayor approval, as detailed in the attached 11010 Santa Monica Blvd. Staff Report.

MISSOURI PLACE APARTMENTS

The Missouri Place Apartments project was awarded a funding commitment from the Proposition HHH Permanent Supportive Housing Loan Program 2017-2018 Call For Projects Round 1, in an amount not to exceed \$11,520,000. The HHH funding commitment was approved by the City Council and the Mayor under Council File No. 17-0090-S2 on February 16, 2018. Since that time, the developer has received an award of Section 8 Project-Based Vouchers from the Housing Authority of the City of Los Angeles (HACLA), and an award of bond allocation from the California Debt Limit Allocation Committee (CDLAC). CDLAC awarded an initial \$18,750,000 in tax-exempt issuance authority and subsequently \$4,687,500 in supplemental bond allocation and designated November 12, 2019 as the bond issuance deadline for the total allocated bond amount of \$23,437,500. The developer would like to restructure the project, and is seeking approval of the revised financing plan detailed in this report.

As originally approved, the Missouri Place Apartments project, a 74-unit affordable housing development located at 11950 Missouri Avenue, Los Angeles, CA in Council District 11, was to house 36 low income families and 37 homeless and chronically homeless families. The total development cost was estimated to be \$33.6 million. However, once final construction bids were received by the developer, Thomas Safran & Associates (Developer), the cost increased by \$10.9 million to \$44.6 million. The high cost of this project can be attributed to many factors. First, the building was designed as a tall structure to maximize the number of units that could be built, which triggered commercial prevailing wages for the project, increasing the average hourly rates by 35% above residential wage scales. Second, the tall building height necessitates the use of Type III construction methods requiring stronger framing, fireproofing, and the use of a construction elevator. Additionally, at over 65 units, the project is subject to a Project Labor Agreement (PLA), which is a new requirement that had not been implemented at the time the application was submitted to HCIDLA.

To fill the funding gap, the developer is proposing several financial mechanisms that do not include additional city funding. These include an additional bond allocation, setting aside seven more supportive housing units, obtaining additional housing vouchers for the additional supportive units, and increasing rents on most of the affordable units to the maximum amounts permitted under the tax code. These measures will help raise revenue and allow the project to support a higher permanent loan amount. The higher cost also generates more tax credits, which will enable the investor to contribute more equity. The Developer also requested additional funds from the Affordable Housing Program (AHP) sponsored by the Federal Home Loan Bank. Note, the City currently owns the site, but ownership will be transferred to the Developer via a 99-year ground lease, to be executed at construction loan closing.

The Proposition HHH Regulations that were in place at the time of application in December 2017 allowed affordable units to be restricted up to 60% Area Median Income (AMI). Section 2.4 of the regulations were subsequently updated in 2018 to be consistent with federal tax reform provisions, to allow affordable rent restrictions up to 80% AMI, so long as the average affordability of the project does not exceed 50% AMI.

The higher rents on 28 of the units are still 29% to 44% below market rate for the area, depending on bedroom size. One affordable unit will continue to be restricted at 60% AMI, and the 44 supportive housing units will remain at 30% AMI. Analysis of the proposed changes to the budget and unit mix are contained in Tables 5 and 6, on the following pages.

**TABLE 5: MISSOURI PLACE APARTMENTS UNIT MIX COMPARISON**

Missouri Place Comparison of Prior & Current Unit Mix									
HHH Application Dec 2017					Approved Unit Mix		Proposed Unit Mix May 2019		Changes
AMI Level	Unit Size	Restricted Rent	Market Rent	Discount to Market <sup>3</sup>	Approved Unit Count	Total Rent	Unit Count	Total Rent	
30%	1 - Bedroom	\$697	\$2,636	74%	22	\$15,334	27	\$18,819	5
30%	2 - Bedroom	\$837	\$3,356	75%	10	\$8,370	12	\$10,044	2
30%	3 - Bedroom	\$966	\$4,629	79%	5	\$4,830	5	\$4,830	0
50%	1 - Bedroom	\$1,162	\$2,636	56%	6	\$6,972	0	\$0	(6)
50%	2 - Bedroom	\$1,395	\$3,356	58%	3	\$4,185	0	\$0	(3)
50%	3 - Bedroom	\$1,611	\$4,629	65%	3	\$4,833	0	\$0	(3)
60%	1 - Bedroom	\$1,395	\$2,636	47%	12	\$16,740	1	\$1,395	(11)
60%	2 - Bedroom	\$1,674	\$3,356	50%	6	\$10,044	0	\$0	(6)
60%	3 - Bedroom	\$1,933	\$4,629	58%	6	\$11,598	0	\$0	(6)
80%	1 - Bedroom	\$1,860	\$2,636	29%	0	\$0	12	\$22,320	12
80%	2 - Bedroom	\$2,232	\$3,356	33%	0	\$0	12	\$26,784	12
80%	3 - Bedroom	\$2,578	\$4,629	44%	0	\$0	4	\$10,312	4
Manager					1	\$0	1	\$0	0
Total Units					74		74		0
Total Rental Revenue (Monthly)						\$82,906		\$94,504	\$11,598
Total Rental Revenue (Annual)						\$994,872		\$1,134,048	\$139,176
Average Affordability						43.15%		49.59%	6.44%

Notes:

1. Increased number of SH units from 37 to 44.
2. Reduced 60% AMI units and increased 80% AMI units to utilize "Income Averaging" allowed by 2017 federal tax reform/TCAC. Change generates \$139K of additional annual revenue that can be leveraged for additional debt to pay for increase hard costs due to PLA.
3. Project is located in West Los Angeles. The discount to market for the 80% units is between 29% and 44% based on Market Study.
4. CTCAC and HHH regulations allow 80% AMI rents as long as the average affordability does not exceed 50% across the project.

TABLE 6: MISSOURI PLACE APARTMENTS BUDGET COMPARISON

USES	Missouri Place Comparison of Prior & Current Budgets CDLAC Supplemental			CURRENT May-19	VARIANCE (HHH v. CURRENT)
	HHH Application Dec-17	Application Mar-19			
Acquisition	\$ 250,000	\$ 548,983	\$ 539,622	\$ 289,622	
New Construction/Rehabilitation	\$ 22,269,945	\$ 31,895,819	\$ 31,662,156	\$ 9,392,211	
Relocation	\$ -	\$ -	\$ -	\$ -	
Architectural Fees	\$ 1,205,650	\$ 1,160,650	\$ 1,160,650	\$ (45,000)	
Survey & Engineering	\$ 259,560	\$ 361,450	\$ 361,450	\$ 101,890	
Construction Interest & Fees	\$ 1,828,458	\$ 2,596,906	\$ 2,703,280	\$ 874,822	
Permanent Financing	\$ 84,000	\$ 130,000	\$ 136,750	\$ 52,750	
Legal Fees	\$ 140,000	\$ 175,000	\$ 195,000	\$ 55,000	
Reserves	\$ 531,489	\$ 622,830	\$ 622,830	\$ 91,341	
Appraisal	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	
Contingency	\$ 2,604,194	\$ 2,426,930	\$ 2,423,944	\$ (180,250)	
Other Costs	\$ 1,942,425	\$ 2,306,424	\$ 2,291,313	\$ 348,888	
Developer Fee	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ -	
<b>TOTAL PROJECT COSTS</b>	<b>\$ 33,621,721</b>	<b>\$ 44,730,992</b>	<b>\$ 44,602,996</b>	<b>\$ 10,981,274</b>	
<b>Total Rental Revenue (Monthly)</b>					
<b>Total Rental Revenue (Annual)</b>					
Perm Loan	\$ 7,200,000	\$ 12,000,000	\$ 12,675,000	\$ 5,475,000	
AHP Funds	\$ 730,000	\$ 1,095,000	\$ 1,095,000	\$ 365,000	
Proposition HHH	\$ 11,520,000	\$ 11,520,000	\$ 11,520,000	\$ -	
Proposition HHH - Supplemental	\$ -	\$ 240,000	\$ -	\$ -	
2. Reduced 60% AMI units and increased 80% AMI units to utilize "Income Averaging" allowed by 2017 federal tax reform / TCAC					
Deferred Dev Fee	\$ 13,143,667	\$ 18,390,042	\$ 18,301,484	\$ 5,157,817	
	\$ 1,028,054	\$ 1,485,950	\$ 1,011,512	\$ (16,542)	
<b>TOTAL SOURCES</b>	<b>\$ 33,621,721</b>	<b>\$ 44,730,992</b>	<b>\$ 44,602,996</b>	<b>\$ 10,981,274</b>	

Notes:

1. Cost increase due to escalation & adoption of Project Labor Agreement in June 2018.
2. Perm Loan increase from 80% AMI levels and 2019 rents.
3. Applied for additional AHP funds from the Federal Home Loan Bank.
4. Obtained commitment for additional tax credit equity from LIHTC investor (B of A).
5. Increase includes interest paid on HHH soft loan during the course of construction.
6. Need for additional HHH funds eliminated due to additional cost savings since supplemental CDLAC.

ATTACHMENTS:

- Attachment A: 2018-19 HHH CFP Round 3 Project List  
Attachment B: Staff Reports – HCIDLA Recommended Projects

**STAFF REPORT**  
**As of: August 20, 2019**

**Hope on 6th**  
**576 W. 6<sup>th</sup> Street**  
**Los Angeles, CA 90731**

**New Construction**  
**Council District 15**

PROJECT DESCRIPTION

Hope on 6th (project), located at 576 W. 6<sup>th</sup> Street in the San Pedro area, will be a supportive housing development consisting of 48 units for homeless individuals, homeless individuals with special needs, and homeless families, with one manager's unit and 50 surface parking spaces. The site will be ground leased with the San Pedro United Methodist Church. The site is currently vacant but is being used as parking for the church, an auto body shop, and Harbor Community Clinic.

The project will consist of 49 residential units, comprised of 15 studios units, 16 one-bedroom units, 17 two-bedroom units, and one two-bedroom manager's unit. All residential units will include bathrooms and kitchens equipped with full sized appliances, window coverings, and will be furnished. The project amenities will include community room; management/services office space and outdoor courtyard; and an onsite health clinic designated to Harbor Community Clinic, which currently operates across the street from the site. The clinic will expand and increase capacity to serve not only the residents of Hope on 6<sup>th</sup>, but the San Pedro community at large.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The ownership structure will be Hope on 6th, LP (to be formed), which consists of 1010 6<sup>th</sup> and Hope, LLC (to be formed) as Managing General Partner, VH South Bay, LLC as Administrative General Partner (to be formed), and an Investor Limited Partner (to be determined). Ownership structure will consist of the following:

1. 1010 6<sup>th</sup> and Hope, LLC as Managing General Partner to be formed (0.0051%)
2. VH South Bay LLC as Administrative General Partner to be formed (.0049%)
3. Investor Limited Partner to be determined (99.99%)

POPULATION SERVED

The population served by the project will be homeless individuals, homeless individuals with mental illness and homeless families.

**AFFORDABILITY STRUCTURE**

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non- PSH
Studio	15			15	15	
1 Bedroom	16			16	16	
2 Bedroom		17	1	18		17
3 Bedroom						
<b>Total</b>	<b>31</b>	<b>17</b>	<b>1</b>	<b>49</b>	<b>31</b>	<b>17</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	4,340,000
HCIDLA - HHH Non PSH	1,700,000
4% TCAC Equity	10,398,301
Conventional/Bank Loan	4,900,000
GP Equity	936,799
County of Los Angeles - NPLH	5,750,000
Deferred Dev. Fee	590,271
<b>Total</b>	<b>28,615,371</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
		Direct Effect on Jobs Multiplier	0.000006
TDC	\$ 28,615,371	# of Jobs Directly Supported	164
Land Acquisition (cap.ground lease pmt)	\$ 1,207,285	Indirect Effect on Jobs Multiplier	0.0000024
		# of Jobs Indirectly Supported	66
Net Development Costs	\$ 27,408,086	Induced Effect on Jobs Multiplier	0.0000022
		# of Jobs Induced	60
		<b>Total Jobs Supported by Project</b>	<b>291</b>
		(excluding Cost of Land Acquisition only)	

FUNDING RECOMMENDATION

An HCIDLA funding commitment of up to \$6,040,000 recommended. HHH funds represent \$125,833 per unit and 21% of the total development cost. The total development cost per unit is \$583,987. HHH funding is leveraged with 4% tax credit equity, GP equity, deferred developer fee, conventional bank loan, and County of Los Angeles-NPLH funds.

CONSTRUCTION TIMELINE

Construction is currently estimated to start in April 2020, and anticipated to be completed by October 2021.

Prepared by: Los Angeles Housing + Community Investment Department



**STAFF REPORT**  
**As of: August 16, 2019**

**Silver Star II**  
**6576-6604 S. West Boulevard**  
**Los Angeles, CA 90043**

**New Construction**  
**Council District 8**

PROJECT DESCRIPTION

Silver Star II (project), located at 6576-6604 S. West Boulevard, will be a supportive housing development for homeless individuals and families, as well as low income individuals, consisting of 63 affordable units and one manager's unit. There will be no tenant parking provided, per the Transit-Oriented Communities Ordinance (TOC), since the site is located in TOC tier 3. However, there will be bicycle parking racks. The site currently consists of two commercial structures that will be demolished, one of which is being used as a residence; therefore, relocation benefits will be provided to the resident that lives onsite.

The project will consist of 64 residential units, comprised of 14 studio units, 29 one-bedroom units, 20 two-bedroom units, and one three-bedroom manager's unit. All residential units will include bathrooms and kitchens equipped with a stove and a refrigerator. 56 residential units will be furnished with a full size bed, night stand, chest of drawers, and a dining table with chairs. The project amenities will include air conditioning, a community room with a shared kitchen, television lounge, computer lab, and laundry facilities on each floor. Offices for supportive service staff and private consultation rooms will be provided. Outdoor amenities include a shared rooftop patio, ground-level community area with seating, and children's play area landscaped with drought-tolerant plants.

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 Initial Limited Partner (99.99%)

POPULATION SERVED

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

**AFFORDABILITY STRUCTURE**

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non-PSH
Studio	7	7		14	7	5
1 Bedroom	29			29	29	
2 Bedroom	20			20	6	
3 Bedroom			1	1		
<b>Total</b>	<b>56</b>	<b>7</b>	<b>1</b>	<b>64</b>	<b>42</b>	<b>5</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	5,880,000
HCIDLA - HHH Non PSH	524,900
4% TCAC Equity	9,134,634
Conventional/Bank Loan	3,340,000
GP Equity	100,000
LA County - NPLH	7,644,398
<b>Total</b>	<b>\$ 26,623,932</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

<b>Total Jobs Supported, by category</b>		<b>Construction Costs</b>	
		<b>Direct Effect on Jobs Multiplier</b>	0.000006
TDC	\$ 26,623,932	<b># of Jobs Directly Supported</b>	145
Land Acquisition	\$ 2,400,000		
		<b>Indirect Effect on Jobs Multiplier</b>	0.0000024
		<b># of Jobs Indirectly Supported</b>	58
Net Development Costs	\$ 24,223,932		
		<b>Induced Effect on Jobs Multiplier</b>	0.0000022
		<b># of Jobs Induced</b>	53
		<b>Total Jobs Supported by Project</b>	<b>257</b>
		(excluding Cost of Land Acquisition only)	

FUNDING RECOMMENDATION

An HCIDLA funding commitment of up to \$6,404,900 is recommended. HHH funds represent \$136,274 per unit and 24% of the total development cost. The total development cost per unit is \$415,999. HHH funding is leveraged with 4% tax credit equity, a conventional bank loan, GP Equity, and County of Los Angeles NPLH funds.

CONSTRUCTION TIMELINE

Construction is currently estimated to start in July 2020, and anticipated to be completed by December 2021.

Prepared by: Los Angeles Housing + Community Investment Department



**STAFF REPORT**  
**As of: August 19, 2019**

**Lorena Plaza**  
**3401 East 1<sup>st</sup> Street,**  
**Los Angeles, CA 90063**

**New Construction**  
**Council District 14**

PROJECT DESCRIPTION

Lorena Plaza (project), located at 3401 East 1<sup>st</sup> 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 studios, 18 one-bedroom units, 20 two-bedroom units, 7 three-bedroom units, and one 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%)

POPULATION SERVED

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

AFFORDABILITY STRUCTURE

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non- PSH
Studio	3			3	3	
1 Bedroom	18			18	18	
2 Bedroom	11	9		20		
3 Bedroom		7	1	8		
<b>Total</b>	<b>32</b>	<b>16</b>	<b>1</b>	<b>49</b>	<b>21</b>	<b>-</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	2,903,202
HCIDLA - HHH Non PSH	-
4% TCAC Equity	8,307,901
Conventional Loan	2,611,975
CalHFA - MHSA	1,200,000
State HCD - MHP	8,796,006
LA Co. General Fund	2,000,000
<b>Total</b>	<b>\$ 25,819,084</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
TDC	\$ 25,819,084	Direct Effect on Jobs Multiplier	0.000006
Land Acquisition (cap. Grund lease pmt)	\$ 2,030,000	# of Jobs Directly Supported	143
Net Development Costs	\$ 23,789,084	Indirect Effect on Jobs Multiplier	0.0000024
		# of Jobs Indirectly Supported	57
		Induced Effect on Jobs Multiplier	0.0000022
		# of Jobs Induced	52
		<b>Total Jobs Supported by Project</b>	<b>252</b>
		(excluding Cost of Land Acquisition only)	

**FUNDING RECOMMENDATION**

An HCIDLA funding commitment of up to \$2,903,202 is recommended. HHH funds represent \$138,248 per unit and 11% of the total development cost. The total development cost per unit is \$526,920. HHH funding is leveraged with 4% tax credit equity, a conventional loan, CalHFA MHSA Los Angeles County General Funds and State Housing and Community Development-MHP funds.

**CONSTRUCTION TIMELINE**

Construction is currently estimated to start in December 2020, and anticipated to be completed by June 2022.

Prepared by: Los Angeles Housing + Community Investment Department

**STAFF REPORT**  
**As of: August 19, 2019**

**The Main**  
**15302 W. Rayen Street**  
**Los Angeles, CA 91343**

**New Construction**  
**Council District 6**

PROJECT DESCRIPTION

The Main (project), located at 15032 W. Rayen Steet in the North Hills area of San Fernando Valley, will be new construction of a four-story supportive housing development consisting of 62 affordable units for homeless transition-aged youth, homeless families, and low income families; with two manager's units and subterranean parking for 50 cars and 70 bicycle parking stalls. The site is owned and operated by Penny Lane Centers as a youth residential substance abuse disorder treatment home, which planned to cease operations in April of 2019. Penny Lane will be the service provider on the project and has entered into a purchase and sale agreement with the developer, Abbey Road, Inc. The structures on the site will be demolished prior to construction.

The project will consist of 64 residential units, comprised of 12 studios, 19 one-bedroom units, 20 two-bedroom units, 11 three-bedroom units, one three-bedroom manager's unit, and one one-bedroom unit for on-site maintenance staff. All residential units will include a full kitchen equipped with refrigerator, stove and garbage disposal and at least one accessible bathroom, coat closets in the common areas, central heat and air conditioning, and most will have a balcony or patio. Additional amenities include a community room, communal kitchen, interior courtyard and play area, laundry facilities, and landscaped open areas.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

Abbey Road, Inc. is the developer and will form a Limited Partnership. The Limited Partnership will consist of Abbey Road, Inc. as the Managing General Partner. Ownership structure will consist of the following:

1. Abbey Road, Inc. as Managing General Partner (0.01%)
2. Limited Partner to be determined (99.99%)

POPULATION SERVED

The population served by the project will be homeless transition age youth, homeless families and low-income families.

**AFFORDABILITY STRUCTURE**

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non-PSH
Studio	12			12	12	
1 Bedroom	15	4	1	20	15	4
2 Bedroom	4	16		20	4	16
3 Bedroom	2	9	1	12	2	2
<b>Total</b>	<b>33</b>	<b>29</b>	<b>2</b>	<b>64</b>	<b>33</b>	<b>22</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	4,174,588
HCIDLA - HHH Non PSH	2,620,412
Accrued deferred Interest (HHH)	84,117
LA County Housing Dev. Authority	2,000,000
Accrued deferred Interest (L.A. Co)	89,659
HCD - MHP	12,022,489
AHP	960,000
4% TCAC Equity	14,259,587
GP Capital Contribution/Equity	2,064,182
Conventional/Bank Loan	2,333,000
GP Equity	100
Deferred Developer Fee	410,535
<b>Total</b>	<b>\$ 41,018,669</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
		Direct Effect on Jobs Multiplier	0.000006
TDC	\$ 41,018,669	# of Jobs Directly Supported	229
Land Acquisition	\$ 2,875,000		
		Indirect Effect on Jobs Multiplier	0.0000024
		# of Jobs Indirectly Supported	92
Net Development Costs	\$ 38,143,669		
		Induced Effect on Jobs Multiplier	0.0000022
		# of Jobs Induced	84
		<b>Total Jobs Supported by Project</b>	<b>404</b>

FUNDING RECOMMENDATION

An HCIDLA funding commitment of up to \$6,795,000 is recommended. HHH funds represent \$123,545 per unit and 17% of the total development cost. The total development cost per unit is \$640,917. HHH funding is leveraged with 4% tax credit equity, Los Angeles County Housing Development Authority funds, State HCD MHP funds, Affordable Housing Program Funds, and a conventional bank loan.

CONSTRUCTION TIMELINE

Construction is currently estimated to start in March 2021, and anticipated to be completed by December 2022.

Prepared by: Los Angeles Housing + Community Investment Department



**STAFF REPORT**  
**As of: August 19, 2019**  
**The Rigby**

**15314 W. Rayen Street**  
**Los Angeles, CA 91343**

**New Construction**  
**Council District 6**

PROJECT DESCRIPTION

The Rigby (project), located at 15134 W. Rayen Steet in the North Hills area of San Fernando Valley, will be new construction of a four-story supportive housing development consisting of 62 affordable units for homeless transition-aged youth, homeless families, and low income families; with two manager's units and subterranean parking for 50 cars and 64 bicycle parking stalls. The site is owned by Penny Lane, who is currently leasing two structures to a LAUSD charter school that will be demolished; therefore, relocation benefits will be provided. Penny Lane will be the service provider on the project and has entered into a purchase and sale agreement with the developer, Abbey Road, Inc.

The project will consist of 62 residential units, comprised of 12 studios, 19 one-bedroom units, 20 two-bedroom units, 11 three-bedroom units, plus one three-bedroom manager's unit, and one one-bedroom unit for on-site maintenance staff. All residential units will include a full kitchen equipped with refrigerator, stove, and garbage disposal and at least one accessible bathroom, coat closets in the common areas, central heat and air conditioning, and most will have a balcony or patio. Additional amenities include a community room, communal kitchen, interior courtyard and play area, laundry facilities and landscaped open areas.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

Abbey Road, Inc. is the developer and will form a Limited Partnership. The Limited Partnership will consist of Abbey Road, Inc. as Managing General Partner. The ownership structure will consist of the following:

1. Abbey Road, Inc., as Managing General Partner (0.01%)
2. Limited Partner to be determined (99.99%)

POPULATION SERVED

The population served by the project will be homeless transition age youth, homeless families and low income families.

**AFFORDABILITY STRUCTURE**

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non-PSH
Studio	12			12	12	
1 Bedroom	15	4	1	20	15	4
2 Bedroom	4	16		20	4	16
3 Bedroom	2	9	1	12	2	2
<b>Total</b>	<b>33</b>	<b>29</b>	<b>2</b>	<b>64</b>	<b>33</b>	<b>22</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	4,174,588
HCIDLA - HHH Non PSH	2,620,412
Accrued deferred Interest (HHH)	84,118
LA County Housing Dev. Authority	2,000,000
Accrued deferred Interest (L.A. Co)	89,659
HCD - MHP	12,561,995
AHP	960,000
4% TCAC Equity	14,570,135
GP Capital Contribution/Equity	2,163,581
Conventional/Bank Loan	2,311,000
GP Equity	100
Deferred Developer Fee	434,896
<b>Total</b>	<b>\$ 41,970,484</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
		Direct Effect on Jobs Multiplier	0.000006
TDC	\$ 41,970,484	# of Jobs Directly Supported	235
Land Acquisition	\$ 2,875,000		
		Indirect Effect on Jobs Multiplier	0.0000024
		# of Jobs Indirectly Supported	94
Net Development Costs	\$ 39,095,484		
		Induced Effect on Jobs Multiplier	0.0000022
		# of Jobs Induced	86
		<b>Total Jobs Supported by Project</b>	<b>414</b>

FUNDING RECOMMENDATION

An HCIDLA funding commitment of up to \$6,795,000 is recommended. HHH funds represent \$123,545 per unit and 16% of the total development cost. The total development cost per unit is \$655,789. HHH funding is leveraged with 4% tax credit equity, GP equity, Los Angeles County HDA funds, State HCD-MHP funds, Affordable Housing Program Funds, Deferred developer fees, accrued deferred interest and a conventional bank loan.

CONSTRUCTION TIMELINE

Construction is currently estimated to start in August 2020, and anticipated to be completed by May 2022.

Prepared by: Los Angeles Housing + Community Investment Department



**STAFF REPORT**  
**As of: August 16, 2019**

**Chavez & Fickett**  
**338 N. Mathews Street**  
**Los Angeles, CA 90033**

**New Construction**  
**Council District 14**

PROJECT DESCRIPTION

Chavez & Fickett (project), located at 338 N. Mathews Street, will be a 60-unit supportive housing development consisting of 59 affordable units for homeless individuals and families and low income families and one manager's unit. This mixed-use development will also include a market and park which will be financed separately with New Market Tax Credits. There will be ample parking spaces for residents proposed at 20 underground and 11 on-grade parking spaces as well as bicycle parking, and, for the market there will be 30 underground parking spaces and 20 on-grade parking spaces. The site will be ground-leased with the Los Angeles County Metropolitan Transportation Authority (LACMTA) and is vacant; therefore, there will be no demolition of structures and no relocation benefits required. The site is located 0.03 miles from the Metro Gold line station and bus stops.

The project will consist of 60 residential units, comprised of 20 one-bedroom units, 24 two-bedroom units, 15 three-bedroom units, and one two-bedroom manager's unit. All units will have full bathrooms and kitchens equipped with full-sized appliances, including a stove, dishwasher, and refrigerator; and will have central heating and cooling. Additional, amenities will include onsite laundry facilities, community room, and management/services office space. Outdoor amenities will consist of landscaped courtyards, community gardens, outdoor dining space, and children's play area.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

Abode Communities is the developer and will form a Limited Partnership. The Limited Partnership will consist of Chavez & Fickett GP, LLC as the Managing General Partner. The ownership structure will consist of the following:

1. Chavez Fickett GP, LLC as Managing General Partner (0.01%)
2. Limited Partner, yet to be determined (99.99%)

POPULATION SERVED

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

**AFFORDABILITY STRUCTURE**

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non-PSH
Studio				-		
1 Bedroom	20			20	20	
2 Bedroom	10	14	1	25	10	14
3 Bedroom		15		15		7
<b>Total</b>	<b>30</b>	<b>29</b>	<b>1</b>	<b>60</b>	<b>30</b>	<b>21</b>

**PERMANENT FUNDING SOURCES**

HCIDLA - HHH PSH	4,200,000
HCIDLA - HHH Non PSH	2,100,000
4% TCAC Equity	14,553,383
Conventional/Bank Loan	2,968,000
State HCD - MHP	13,017,785
FHLB- AHP	720,000
GP Equity	2,149,087
Metro Land Discount	918,000
Deferred Developer Fee	494,711
Accrued Deferred Interest	65,626
<b>Total</b>	<b>\$ 41,186,592</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
		Direct Effect on Jobs Multiplier	0.000006
TDC	\$ 41,186,592	# of Jobs Directly Supported	229
Land Acquisition	\$ 3,060,000		
(cap. ground lease pmt.		Indirect Effect on Jobs Multiplier	0.0000024
		# of Jobs Indirectly Supported	92
Net Development Costs	\$ 38,126,592		
		Induced Effect on Jobs Multiplier	0.0000022
		# of Jobs Induced	84
		<b>Total Jobs Supported by Project</b>	<b>404</b>
		(excluding Cost of Land Acquisition only)	

FUNDING RECOMMENDATION

An HCIDLA funding commitment of up to \$6,300,000 is recommended. HHH funds represent \$123,529 per unit and 15% of the total development cost. The total development cost per unit is \$686,443. HHH funding is leveraged with 4% tax credit equity, a conventional loan, GP Equity, Federal Home Loan Bank Affordable Housing Program funds, State Housing and Community Development MHP funds, Metro Land Discount, Deferred Developer fee, and Accrued Deferred Interest.

CONSTRUCTION TIMELINE

Construction is currently estimated to start in January 2022, and anticipated to be completed by October 2023.

Prepared by: Los Angeles Housing + Community Investment Department



**STAFF REPORT**  
**As of: August 16, 2019**

**Hope on Hyde Park**  
**6501 S. Crenshaw Boulevard,**  
**Los Angeles, CA 90043**

**New Construction**  
**Council District 8**

PROJECT DESCRIPTION

Hope on Hyde Park (project), located at 6501 S. Crenshaw Boulevard, will be a mixed-use supportive housing development consisting of 97 affordable units and one manager's unit with a 2,500 square foot retail space. The project will be built as a Type IIB structure with a concrete podium with four residential floors above utilizing a steel modular system. The site currently consists of three commercial structures that will be demolished; relocation benefits will be provided to the church/tenant that is occupying the three structures.

The project will consist of 98 residential units, comprised of 74 studio units, 23 one-bedroom units, and a one-bedroom manager's unit that will be located on the ground floor. All residential units will be on floors two through five and will include full bathrooms and kitchens equipped with a stove, refrigerator, and microwave oven. All units will be furnished with a bed, night stand, lamp, and small kitchen table with two chairs. The project amenities will include secured access, laundry facility, community room, and roof deck. The ground floor will have four private offices for dedicated case management, conference rooms, a recreation room, and lobby. Open and recreational space will be provided primarily on the second floor courtyard.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The ownership structure will be Hope on Hyde Park, LP (to be formed), which consists of CHAPA (or its affiliate) as Managing General Partner, Aedis Hyde Park AGP as Administrative General Partner, and R4 Capital as the Limited Partner. Ownership structure will consist of the following:

1. CHAPA or affiliate as Managing General Partner (0.0051%)
2. Aedis Hyde Park AGP, LLC as Administrative General Partner (.0049%)
3. R4 Capital as Limited Partner (99.99%)

POPULATION SERVED

The population served by the project will be homeless individuals.

**AFFORDABILITY STRUCTURE**

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non-PSH
Studio	74			74	67	
1 Bedroom	23		1	24		
2 Bedroom				-		
3 Bedroom						
<b>Total</b>	<b>97</b>	<b>-</b>	<b>1</b>	<b>98</b>	<b>67</b>	<b>-</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	9,280,000
HCIDLA - HHH Non PSH	-
4% TCAC Equity	13,396,885
Conventional/Bank Loan	16,740,000
GP Equity	-
Deferred Dev. Fee	676,449
<b>Total</b>	<b>\$ 40,093,334</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
		Direct Effect on Jobs Multiplier	0.000006
TDC	\$ 40,093,334	# of Jobs Directly Supported	220
Land Acquisition	\$ 3,500,000		
		Indirect Effect on Jobs Multiplier	0.0000024
		# of Jobs Indirectly Supported	88
Net Development Costs	\$ 36,593,334		
		Induced Effect on Jobs Multiplier	0.0000022
		# of Jobs Induced	81
		<b>Total Jobs Supported by Project</b>	<b>388</b>
		(excluding Cost of Land Acquisition only)	

**FUNDING RECOMMENDATION**

An HCIDLA funding commitment of up to \$9,280,000 is recommended. HHH funds represent \$138,507 per unit and 23% of the total development cost. The total development cost per unit is \$409,116. HHH funding is leveraged with 4% tax credit equity and a conventional bank loan.

CONSTRUCTION TIMELINE

Construction is currently estimated to start in October 2019, and anticipated to be completed by September 2020.

Prepared by: Los Angeles Housing + Community Investment Department



**STAFF REPORT**  
**As of: August 16, 2019**

**Hope on Broadway**  
**5138 S. Broadway**  
**Los Angeles, CA 90037**

**New Construction**  
**Council District 9**

PROJECT DESCRIPTION

Hope on Broadway (project), located at 5138 S. Broadway, will be a supportive housing development consisting of 48 affordable units for homeless and chronically homeless individuals, one manager's unit, and bicycle storage. The project will be built as a Type IIB structure with a concrete podium and three residential floors above utilizing a steel modular system. The site is currently improved with a commercial structure occupied by one tenant, which will be demolished; therefore, relocation benefits will be provided.

The project will consist of 49 residential units, comprised of 48 studio units and a one-bedroom manager's unit. All residential units will include full ADA adaptable bathrooms with grab bars and kitchens equipped with a stove, refrigerator, and microwave oven. All units will be furnished with a bed, night stand and lamp, small kitchen table with two chairs, and a ceiling fan. Additional amenities will include secure access, laundry facility, community room, a mail room, office space for case management/services, conference rooms, a recreation room, and a lobby. Outdoor amenities will be an open recreational space, roof deck on the fourth floor, and a courtyard on the second floor.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The Hope on Broadway Limited Partnership will consist of a Community Housing Program Inc. (CHAPA), affiliate as Managing General Partner, Aedis Broadway AGP, LLC as Administrative General Partner with R4 Capital as Limited Partner. Ownership structure will consist of the following:

1. CHAPA affiliate as Managing General Partner (0.0051%)
2. Aedis Broadway AGP, LLC as Administrative General Partner (.0049%)
3. R4 Capital as Limited Partner (99.99%)

POPULATION SERVED

The population served by the project will be homeless and chronically homeless individuals.

AFFORDABILITY STRUCTURE

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non- PSH
Studio	48			48	48	
1 Bedroom			1	1		
2 Bedroom				-		
3 Bedroom				-		
<b>Total</b>	<b>48</b>	<b>-</b>	<b>1</b>	<b>49</b>	<b>48</b>	<b>-</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	6,720,000
HCIDLA - HHH Non PSH	-
4% TCAC Equity	7,980,816
Conventional/Bank Loan	6,300,000
Deferred Developer Fee	1,161,752
<b>Total</b>	<b>\$ 22,162,568</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
TDC	\$ 22,162,568	Direct Effect on Jobs Multiplier	0.000006
Land Acquisition	\$ 1,500,000	# of Jobs Directly Supported	124
		Indirect Effect on Jobs Multiplier	0.0000024
		# of Jobs Indirectly Supported	50
Net Development Costs	\$ 20,662,568	Induced Effect on Jobs Multiplier	0.0000022
		# of Jobs Induced	45
		<b>Total Jobs Supported by Project</b>	<b>219</b>
		(excluding Cost of Land Acquisition only)	

**FUNDING RECOMMENDATION**

An HCIDLA funding commitment of up to \$6,720,000 is recommended. HHH funds represent \$140,000 per unit and 30% of the total development cost. The total development cost per unit is \$452,297. HHH funding is leveraged with 4% tax credit equity, and a conventional loan and deferred developer fees.

**CONSTRUCTION TIMELINE**

Construction is currently estimated to start in October 2019, and anticipated to be completed by September 2020.

**STAFF REPORT**  
**As of: August 16, 2019**

**Topanga Apartments**  
**10243 North Topanga Canyon Boulevard**  
**Los Angeles, CA 91311**

**New Construction**  
**Council District 12**

PROJECT DESCRIPTION

Topanga Apartments (project), located at 10243 N. Topanga Canyon Boulevard in Chatsworth, will be a supportive housing development consisting of 63 affordable units for homeless and chronically homeless individuals and one manager's unit. Five surface parking stalls will be provided, with one handicapped parking stall. The site currently consists of an auto sales lot and two automotive garages that are owner-occupied; therefore, the appropriate acquisition and relocation regulations will be followed if required.

The project will consist of 64 residential units, comprised of 63 studio units and one two-bedroom manager's unit. All residential units will include full bathrooms and kitchens equipped with stove, refrigerator, microwave oven, and garbage disposal. Units will be furnished with a bed, dining table with chairs, and a sofa. The project amenities will include a community room, computer lab, laundry facility, and bicycle storage with work spaces allocated for residents to service their bikes. There will be private secure office space for case managers and/or supportive service staff. Additional outdoor amenities will include a 3,855 square foot rooftop terrace with lounge areas, raised planters, and trees for shade –providing an enjoyable setting to relax outside – and a small garden will be featured to cultivate herbs and vegetables.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

Affirmed Housing Group, Inc. is the developer and will form a Limited Partnership. The Limited Partnership will consist of James Silverwood as Administrative General Partner, with Affirmed Housing Group Inc. as Managing General Partner. Ownership structure will consist of the following:

1. James Silverwood as Administrative General Partner (0.9%)
2. Affirmed Housing Group, Inc. as Managing General Partner (0.1%)
3. Limited Partner, yet to be determined (99%)

POPULATION SERVED

The population served by the project will be homeless and chronically homeless individuals.

**AFFORDABILITY STRUCTURE**

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non- PSH
Studio	63			63	60	
1 Bedroom				-		
2 Bedroom			1	1		
3 Bedroom				-		
<b>Total</b>	<b>63</b>	<b>-</b>	<b>1</b>	<b>64</b>	<b>60</b>	<b>-</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	8,290,800
HCIDLA - HHH Non PSH	-
4% TCAC Equity	10,408,450
Tranche B (Sec. 8 Loan)	5,703,028
State HCD - SHMHP	4,215,660
<b>Total</b>	<b>\$ 28,617,938</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
TDC	\$ 28,617,938	Direct Effect on Jobs Multiplier	0.000006
Land Acquisition	\$ 1,500,000	# of Jobs Directly Supported	163
		Indirect Effect on Jobs Multiplier	0.0000024
		# of Jobs Indirectly Supported	65
Net Development Costs	\$ 27,117,938	Induced Effect on Jobs Multiplier	0.0000022
		# of Jobs Induced	60
		<b>Total Jobs Supported by Project</b>	<b>287</b>
		(excluding Cost of Land Acquisition only)	

**FUNDING RECOMMENDATION**

An HCIDLA funding commitment of up to \$8,290,800 is recommended. HHH funds represent \$138,180 per unit and 29% of the total development cost. The total development cost per unit is \$447,155. HHH funding is leveraged with 4% tax credit equity, a Tranche B Loan, GP Equity, State Housing and Community Development SHMHP funds.

CONSTRUCTION TIMELINE

Construction is currently estimated to start in February 2021, and anticipated to be completed by August 2022.

Prepared by: Los Angeles Housing + Community Investment Department



**STAFF REPORT**  
**As of: August 16, 2019**

**Barry Apartments**  
**2454 S. Barry Avenue,**  
**Los Angeles, CA 90064**

**New Construction**  
**Council District 11**

PROJECT DESCRIPTION

Barry Apartments (project) is located at 2454 South Barry Avenue in West Los Angeles, and will be a supportive housing development consisting of 60 affordable units for homeless and low income individuals and families whose income range from 30% to 60% of the area median income; and one manager's unit. The site is improved with an eight-unit market rate multi-family property consisting of two triplexes and one duplex. Seven households will be permanently displaced; therefore, relocation benefits will be provided. Twelve parking stalls will be provided in a grade-level parking garage with one van-compliant accessible stall.

The project will consist of 61 residential units, comprised of 32 studio units, 17 one-bedroom units, 9 two-bedroom units, two three-bedroom units, and one three-bedroom manager's unit. All residential units will have full bathrooms and kitchens equipped with a stove, refrigerator, microwave oven, and garbage disposal. All units will be furnished with a bed, dining table with chairs, and sofa. The project amenities will include laundry facility, mail room, case managers/social service offices, community room, media area, and a shared kitchen on the ground floor. Additional outdoor amenities will be a courtyard (over 2,200 square feet), landscaping, and barbecue areas on the second level.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

Affirmed Housing Group, Inc. is the developer and will form a Limited Partnership. The Limited Partnership will consist of James Silverwood as Administrative General Partner, with Affirmed Housing Group Inc., as Managing General Partner. Ownership structure will consist of the following:

1. James Silverwood as Administrative General Partner (0.9%)
2. Affirmed Housing Group, Inc. as Managing General Partner (0.1%)
3. Limited Partner, yet to be determined (99%)

POPULATION SERVED

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

**AFFORDABILITY STRUCTURE**

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non- PSH
Studio	32			32	32	
1 Bedroom	2	15		17	2	15
2 Bedroom		9		9		7
3 Bedroom		2	1	3		
<b>Total</b>	<b>34</b>	<b>26</b>	<b>1</b>	<b>61</b>	<b>34</b>	<b>22</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	4,474,400
HCIDLA - HHH Non PSH	2,444,000
4% TCAC Equity	12,909,486
Tranche B (Sec. 8 Loan)	4,407,130
State HCD - MHP	7,697,343
<b>Total</b>	<b>\$ 31,932,359</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

<b>Total Jobs Supported, by category</b>		<b>Construction Costs</b>	
		<b>Direct Effect on Jobs Multiplier</b>	0.000006
TDC	\$ 31,932,359	<b># of Jobs Directly Supported</b>	166
Land Acquisition	\$ 4,200,000	<b>Indirect Effect on Jobs Multiplier</b>	0.0000024
		<b># of Jobs Indirectly Supported</b>	67
Net Development Costs	\$ 27,732,359	<b>Induced Effect on Jobs Multiplier</b>	0.0000022
		<b># of Jobs Induced</b>	61
		<b>Total Jobs Supported by Project</b>	<b>294</b>
		(excluding Cost of Land Acquisition only)	

**FUNDING RECOMMENDATION**

An HCIDLA funding commitment of up to \$6,918,400 is recommended. HHH funds represent \$123,543 per unit and 22% of the total development cost. The total development cost per unit is \$523,481. HHH funding is leveraged with 4% tax credit equity, a Tranche B Loan, GP Equity, State Housing and Community Development MHP funds.

CONSTRUCTION TIMELINE

Construction is currently estimated to start in March 2021, and anticipated to be completed by September 2022.

Prepared by: Los Angeles Housing + Community Investment Department



**STAFF REPORT**  
**As of: August 19, 2019**

**2745-2759 Francis Ave**  
**2745- 2759 Francis Avenue**  
**Los Angeles, CA 90005**

**New Construction**  
**Council District 1**

PROJECT DESCRIPTION

2745-2759 Francis Ave (project), located in Koreatown at 2745-2759 Frances Avenue, will be a supportive housing development consisting of 63 affordable units for homeless senior citizens and one manager's unit with tuck-under parking. The site currently consists of three duplexes that will be demolished; therefore, one household will be provided relocation benefits. It is less than a half mile from the Wilshire/Vermont Metro Red Line Station.

The project will consist of 64 residential units, comprised of 63 one-bedroom units and one two-bedroom manager's unit. All residential units will include a kitchen with stove and refrigerator. Project amenities will include community activity spaces including computer lab with internet access, office spaces to implement supportive services, conference/craft rooms, gym, laundry facility, outdoor open space, and walking areas.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The ownership structure will be a limited partnership that will consist of Affordable Housing CDC, Inc. as Administrative Managing General Partner, with Koreatown Youth & Community Center as Managing General Partner. The Limited Partner has not yet been determined. Ownership structure will consist of the following:

1. Affordable Housing CDC, Inc. (0.049%)
2. Korean Youth & Community Center, Inc., (0.051% total)
3. Limited Partner, yet to be determined (99.90%)

POPULATION SERVED

The population served by the project will be homeless and chronically homeless senior citizens.

**AFFORDABILITY STRUCTURE**

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non-PSH
Studio				-		
1 Bedroom	63			63	48	
2 Bedroom			1	1		
3 Bedroom				-		
<b>Total</b>	<b>63</b>	<b>-</b>	<b>1</b>	<b>64</b>	<b>48</b>	<b>-</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	6,610,000
4% TCAC Equity	8,924,163
LA County Hsg. Dev. Authority - NPLH	5,234,268
LA County Hsg. Dev. Authority	5,000,000
Conventional/Bank Loan	4,525,228
GP Equity	382,347
Deferred Developer Fee	175,800
<b>Total</b>	<b>\$ 30,851,806</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
TDC	\$ 30,851,806	Direct Effect on Jobs Multiplier	0.000006
Land Acquisition	\$ 6,000,000	# of Jobs Directly Supported	149
		Indirect Effect on Jobs Multiplier	0.0000024
		# of Jobs Indirectly Supported	60
Net Development Costs	\$ 24,851,806	Induced Effect on Jobs Multiplier	0.0000022
		# of Jobs Induced	55
		<b>Total Jobs Supported by Project</b>	<b>263</b>
		(excluding Cost of Land Acquisition only)	

FUNDING RECOMMENDATION

An HCIDLA funding commitment of up to \$6,610,000 is recommended. HHH funds represent \$137,708 per unit and 21% of the total development cost (TDC). The TDC per unit is \$482,059. HHH funding is leveraged with 4% tax credit equity, GP equity, County of Los Angeles NPLH funds, other County funds, and a conventional bank loan.

CONSTRUCTION TIMELINE

Construction is currently estimated to start in September 2020, and anticipated to be completed by January 2022.

Prepared by: Los Angeles Housing + Community Investment Department



**STAFF REPORT**  
**As of: August 19, 2019**

**537-541 N. Western Ave**  
**541 N. Western Avenue**  
**Los Angeles, CA 90004**

**New Construction**  
**Council District 4**

**PROJECT DESCRIPTION**

537-541 N. Western Ave (project), located in Koreatown at 537-541 N. Western Avenue, will be a supportive housing development consisting of 63 affordable units and one manager's unit with 17 on-grade parking spaces. The site currently consists of two vacant commercial structures that will be demolished; relocation benefits will not apply, since the structures are vacant.

The project will consist of 64 residential units, comprised of 27 studio units, 36 one-bedroom units and one two-bedroom manager's unit. All residential units will include a kitchen with stove and refrigerator. Project amenities will include a laundry facility, common space on the ground level of approximately 3,553 square feet to be used for case management offices, supportive service provider areas, and communal gathering/activity spaces. The second floor will feature a 3,124 square foot central courtyard that opens to the sky.

**BORROWER AND PROPOSED OWNERSHIP STRUCTURE**

The ownership structure will be a limited partnership which will consist of Affordable Housing CDC, Inc. as Administrative Managing General Partner, with Koreatown Youth & Community Center., as Managing General Partner. The Limited Partner has not yet been determined. Ownership structure will consist of the following:

1. Affordable Housing CDC, Inc. (0.049%)
2. Korean Youth & Community Center, Inc., (0.051% total)
3. Limited Partner, yet to be determined (99.90%)

**POPULATION SERVED**

The population served by the project will be homeless individuals.

**AFFORDABILITY STRUCTURE**

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non- PSH
Studio	27			27	27	
1 Bedroom	36			36	21	
2 Bedroom			1	1		
3 Bedroom				-		
<b>Total</b>	<b>63</b>	<b>-</b>	<b>1</b>	<b>64</b>	<b>48</b>	<b>-</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	6,614,118
HCIDLA - HHH Non PSH	-
4% TCAC Equity	9,026,961
Tranche B (Sec. 8 Loan)	4,406,077
GP Equity	415,548
Deferred Dev. Fee	119,637
County - NPLH	5,414,760
County - Funds	5,000,000
<b>Total</b>	<b>\$ 30,997,101</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

<b>Total Jobs Supported, by category</b>		<u>Construction Costs</u>	
		<u>Direct Effect on Jobs Multiplier</u>	0.000006
TDC	\$ 30,997,101	# of Jobs Directly Supported	150
Land Acquisition	\$ 6,000,000		
		<u>Indirect Effect on Jobs Multiplier</u>	0.0000024
		# of Jobs Indirectly Supported	60
Net Development Costs	\$ 24,997,101		
		<u>Induced Effect on Jobs Multiplier</u>	0.0000022
		# of Jobs Induced	55
		<b>Total Jobs Supported by Project</b>	<b>265</b>
		(excluding Cost of Land Acquisition only)	

**FUNDING RECOMMENDATION**

An HCIDLA funding commitment of up to \$6,614,118 is recommended. HHH funds represent \$137,794 per unit and 21% of the total development cost. The total development cost per unit is \$484,330. HHH funding is leveraged with 4% tax credit equity, a Tranche B loan, GP Equity, Los Angeles County NPLH funds and other County funds.

**CONSTRUCTION TIMELINE**

Construction is currently estimated to start in September 2020, and anticipated to be completed by March 2022.

Prepared by: Los Angeles Housing + Community Investment Department

**STAFF REPORT**  
**As of: August 16, 2019**

**841 N. Banning**  
**841 N. Banning Boulevard**  
**Los Angeles, CA 90744**

**New Construction**  
**Council District 15**

PROJECT DESCRIPTION

841 N. Banning (project), located at 841 N. Banning Boulevard in Wilmington, will be a supportive housing development consisting of 63 units and one manager's unit for homeless and chronically homeless individuals. The site is currently a three-parcel vacant lot; therefore, no demolition is required. The site is unimproved, but there is a capped and abandoned petroleum pipe that has been budgeted for removal in the construction budget. The Phase II environmental review did not recommend further remediation, even though in the past the referenced pipe had been used to store equipment for petroleum extraction.

The project will consist of 64 residential units, comprised of 63 one-bedroom units and one two-bedroom manager's unit. All residential units will have full bathrooms; kitchens equipped with full sized appliances including stove, microwave oven, and refrigerator; queen sized bed with mattress, nightstand; dining table with two chairs; and a sofa. Amenities will include a large community room, communal kitchen, a lounge, and case management/services offices.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The 841 Banning Limited Partnership is yet to be formed and will consist of 841 Banning LLC as Managing General Partner, with a yet to-be-determined Limited Partner. Ownership structure will consist of the following:

1. 841 Banning LLC as Managing General Partner to be formed (0.01%)
2. Limited Partner, yet to be determined (99.99%)

POPULATION SERVED

The population served by the project will be homeless individuals.

AFFORDABILITY STRUCTURE

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non- PSH
Studio					-	
1 Bedroom	63			63	58	
2 Bedroom			1	1		
3 Bedroom				-		
<b>Total</b>	<b>63</b>	<b>-</b>	<b>1</b>	<b>64</b>	<b>58</b>	<b>-</b>

**PERMANENT FUNDING SOURCES**

HCIDLA - HHH PSH	8,000,000
HCIDLA - HHH Non PSH	-
4% TCAC Equity	10,672,709
Conventional/Bank Loan	4,906,000
County of Los Angeles NPLH	7,130,000
GP Equity	897,237
Deferred Developer Fee	42,112
<b>Total</b>	<b>\$ 31,648,058</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

<b>Total Jobs Supported, by category</b>		<b>Construction Costs</b>	
TDC	\$ 31,648,058	Direct Effect on Jobs Multiplier	0.000006
Land Acquisition	\$ 3,500,000	# of Jobs Directly Supported	169
		Indirect Effect on Jobs Multiplier	0.0000024
Net Development Costs	\$ 28,148,058	# of Jobs Indirectly Supported	68
		Induced Effect on Jobs Multiplier	0.0000022
		# of Jobs Induced	62
		<b>Total Jobs Supported by Project</b>	<b>298</b>
		(excluding Cost of Land Acquisition only)	

**FUNDING RECOMMENDATION**

An HCIDLA funding commitment of up to \$8,000,000 is recommended. HHH funds represent \$137,931 per unit and 25% of the total development cost. The total development cost per unit is \$494,501. HHH funding is leveraged with 4% tax credit equity, a conventional loan, Federal Home Loan Bank Affordable Housing Program funds and County of Los Angeles No Place Like Home funds.

**CONSTRUCTION TIMELINE**

Construction is currently estimated to start in September 2020, and anticipated to be completed by May 2022.

Prepared by: Los Angeles Housing + Community Investment Department

**STAFF REPORT**  
**As of: August 16, 2019**

**Westlake Housing (The Lake House)**  
**437 S. Westlake Avenue, Los Angeles, CA 90057**

**New Construction**  
**Council District 1**

PROJECT DESCRIPTION

The Westlake Housing (Lake House) project consists of two lots located at 437 and 503 S. Westlake Avenue. The new development will be a five story residential supportive housing development of 62 affordable units for homeless individuals, and one (1) one-bedroom manager's unit. One elevator will service residents and provide access to all floors, including a roof top deck. Ground floor amenities include 1,200 square feet (sf) of community space, lobby, mail room, offices for the property manager and supportive services staff, secure bicycle parking and 19 on-grade parking stalls for cars. An atrium-style interior open courtyard will be located on the second floor. Project design plans include a resident laundry room located on each floor. In addition to the first floor community room and the atrium-style courtyard, a small roof top deck will be located on the fifth floor of the building.

The site consists of two occupied multifamily properties, one 10-unit apartment building, and one four unit apartment building. Both multifamily properties will be demolished to make room for the new construction of the project. Utilizing a relocation plan, the developer will re-house 11 residential households. The new project will include 63 residential units: 28 studio units, 34 one-bedroom units, including one (1) one-bedroom manager's unit.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

Community Development Partners (CDP), is the developer, and will form the Westlake Limited Partnership (LP) and admit Westlake Mercy House CHDO LLC as the General Partner, Westlake CDP LLC as the Administrative General Partner, and a tax credit investor limited partner at construction loan close. Mercy House CHDO, Inc., is the managing member of Westlake Mercy House CHDO LLC, and CDP is the managing member of Westlake CDP LLC. As the Administrative General Partner, Westlake CDP LLC will have at least 51% voting authority over operations. The future ownership structure will consist of the following:

1. Westlake Mercy House CHDO LLC, as Managing General Partner (0.0041%)
2. Westlake CDP LLC, as the Administrative General Partner (0.0059%)
3. Limited Partner, who has yet to be determined (99.99%)

POPULATION SERVED

The population served by the project will be homeless and chronically homeless individuals.

**AFFORDABILITY STRUCTURE**

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non-PSH
Studio	28			28	28	
1 Bedroom	34		1	35	34	
2 Bedroom				-		
3 Bedroom				-		
<b>Total</b>	<b>62</b>	<b>-</b>	<b>1</b>	<b>63</b>	<b>62</b>	<b>-</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	6,510,000
Co. NPLH	6,450,000
FHLB - AHP	620,000
4% TCAC Equity	11,090,399
Conventional Bank Loan	7,950,645
Deferred Developer Fee	1,649,154
<b>Total</b>	<b>\$ 34,270,198</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
TDC	\$ 34,270,198	Direct Effect on Jobs Multiplier	0.000006
Land Acquisition	\$ 4,490,000	# of Jobs Directly Supported	179
		Indirect Effect on Jobs Multiplier	0.0000024
		# of Jobs Indirectly Supported	71
Net Development Costs	\$ 29,780,198	Induced Effect on Jobs Multiplier	0.0000022
		# of Jobs Induced	66
		<b>Total Jobs Supported by Project</b>	<b>316</b>
		(excluding Cost of Land Acquisition only)	

**FUNDING RECOMMENDATION**

An HCIDLA funding commitment of up to \$6,510,000 is recommended. HHH funds represent \$138,511 per unit and 19% of the total development cost. The total development cost per unit is \$543,971. HHH funding is leveraged with 4% tax credit equity and a conventional bank loan.

CONSTRUCTION TIMELINE

Construction is currently estimated to start in November 2020, and anticipated to be completed by March 2022.

*Prepared by: Los Angeles Housing + Community Investment Department*



**STAFF REPORT**  
**As of: August 19, 2019**

**NoHo 5050**  
**5050 – 5050 ½ N. Bakman Ave.,**  
**Los Angeles, CA 91601**

**New Construction**  
**Council District 2**

PROJECT DESCRIPTION

The NoHo 5050 (project), located at 5050 N. Bakman Avenue, will be a supportive housing development consisting of 39 affordable housing units for survivors of domestic violence and qualifying low income families, one manager's unit, five parking stalls, one disabled-accessible parking stall, one Electric Vehicle (EV) parking stall, 36 long-term bicycle parking storages, and three short-term parking storages at grade level. The site currently consists of two three-unit apartment buildings that will be demolished, which are currently occupied by six households; therefore, relocation benefits will be provided.

The project is to be constructed as a new five-story building: four stories of Type V-A construction over one story of Type I construction at grade. The project will consist of 40 residential units, comprised of 4 studio units, 28 one-bedroom units, seven two-bedroom units, and one two-bedroom manager's unit. Amenities include a laundry facility, learning center, community room, supportive services space, shared community kitchen, community garden for residents, and landscaped open space at the ground and roof levels.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The ownership structure will be a limited partnership that will consist of Daylight Community Development, LLC, as Administrative General Partner, Decro NoHo 5050, LLC, as Managing General Partner, and NoHo 5050 PSH, LLC, as its Co-Managing General Partner. The Limited Partnership is to-be-determined and will include an investor at construction loan close. The future ownership structure will consist of the following:

1. Decro NoHo 5050, LLC, as Co-Managing General Partner (0.0034%)
2. NoHo 5050 PSH, LLC, as Co-Managing General Partner (0.0033%)
3. Daylight Community Development, LLC, as Administrative General Partner (.0033%)
4. Limited Partner, who has yet to be determined (99.99%)

POPULATION SERVED

The population served by the project will be survivors of domestic violence and low income families.

**AFFORDABILITY STRUCTURE**

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non-PSH
Studio	4			4		
1 Bedroom	28			28	28	
2 Bedroom		7	1	8		
3 Bedroom				-		
<b>Total</b>	<b>32</b>	<b>7</b>	<b>1</b>	<b>40</b>	<b>28</b>	<b>-</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	<b>3,833,200</b>
HCIDLA - HHH Non PSH	
4% TCAC Equity	<b>6,221,074</b>
Conventional/Bank Loan	<b>2,526,197</b>
Deferred Developer Fee	-
County - NPLH	<b>4,984,382</b>
<b>Total</b>	<b>\$ 17,564,853</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

<b>Total Jobs Supported, by category</b>		<u>Construction Costs</u>	
		<u>Direct Effect on Jobs Multiplier</u>	0.000006
TDC	\$ 17,564,853	<u># of Jobs Directly Supported</u>	95
Land Acquisition	\$ 1,750,000		
		<u>Indirect Effect on Jobs Multiplier</u>	0.0000024
		<u># of Jobs Indirectly Supported</u>	38
Net Development Costs	\$ 15,814,853		
		<u>Induced Effect on Jobs Multiplier</u>	0.0000022
		<u># of Jobs Induced</u>	35
		<b>Total Jobs Supported by Project</b>	<b>168</b>
		(excluding Cost of Land Acquisition only)	

**FUNDING RECOMMENDATION**

An HCIDLA funding commitment of up to \$3,833,200 is recommended. HHH funds represent \$136,900 per unit and 21.82% of the total development cost. The total development cost per unit is \$439,121. HHH funding is leveraged with 4% tax credit equity, a conventional bank loan and County of Los Angeles -NPLH Funds.

CONSTRUCTION TIMELINE

Construction is currently estimated to start in July 2020, and anticipated to be completed by January 2022.

Prepared by: Los Angeles Housing + Community Investment Department



**STAFF REPORT**  
**As of: August 19, 2019**

**Florence Avenue Apartments**  
**2160, 2164, 2172 W Florence Avenue**  
**Los Angeles, CA 90047**

**New Construction**  
**Council District 8**

PROJECT DESCRIPTION

The Florence Avenue Apartments (project), located at 2172 W. Florence Avenue, will be a permanent supportive housing development consisting of 55 affordable units for homeless seniors and chronically homeless individuals; and one manager's unit. Twelve guest/staff parking spaces and 56 bicycle parking spaces will be provided. The site currently consists of a vacant commercial building previously used as an automotive shop and service bays, which will be demolished.

The project will consist of 56 residential units, comprised of 25 studio units, 30 one-bedroom units, and one one-bedroom manager's unit. All residential units will include full bathrooms; kitchens equipped with electric stove, refrigerator, and garbage disposal; air conditioning; window coverings; and high speed internet at no charge to the residents. All units will be furnished. Amenities will include a multi-purpose community room, fitness room, laundry facility, lounge area, and three office spaces for case management services. Additional outdoor amenities will include a community vegetable garden, cascading roof decks with barbecue and dining area, fitness path on the roof top, chess tables, and drought-tolerant plants.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

Deep Green Housing and Community Development is the developer and will form a Limited Partnership. The Limited Partnership will consist of California Capital Housing Group as Administrative General Partner, with Deep Green Housing and Community Development as Managing General Partner. The future ownership structure will consist of the following:

1. Deep Green Housing and Community Development, as Managing General Partner (0.0051%)
2. California Capital Housing Group, as Administrative General Partner (0.0049%)
3. Limited Partner, who has yet to be determined (99.99%)

POPULATION SERVED

The population served by the project will be homeless seniors.

**AFFORDABILITY STRUCTURE**

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non-PSH
Studio	25			25	25	
1 Bedroom	30		1	31	20	
2 Bedroom				-		
3 Bedroom				-		
<b>Total</b>	<b>55</b>	<b>-</b>	<b>1</b>	<b>56</b>	<b>45</b>	<b>-</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	<b>6,300,000</b>
HCIDLA - HHH Non PSH	
4% TCAC Equity	<b>10,569,122</b>
Conventional/Bank Loan	<b>5,844,280</b>
Deferred Developer Fee	<b>1,095,713</b>
County - NPLH	<b>5,860,000</b>
<b>Total</b>	<b>\$ 29,669,115</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

<b>Total Jobs Supported, by category</b>		<b>Construction Costs</b>	
		<b>Direct Effect on Jobs Multiplier</b>	<b>0.000006</b>
TDC	\$ 29,669,115	<b># of Jobs Directly Supported</b>	<b>175</b>
Land Acquisition	\$ 435,000		
		<b>Indirect Effect on Jobs Multiplier</b>	<b>0.0000024</b>
		<b># of Jobs Indirectly Supported</b>	<b>70</b>
Net Development Costs	\$ 29,234,115		
		<b>Induced Effect on Jobs Multiplier</b>	<b>0.0000022</b>
		<b># of Jobs Induced</b>	<b>64</b>
		<b>Total Jobs Supported by Project</b>	<b>310</b>
		<b>(excluding Cost of Land Acquisition only)</b>	

**FUNDING RECOMMENDATION**

An HCIDLA funding commitment of up to \$6,300,000 is recommended. HHH funds represent \$140,000 per unit and 21% of the total development cost. The total development cost per unit is \$529,806. HHH funding is leveraged with 4% tax credit equity, a conventional bank loan and Los Angeles County-NPLH.

**CONSTRUCTION TIMELINE**

Construction is currently estimated to start in November 2020, and anticipated to be completed by September 2022.

Prepared by: Los Angeles Housing + Community Investment Department



**STAFF REPORT**  
**As of: August 19, 2019**

**1615 W. Montana St., Los Angeles, CA 90292**

**New Construction**  
**Council District 13**

PROJECT DESCRIPTION

The 1615 Montana Street Apartments (project), located at 1615 W. Montana St., will be a five story supportive housing development consisting of 63 affordable units for homeless and chronically homeless seniors, with one two-bedroom manager's unit. The site consists of a vacant parking lot which will be demolished to make room for new construction of the project. The property is vacant, so tenant relocation is not required.

The project consists of 64 units, comprised of 49 studio units, 14 one-bedroom units and one two-bedroom manager's unit. All resident units include air conditioning/heating, kitchen with appliances and private bathroom(s). Project plans include a second floor resident courtyard and small roof top terrace, two community room spaces, laundry facilities, case management and leasing office space, 14 vehicle parking stalls, secure space for bicycles and exterior landscaping visible from the street.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

Domus GP LLC, is the developer, and will form a Limited Partnership (LP). The LP will admit Affordable Housing CDC, Inc., as the Managing General Partner, and a tax credit investor limited partner into the partnership at construction loan close. Domus GP LLC as the Administrative General Partner, will have at least 51% voting authority over operations, which is detailed in a Memorandum of Understanding (MOU). Currently Mission Statement, LLC, owns the project site, and the LP will purchase the site prior to loan closing. The future ownership structure will consist of the following:

1. Affordable Housing CDC, Inc., as Managing General Partner (0.051%)
2. Domus GP LLC, as Administrative General Partner (0.049%)
3. Limited Partner, who has yet to be determined (99.90%)

POPULATION SERVED

The population served by the project will be homeless seniors.

AFFORDABILITY STRUCTURE

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non- PSH
Studio	49			49	48	
1 Bedroom	14			14		
2 Bedroom			1	1		
3 Bedroom				-		
<b>Total</b>	<b>63</b>	<b>-</b>	<b>1</b>	<b>64</b>	<b>48</b>	<b>-</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	6,614,000
Co. NPLH	5,595,252
Co. CDC	5,000,000
State HCD - SHMHP	2,443,800
4% TCAC Equity	6,811,376
Conventional Bank Loan	3,843,610
Deferred Developer Fee	245,201
GP Equity	359,940
<b>Total</b>	<b>\$ 30,913,179</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
TDC	\$ 30,913,179	Direct Effect on Jobs Multiplier	0.000006
Land Acquisition	\$ 6,200,000	# of Jobs Directly Supported	148
		Indirect Effect on Jobs Multiplier	0.000024
		# of Jobs Indirectly Supported	59
Net Development Costs	\$ 24,713,179	Induced Effect on Jobs Multiplier	0.000022
		# of Jobs Induced	54
		<b>Total Jobs Supported by Project</b>	<b>262</b>
		(excluding Cost of Land Acquisition only)	

**FUNDING RECOMMENDATION**

An HCIDLA funding commitment of up to \$6,614,000 is recommended. HHH funds represent \$137,792 per unit, and 21% of the total development cost. The total development cost per unit is \$483,018. HHH funding is leveraged with 4% tax credit equity and a conventional bank loan.

**CONSTRUCTION TIMELINE**

Construction is currently estimated to start in October 2020, and anticipated to be completed by April 2022.

Prepared by: Los Angeles Housing + Community Investment Department

**STAFF REPORT**  
**As of: August 19, 2019**

**4507 Main Street**  
**4505-4507 South Main Street,**  
**Los Angeles, CA 90037**

**New Construction**  
**Council District 9**

PROJECT DESCRIPTION

4507 Main Street (project) located at the intersection of Main Street and 46th Street, will be a mixed-use supportive housing development consisting of 64 units. The project will provide several areas of community space distributed throughout the building. The ground floor will consist of a 1,144 square foot community room, approximately 3,414 square feet of courtyard space as well as 2 service provider offices, leasing offices, and a learning center. The project will provide 5,681 square feet of common open space. Residential units will be provided with amenities including a full kitchen, bathroom, and sustainability features. The project will consist of 64 units, comprised of 18 studio units, 45 one-bedroom units, and one two-bedroom manager's unit.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The ownership structure will be a limited partnership, Main Street, L.P., which will consist of Main Street EAH, LLC as Managing General Partner. The Limited Partner has not yet been determined. The future ownership structure will consist of the following:

1. Main Street EAH, LLC, as Managing General Partner (0.01%)
2. Limited Partner, who has yet to be determined (99.99%)

POPULATION SERVED

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

AFFORDABILITY STRUCTURE

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non- PSH
Studio	10	8		18	33	27
1 Bedroom	23	22		45		
2 Bedroom			1	1		
3 Bedroom				-		
<b>Total</b>	<b>33</b>	<b>30</b>	<b>1</b>	<b>64</b>	<b>33</b>	<b>27</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	4,620,000
HCIDLA - HHH Non PSH	2,619,000
4% TCAC Equity	8,298,713
Conventional/Bank Loan	3,683,172
Deferred Dev. Fee	98,286
State HCD - MHP	1,520,000
County - NPLH	4,000,000
<b>Total</b>	<b>\$ 24,839,171</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

<b>Total Jobs Supported, by category</b>		<b>Construction Costs</b>	
		<u>Direct Effect on Jobs Multiplier</u>	0.000006
TDC	\$ 24,839,171	# of Jobs Directly Supported	129
Land Acquisition	\$ 3,275,000		
		<u>Indirect Effect on Jobs Multiplier</u>	0.0000024
		# of Jobs Indirectly Supported	52
Net Development Costs	\$ 21,564,171		
		<u>Induced Effect on Jobs Multiplier</u>	0.0000022
		# of Jobs Induced	47
		<b>Total Jobs Supported by Project</b>	<b>229</b>
		(excluding Cost of Land Acquisition only)	

**FUNDING RECOMMENDATION**

An HCIDLA funding commitment of up to \$7,239,000 is recommended. HHH funds represent \$120,650 per unit and 29% of the total development cost. The total development cost per unit is \$388,112. HHH funding is leveraged with 4% tax credit equity, a conventional bank loan, State Housing and Community Development MHP funds and Los Angeles County NPLH funds.

**CONSTRUCTION TIMELINE**

Construction is currently estimated to start in September 2020, and anticipated to be completed by January 2021.

Prepared by: Los Angeles Housing + Community Investment Department

**STAFF REPORT**  
**As of: August 19, 2019**

**7650 Van Nuys**  
**7650 N. Van Nuys Boulevard**  
**Los Angeles, CA 91405**

**New Construction**  
**Council District 2**

PROJECT DESCRIPTION

7650 Van Nuys (project), located near the intersection of Van Nuys Boulevard and Keswick Street, will be a five-story type V new construction project of supportive housing development consisting of 95 units for homeless, chronically homeless, and low-income senior citizens. The site currently consists of one vacant and two leased commercial structures that will be demolished; therefore, relocation benefits will be provided. EAH Inc. is in escrow to purchase the property from the present owners of the site and intends to acquire the site with a to-be-formed limited partnership. The site is less than one block away from the Van Nuys Train Station, which functions as a transit hub connecting the regional Metro-Link and local bus services.

The project will consist of 96 residential units, comprised of 47 studio units, 48 one-bedroom units, and one two-bedroom manager's unit with bathrooms, kitchen, and sustainability features. The project amenities will include a community room, three courtyards, four service provider offices, leasing offices, a staff lounge, a classroom, laundry facility, 32 parking spaces, and 72 bicycle storage spaces.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The ownership structure will be a limited partnership, Van Nuys, L.P., which will consist of Van Nuys EAH, LLC as Managing General Partner. The Limited Partner has not yet been determined. The future ownership structure will consist of the following:

1. Van Nuys EAH, LLC, as Managing General Partner (0.01%)
2. Limited Partner, who has yet to be determined (99.99%)

POPULATION SERVED

The population served by the project will be low-income senior citizens and homeless and chronically homeless seniors.

AFFORDABILITY STRUCTURE

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non- PSH
Studio	24	23		47	24	23
1 Bedroom	25	23		48	25	23
2 Bedroom			1	1		
3 Bedroom				-		
<b>Total</b>	<b>49</b>	<b>46</b>	<b>1</b>	<b>96</b>	<b>49</b>	<b>46</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	6,860,000
HCIDLA - HHH Non PSH	4,600,000
4% TCAC Equity	16,902,151
Conventional/Bank Loan	6,445,874
GP Equity	1,828,370
Deferred Dev. Fee	865,590
State HCD - MHP	5,124,100
County - NPLH	4,800,000
<b>Total</b>	<b>\$ 47,426,085</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
		Direct Effect on Jobs Multiplier	0.000006
TDC	\$ 47,426,085	# of Jobs Directly Supported	252
Land Acquisition	\$ 5,500,000		
		Indirect Effect on Jobs Multiplier	0.000024
		# of Jobs Indirectly Supported	101
Net Development Costs	\$ 41,926,085		
		Induced Effect on Jobs Multiplier	0.000022
		# of Jobs Induced	92
		<b>Total Jobs Supported by Project</b>	<b>444</b>
		(excluding Cost of Land Acquisition only)	

**FUNDING RECOMMENDATION**

An HCIDLA funding commitment of up to \$11,460,000 is recommended. HHH funds represent \$120,632 per unit and 24% of the total development cost. The total development cost per unit is \$494,022. HHH funding is leveraged with 4% tax credit equity, a conventional bank loan, GP Equity, State Housing and Community Development – MHP funds and Los Angeles County – NPLH funds.

**CONSTRUCTION TIMELINE**

Construction is currently estimated to start in October 2020, and anticipated to be completed by April 2022.

Prepared by: Los Angeles Housing + Community Investment Department

**STAFF REPORT**  
**As of: August 19, 2019**

**Sepulveda Apartments**  
**8428 N Sepulveda Boulevard, Los Angeles, CA 91343**

**Adaptive Reuse**  
**Council District 6**

**PROJECT DESCRIPTION**

The Sepulveda Apartments (project), located at 8428 N. Sepulveda Boulevard, will be a supportive housing development consisting of 75 units for homeless or chronically homeless veterans, and one manager's unit. The site currently is a functional motel that will be renovated and modernized into an apartment complex.

The project will consist of 76 residential units, comprised of 75 studio units and a one-bedroom manager's unit. All units will include full bathrooms and kitchens equipped with a stove, refrigerator, microwave oven, and garbage disposal. All residential units will be furnished with a bed, television, and cabinets. Additional amenities will include a community/service rooms, communal kitchen, laundry facility, area offices to accommodate supportive services, and improved parking and landscape.

**BORROWER AND PROPOSED OWNERSHIP STRUCTURE**

The ownership structure will be a limited partnership that will consist of Figueroa Economical Housing Development Corporation as its Managing General Partner, Veterans Housing Partnership, LLC as the Administrative General Partner, and Step Up On Second Street, Inc. as the Co-Administrative General Partner. The Limited Partnership is to-be-determined, and will include an investor at construction loan close. The future ownership structure will consist of the following:

1. Figueroa Economical Housing Development Corp., as Managing General Partner (0.0051%)
2. Veterans Housing Partnership, LLC, as Administrative General Partner (0.0048%)
3. Step Up On Second Street, Inc., as Co-Administrative General Partner (0.0001%)
4. Limited Partner, who has yet to be determined (99.99%)

**POPULATION SERVED**

The population served by the project will be homeless veterans.

**AFFORDABILITY STRUCTURE**

<b>Unit Type</b>	<b>PSH Total</b>	<b>Non-PSH (Affordable)</b>	<b>Mgrs.</b>	<b>Total</b>	<b>HHH PSH Funded</b>	<b>HHH Non-PSH</b>
Studio	75			75	75	
1 Bedroom			1	1		
2 Bedroom				-		
3 Bedroom				-		
<b>Total</b>	<b>75</b>	<b>-</b>	<b>1</b>	<b>76</b>	<b>75</b>	<b>-</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	10,500,000
HCIDLA - HHH Non PSH	
4% TCAC Equity	8,370,920
Conventional/Bank Loan	7,700,964
Deferred Developer Fee	1,250,000
Seller Note	2,000,000
<b>Total</b>	<b>\$ 29,821,884</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

<b>Total Jobs Supported, by category</b>		<b>Construction Costs</b>	
		<b>Direct Effect on Jobs Multiplier</b>	0.000006
TDC	\$ 29,821,884	<b># of Jobs Directly Supported</b>	160
Land Acquisition	\$ 3,074,100		
		<b>Indirect Effect on Jobs Multiplier</b>	0.0000024
		<b># of Jobs Indirectly Supported</b>	64
Net Development Costs	\$ 26,747,784		
		<b>Induced Effect on Jobs Multiplier</b>	0.0000022
		<b># of Jobs Induced</b>	59
		<b>Total Jobs Supported by Project</b>	<b>284</b>
		(excluding Cost of Land Acquisition only)	

**FUNDING RECOMMENDATION**

An HCIDLA funding commitment of up to \$10,500,000 is recommended. HHH funds represent \$140,000 per unit and 35.21% of the total development cost. The total development cost per unit is \$392,393. HHH funding is leveraged with 4% tax credit equity a conventional bank loan and a Seller Note.

**CONSTRUCTION TIMELINE**

Construction is currently estimated to start in January 2020, and anticipated to be completed by August 2020.

Prepared by: Los Angeles Housing + Community Investment Department

**STAFF REPORT**  
**As of: August 19, 2019**

**Sherman Way Apartments Preservation**  
**13561 W. Sherman Way 1-58,**  
**Los Angeles, CA 91405**

**Adaptive Reuse**  
**Council District 2**

PROJECT DESCRIPTION

Sherman Way Apartments Preservation (project), located at 13561 W. Sherman Way, will be a supportive housing development consisting of 55 affordable units for homeless and chronically homeless veterans, and one manager's unit. The site is currently a 55-room motel with one manager's office, which will be renovated and modernized into residential housing. Design of the building will remain the same.

The project will consist of 56 units, comprised of 55 studio units and one one-bedroom manager's unit. All residential units will entail a full bathroom and kitchen equipped with stove, refrigerator, microwave, dishwashers, and garbage disposal. Units will be fully furnished to include televisions, bed with frame, and bedroom cabinets. Additional amenities will consist of community/service rooms, laundry facility, communal kitchen, manager/services offices, and landscaped outdoor space.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

Figuroa Economical Housing Development Corporation is the developer and will form a Limited Partnership. The Limited Partnership will consist of Figuroa Economical Housing Development Corporation as the Managing General Partner. The future ownership structure will consist of the following:

1. Figuroa Economical Housing Development Corporation, as Managing General Partner (0.01%)
2. Limited Partner, who has yet to be determined (99.99%)

POPULATION SERVED

The population served by the project will be homeless or chronically homeless veterans.

AFFORDABILITY STRUCTURE

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non- PSH
Studio	55			55	55	
1 Bedroom				-		
2 Bedroom			1	1		
3 Bedroom				-		
<b>Total</b>	<b>55</b>	<b>-</b>	<b>1</b>	<b>56</b>	<b>55</b>	<b>-</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	7,700,000
HCIDLA - HHH Non PSH	
4% TCAC Equity	6,071,204
Conventional/Bank Loan	5,580,986
Deferred Developer Fee	1,250,000
Seller Note	206,800
<b>Total</b>	<b>\$ 20,808,990</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
		Direct Effect on Jobs Multiplier	0.000006
TDC	\$ 20,808,990	# of Jobs Directly Supported	116
Land Acquisition	\$ 1,456,800		
		Indirect Effect on Jobs Multiplier	0.0000024
		# of Jobs Indirectly Supported	46
Net Development Costs	\$ 19,352,190		
		Induced Effect on Jobs Multiplier	0.0000022
		# of Jobs Induced	43
		<b>Total Jobs Supported by Project</b>	<b>205</b>
		(excluding Cost of Land Acquisition only)	

**FUNDING RECOMMENDATION**

An HCIDLA funding commitment of up to \$7,700,000 is recommended. HHH funds represent \$140,000 per unit and 37% of the total development cost. The total development cost per unit is \$371,589. HHH funding is leveraged with 4% tax credit equity and a conventional bank loan.

**CONSTRUCTION TIMELINE**

Construction is currently estimated to start in January 2020, and anticipated to be completed by July 2020.

Prepared by: Los Angeles Housing + Community Investment Department

**STAFF REPORT**  
**As of: August 19, 2019**

**Enlightenment Plaza – Phase II aka Voltaire Villas**  
**316 N. Juanita Avenue,**  
**Los Angeles, CA 90004**

**New Construction**  
**Council District 13**

PROJECT DESCRIPTION

Enlightenment Plaza - Phase II (project), located at 316 N. Juanita Avenue, will be a supportive housing development consisting of 71 affordable units for homeless individuals and one manager's unit. The site currently consists of former industrial uses and is close to the Vermont Avenue transit corridor.

The project will consist of 72 residential units, comprised of 65 studio units, 6 one-bedroom units, and 1 two-bedroom manager's unit. All residential units will be furnished and will include a kitchen with dishwasher and refrigerator. Project amenities will include a secure entrance monitored by security cameras; a community room; resident laundry facilities; dedicated areas for life management skills, job training, and an area for the provision of services for veterans; Metro Red Line transit incentives; and office space for the project manager and supportive services staff. The development plans include parking spaces for residents, staff, and those not utilizing the Metro Red Line on Beverly and Vermont, just one block away.

This project is Phase II of a campus-style development that will ultimately include four phases. To date, Phase I, which received HHH funding in 2018-19 Round 2, has been reconfigured to Phase IA and IB. As a result of seeking other funding sources, the Phase I project has \$6,000,000 in HHH funds available to transfer to this project, thereby reducing the HHH Round 3 funding request to \$3,940,000. Upon approval, there will be a total \$9,940,000 of HHH funds committed to this project with the transfer and funding request.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The long-term ownership structure will be a limited partnership consisting of Flexible PSH Solutions as a Managing General Partner, with The Pacific Companies, Inc., as Administrative General Partner. The Limited Partner has not yet been determined. Ownership structure will consist of the following:

1. Flexible PSH Solutions, as Managing General Partner (0.005%)
2. The Pacific Companies, as Co-Managing General Partner (0.005%)
3. Limited Partner, yet to be determined (99.99%)

POPULATION SERVED

The population served by the project will be homeless and chronically homeless individuals.

**AFFORDABILITY STRUCTURE**

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non-PSH
Studio	65			65	65	
1 Bedroom	6			6	6	
2 Bedroom			1	1		
3 Bedroom				-		
<b>Total</b>	<b>71</b>	<b>-</b>	<b>1</b>	<b>72</b>	<b>71</b>	<b>-</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH Round 3 Request	3,940,000
HCIDLA - HHH PSH Transfer	6,000,000
4% TCAC Equity	9,911,900
Conventional Bond Debt	2,650,000
State HCD MHP	7,454,000
General Partner Equity	100
<b>Total</b>	<b>\$ 29,956,000</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

<b>Total Jobs Supported, by category</b>		<b>Construction Costs</b>	
		<b>Direct Effect on Jobs Multiplier</b>	0.000006
TDC	\$ 29,956,000	<b># of Jobs Directly Supported</b>	154
Land Acquisition	\$ 4,320,000	<b>Indirect Effect on Jobs Multiplier</b>	0.0000024
		<b># of Jobs Indirectly Supported</b>	62
Net Development Costs	\$ 25,636,000	<b>Induced Effect on Jobs Multiplier</b>	0.0000022
		<b># of Jobs Induced</b>	56
		<b>Total Jobs Supported by Project</b>	<b>272</b>
		(excluding Cost of Land Acquisition only)	

FUNDING RECOMMENDATION

An HCIDLA funding commitment of up to \$3,940,000 is recommended, along with a request to transfer HHH funds in the amount of \$6,000,000 from Enlightenment Phase I project that was approved in CFP Round 2, 2018-19. The phases of this campus project have been reconfigured, resulting in available funds to go towards this project phase. The total amount of HHH Funds will be \$9,940,000. HHH funds represent \$140,000 per unit and 33% of the total development cost (TDC). The TDC per unit is \$416,056. HHH funding is leveraged with 4% tax credit equity, State Housing and Community Development MHP funds and conventional debt.

CONSTRUCTION TIMELINE

Construction is currently estimated to start in July 2020, and anticipated to be completed by October 2021.

Prepared by: Los Angeles Housing + Community Investment Department



**STAFF REPORT**  
**As of: August 19, 2019**

**Central Apartments**  
**2106, 2108, 2112 S Central Avenue**  
**Los Angeles, CA 90011**

**New Construction**  
**Council District 9**

PROJECT DESCRIPTION

The Central Apartments (project), located south of the Los Angeles Fashion District, will be a five-story permanent supportive housing development, consisting of 56 units for homeless veterans, individuals, and other at risk populations and one manager's unit, with nine on-grade parking spaces and bicycle storage. The site is currently vacant and will not require any demolition to take place.

The project will consist of 57 residential units, comprised of 56 studio units and one one-bedroom manager's unit. All residential units will be fully furnished with a dresser, nightstand, dining table with chairs, and a double bed; will include a private bathroom and a kitchenette with refrigerator and microwave oven; contain closet space; and will provide heating, air conditioning, and paid utilities. Additional amenities will consist of indoor community recreation space, such as a communal kitchen and lounge areas; onsite property management/services; laundry facility; and a recycling room. Outdoor amenities will include a common outdoor area with landscape areas on the second floor.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

Western Community Housing, Inc., as the Managing General Partner, will form a Limited Partnership and admit an investor Limited Partner into the partnership at construction loan close. The Limited Partnership will later be structured to include Highridge Costa Development Company, LLC as an Administrative General Partner and a Managing General Partner. The future ownership structure will consist of the following:

1. Western Community Housing, Inc., as Managing General Partner (0.005%)
2. Highridge Costa Development Company, LLC, as Administrative General Partner (0.005%)
3. Limited Partner, who has yet to be determined (99.99%)

POPULATION SERVED

The population served by the project will be homeless individuals and homeless veterans.

AFFORDABILITY STRUCTURE

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non- PSH
Studio	56			56	56	
1 Bedroom			1	1		
2 Bedroom				-		
3 Bedroom				-		
<b>Total</b>	<b>56</b>	<b>-</b>	<b>1</b>	<b>57</b>	<b>56</b>	<b>-</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	7,840,000
HCIDLA - HHH Non PSH	
4% TCAC Equity	10,376,204
Conventional/Bank Loan	6,444,879
Deferred Developer Fee	851,665
County - NPLH	4,715,219
<b>Total</b>	<b>\$ 30,227,967</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
TDC	\$ 30,227,967	Direct Effect on Jobs Multiplier	0.000006
Land Acquisition	\$ 3,300,000	# of Jobs Directly Supported	162
		Indirect Effect on Jobs Multiplier	0.000024
		# of Jobs Indirectly Supported	65
Net Development Costs	\$ 26,927,967	Induced Effect on Jobs Multiplier	0.000022
		# of Jobs Induced	59
		<b>Total Jobs Supported by Project</b>	<b>285</b>
		(excluding Cost of Land Acquisition only)	

**FUNDING RECOMMENDATION**

An HCIDLA funding commitment of up to \$7,840,000 is recommended. HHH funds represent \$140,000 per unit and 26% of the total development cost. The total development cost per unit is \$530,315. HHH funding is leveraged with 4% tax credit equity and a conventional bank loan.

**CONSTRUCTION TIMELINE**

Construction is currently estimated to start in March 2020, and anticipated to be completed by October 2021.

Prepared by: Los Angeles Housing + Community Investment Department

**STAFF REPORT**  
**As of: August 19, 2019**

**SOLA at 87<sup>th</sup>**  
**8707 S Western Avenue**  
**Los Angeles, CA 90047**

**New Construction**  
**Council District 8**

PROJECT DESCRIPTION

The SOLA at 87<sup>th</sup> (project), located on 8707 S. Western Avenue, will be mixed-use supportive housing development consisting of 98 affordable units for homeless individuals and homeless veterans, and two two-bedroom manager's units. There will be no demolition or relocation of structures as the current land is vacant.

The project will consist of 100 units, comprised of 51 one-bedroom units, 42 two-bedroom units, 5 three-bedroom units, and two two-bedroom manager's units in a garden style landscape. The ground floor will include a sit-down restaurant as well as other commercial spaces to activate this underutilized commercial corridor. The development will provide ample outdoor recreation areas and parking.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

Innovative Housing Opportunities Inc. will form a Limited Partnership and admit an investor Limited Partner into the partnership at construction loan close. The Limited Partnership will consist of Innovative Housing Opportunities Inc. or IHOSOLA at 87<sup>th</sup>, LLC as its Managing General Partner, and SOLA at 87<sup>th</sup>, LLC as Administrative General Partner. The future ownership structure will consist of the following:

1. IHO-SOLA at 87<sup>th</sup>, LLC, as Managing General Partner (0.005%)
2. SOLA at 87<sup>th</sup> 1, LLC, as Administrative General Partner (0.005%)
3. Limited Partner, who has yet to be determined (99.99%)

POPULATION SERVED

The population served by the project will be homeless individuals and homeless veterans.

AFFORDABILITY STRUCTURE

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non- PSH
Studio				-		
1 Bedroom	51			51	51	
2 Bedroom		42	2	44		19
3 Bedroom		5		5		
<b>Total</b>	<b>51</b>	<b>47</b>	<b>2</b>	<b>100</b>	<b>51</b>	<b>19</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	7,140,000
HCIDLA - HHH Non PSH	1,860,000
4% TCAC Equity	20,441,573
Conventional/Bank Loan	10,744,000
Accrued Interest HHH	147,307
GP Equity	3,886,964
County - NPLH	5,750,000
State HCD - MHP	6,362,851
FHLB - AHP	1,487,467
County - IIG	4,132,331
<b>Total</b>	<b>\$ 61,952,493</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
		Direct Effect on Jobs Multiplier	0.000006
TDC	\$ 61,952,493	# of Jobs Directly Supported	326
Land Acquisition	\$ 7,600,000		
		Indirect Effect on Jobs Multiplier	0.0000024
		# of Jobs Indirectly Supported	130
Net Development Costs	\$ 54,352,493		
		Induced Effect on Jobs Multiplier	0.0000022
		# of Jobs Induced	120
		<b>Total Jobs Supported by Project</b>	<b>576</b>
		(excluding Cost of Land Acquisition only)	

**FUNDING RECOMMENDATION**

An HCIDLA funding commitment of up to \$9,000,000 is recommended. HHH funds represent \$128,571 per unit and 15% of the total development cost. The total development cost per unit is \$619,524. HHH funding is leveraged with 4% tax credit equity, a conventional bank loan, GP equity, Deferred developer fee, State Tax Credits, State AHSC funds, State MHP funds and Los Angeles County - NPLH funds, Los Angeles County AHTF and County FHLB - AHP.

**CONSTRUCTION TIMELINE**

Construction is currently estimated to start in March 2021, and anticipated to be completed by June 2022.

Prepared by: Los Angeles Housing + Community Investment Department

**STAFF REPORT**  
**As of: August 19, 2019**

**The Angel**  
**8547 N. Sepulveda Boulevard, Los Angeles, CA 91343**

**New Construction**  
**Council District 6**

PROJECT DESCRIPTION

The Angel (project), located at 8547 Sepulveda Boulevard, will be a supportive housing development consisting of 53 affordable and one two-bedroom manager's unit for homeless and chronically homeless veterans. Twenty covered parking stalls and 44 bicycle storage spaces will be provided for residents. The site currently has two vacant commercial buildings that will be demolished.

The project will consist of 54 residential units, comprised of 26 studio units for homeless veterans, 27 studio units for chronically homeless veterans, and one two-bedroom manager's unit. All units will have full bathrooms, kitchenettes, and some furnishing with all utilities paid. Amenities will include common areas, two courtyards, conference space, a lobby, laundry facility exercise room, three case management offices spaces, and trash and recycle room. Outdoor amenities will include access to a rooftop community garden and a gated dog park.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

LA Family Housing is the sponsor and developer and will form a Limited Partnership. The Angel 2019 GP, LLC is the Managing General Partner. After syndication, a to-be-determined investor or fund will replace LA Family Housing's 99.99% ownership interest in the limited partnership. The future ownership structure will consist of the following:

1. The Angel 2018 GP, LLC, as Managing General Partner (0.01%)
2. Limited Partner, who has yet to be determined (99.99%)

POPULATION SERVED

The population served by the project will be homeless veterans and chronically homeless veterans.

AFFORDABILITY STRUCTURE

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non- PSH
Studio	53			53	40	
1 Bedroom				-		
2 Bedroom			1	1		
3 Bedroom				-		
<b>Total</b>	<b>53</b>	<b>-</b>	<b>1</b>	<b>54</b>	<b>40</b>	<b>-</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	5,565,000
HCIDLA - HHH Non PSH	
4% TCAC Equity	9,592,480
Conventional/Bank Loan	1,498,000
GP Equity	100
Deferred Dev. Fee	1,338,479
FHLB - AHP	1,500,000
County - NPLH	6,500,000
LA County CDC Loan	2,000,000
LACDC Accrued Deferred Interest	72,747
NPLH Accrued Deferred Interest	130,036
AHP Accrued Deferred Interest	30,008
<b>Total</b>	<b>\$ 28,226,850</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
		Direct Effect on Jobs Multiplier	0.000006
TDC	\$ 28,226,850	# of Jobs Directly Supported	159
Land Acquisition	\$ 1,800,000		
		Indirect Effect on Jobs Multiplier	0.0000024
		# of Jobs Indirectly Supported	63
Net Development Costs	\$ 26,426,850		
		Induced Effect on Jobs Multiplier	0.0000022
		# of Jobs Induced	58
		<b>Total Jobs Supported by Project</b>	<b>280</b>
		(excluding Cost of Land Acquisition only)	

**FUNDING RECOMMENDATION**

An HCIDLA funding commitment of up to \$5,565,000 is recommended. HHH funds represent \$139,125 per unit and 19.71% of the total development cost. The total development cost per unit is \$522,719. HHH funding is leveraged with 4% tax credit equity, a conventional bank loan, GP Equity, deferred developer fee, Los Angeles County-FHLB – AHP, Los Angeles County-NPLH funds, Los Angeles County CDC loan, Los Angeles CDC accrued deferred interest, Los Angeles County-NPLH accrued deferred interest and AHP accrued deferred interest.

### **CONSTRUCTION TIMELINE**

Construction is currently estimated to start in November 2020, and anticipated to be completed by May 2022.

*Prepared by: Los Angeles Housing + Community Investment Department*



**STAFF REPORT**  
**As of: August 19, 2019**

**Westlake 619**  
**619, 623 S Westlake Avenue**  
**Los Angeles, CA 90057**

**New Construction**  
**Council District 1**

PROJECT DESCRIPTION

Westlake 619 (project), located at 619-623 S. Westlake Avenue, will be a supportive housing development consisting of 77 affordable units for low income families, homeless individuals, chronically homeless, and homeless families; with one manager's unit and 31 residential parking spaces and bicycle parking storage. The site is currently vacant; therefore, no structures require demolition and relocation benefits do not apply.

This six-story new construction will consist of 78 units, comprised of 36 one-bedrooms units, 19 two-bedrooms units, 22 three-bedroom units, and one two-bedroom manager's units. All residential units will include a full bathroom and kitchen. Additional amenities include a laundry facility, community room, and manager/services office space. Outdoor amenities include a rooftop deck with patio and a large courtyard.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

Meta Housing Corporation is the developer and will form a Limited Partnership to admit an investor Limited Partner into the partnership at construction loan close. The Limited Partnership will consist of Meta Housing Corporation as the Managing General Partner, and Westlake Affordable Housing, LLC as the Administrative General Partner. The future ownership structure will consist of the following:

1. Meta Housing Corporation, as Managing General Partner (0.0051%)
2. Westlake Affordable Housing, LLC., as Administrative General Partner (0.0049%)
3. Limited Partner, who has yet to be determined (99.99%)

POPULATION SERVED

The population served by the project will be families, homeless individuals and homeless families.

AFFORDABILITY STRUCTURE

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non- PSH
Studio				-		
1 Bedroom	26	10		36	23	
2 Bedroom	2	17	1	20		
3 Bedroom	2	20		22		
<b>Total</b>	<b>30</b>	<b>47</b>	<b>1</b>	<b>78</b>	<b>23</b>	<b>-</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	3,149,580
HCIDLA - HHH Non PSH	
4% TCAC Equity	13,091,399
Conventional/Bank Loan	8,267,712
Deferred Developer Fee	267,885
State HCD - MHP	9,500,000
<b>Total</b>	<b>\$ 34,276,576</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

<b>Total Jobs Supported, by category</b>		<b>Construction Costs</b>	
		<b>Direct Effect on Jobs Multiplier</b>	0.000006
TDC	\$ 34,276,576	<b># of Jobs Directly Supported</b>	206
Land Acquisition	\$ -		
		<b>Indirect Effect on Jobs Multiplier</b>	0.000024
		<b># of Jobs Indirectly Supported</b>	82
Net Development Costs	\$ 34,276,576		
		<b>Induced Effect on Jobs Multiplier</b>	0.000022
		<b># of Jobs Induced</b>	75
		<b>Total Jobs Supported by Project</b>	<b>363</b>
		(excluding Cost of Land Acquisition only)	

**FUNDING RECOMMENDATION**

An HCIDLA funding commitment of up to \$3,149,580 is recommended. HHH funds represent \$136,938 per unit and 9.19% of the total development cost. The total development cost per unit is \$439,443. HHH funding is leveraged with 4% tax credit equity, a conventional bank loan, State HCD – MHP funds, and Deferred Developer Fees.

**CONSTRUCTION TIMELINE**

Construction is currently estimated to start in June 2020, and anticipated to be completed by October 2021.

Prepared by: Los Angeles Housing + Community Investment Department

**STAFF REPORT**  
**As of: August 20, 2019**

**Bell Creek Apartments**  
**6940 N. Owensmouth Avenue**  
**Los Angeles, CA 91303**

**New Construction**  
**Council District 3**

PROJECT DESCRIPTION

Bell Creek Apartments (project), located at 6940 N. Owensmouth, will be a supportive housing development consisting of 79 mixed affordable units for homeless, chronically homeless individuals, and families and low income families, one manager's unit, with 66 type 1-A podium parking spaces, 48 long-term bicycle stalls, and 24 short-term bicycle stalls on ground level. The site is currently composed of four contiguous parcels, three of which have one-story single family homes of two to three bedrooms each, for a total of seven bedrooms. The remaining parcel is vacant land. The three improved parcels will be vacated and demolished. The existing tenants will be permanently relocated, and provided with appropriate relocation benefits by the developer.

The project will consist of 80 residential units, comprised of 40 one-bedroom units, 19 two-bedroom units, 20 three-bedroom units and one two-bedroom manager's unit. All residential units will include bathrooms and fully-equipped kitchens. Amenities include a community recreation room, fitness center, laundry facility, office spaces for case management/services, and property manager. Outdoor amenities include a roof top terrace, playground, and landscaped courtyards.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The ownership structure will be a Limited Partnership consisting of Western Community Housing, Inc., as Managing General Partner and 6940 Owensmouth, LLC as the Administrative General Partner. The future ownership structure will consist of the following:

1. Western Community Housing Affordable XLVI, LLC, as Managing General Partner (0.005%)
2. Owensmouth 6940, L.P., as Administrative General Partner (0.005%)
3. Limited Partner, yet to be determined (99.99%)

POPULATION SERVED

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

**AFFORDABILITY STRUCTURE**

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non-PSH
Studio				-		
1 Bedroom	37	3		40	37	3
2 Bedroom	2	17	1	20	2	2
3 Bedroom	2	18		20	2	
<b>Total</b>	<b>41</b>	<b>38</b>	<b>1</b>	<b>80</b>	<b>41</b>	<b>5</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	5,740,000
HCIDLA - HHH Non PSH	486,546
4% TCAC Equity	13,087,642
Conventional/Bank Loan	9,288,376
Deferred Dev. Fee	57,038
County - AHTF	2,000,000
County - MHHP	3,000,000
No Place Like Home	6,290,000
<b>Total</b>	<b>\$ 39,949,602</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
TDC	\$ 39,949,602	Direct Effect on Jobs Multiplier	0.000006
Land Acquisition	\$ 4,560,000	# of Jobs Directly Supported	212
		Indirect Effect on Jobs Multiplier	0.000024
		# of Jobs Indirectly Supported	85
Net Development Costs	\$ 35,389,602	Induced Effect on Jobs Multiplier	0.000022
		# of Jobs Induced	78
		<b>Total Jobs Supported by Project</b>	<b>375</b>
		(excluding Cost of Land Acquisition only)	

**FUNDING RECOMMENDATION**

An HCIDLA funding commitment of up to \$6,226,546 is recommended. HHH funds represent \$135,359 per unit and 16% of the total development cost. The total development cost per unit is \$499,370. HHH funding is leveraged with 4% tax credit equity, a conventional bank loan, deferred developer fee, Los Angeles County–AHTF, Los Angeles County–MHHP, and Los Angeles County - NPLH funds.

**CONSTRUCTION TIMELINE**

Construction is currently estimated to start in May 2020, and anticipated to be completed by February 2022.

Prepared by: Los Angeles Housing + Community Investment Department



**STAFF REPORT**  
**As of: August 19, 2019**

**Washington Arts Collective**  
**4600, 4601, 4609, 4615 W Washington Boulevard**  
**Los Angeles, CA 90016**

**New Construction**  
**Council District 10**

PROJECT DESCRIPTION

The Washington Arts Collective (project), located on the southwest corner of W. Washington Boulevard and Vineyard Avenue, will be a supportive housing development consisting of 55 affordable units for homeless, chronically homeless, low income families, and special needs and one manager's unit. The overall project will be new Type I- A, and Type V-A construction and consists of two sites. The site currently has two vacant commercial buildings that will be demolished.

The project will consist of 56 units, comprised of 29 one-bedroom units, 11 two-bedroom units, 15 three-bedroom units, and one one-bedroom manager's unit. Amenities will include common areas, conference space, a lobby, laundry facilities, management/service office spaces with kitchenette, fitness room, and a community room. Outdoor amenities will include access to a rooftop community garden, a gated dog park, 90 parking spaces, and 67 bicycle spaces. Additional features will include an artist studio/rehearsal and gallery areas and other ancillary project or community-related uses.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

Meta Housing Corporation is the developer and will form a Limited Partnership. After syndication, a to-be-determined investor will be admitted into the Limited Partnership. The Limited Partnership will consist of WCH Affordable XXXIII, LLC, as the Managing General Partner and WAC, LLC will be the Administrative General Partner. The future ownership structure will consist of the following:

1. WCH Affordable XXXIII, LLC, as Managing General Partner (0.0051%)
2. WAC, LLC, as Administrative General Partner (0.0049%)
3. Limited Partner, who has yet to be determined (99.99%)

POPULATION SERVED

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

AFFORDABILITY STRUCTURE

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non- PSH
Studio				-		
1 Bedroom	17	12	1	30	15	
2 Bedroom	1	10		11		
3 Bedroom	2	13		15		
<b>Total</b>	<b>20</b>	<b>35</b>	<b>1</b>	<b>56</b>	<b>15</b>	<b>-</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	2,097,200
HCIDLA - HHH Non PSH	
4% TCAC Equity	10,456,170
Conventional/Bank Loan	6,002,000
Deferred Dev. Fee	1,563,313
County - NPLH	3,514,053
State HCD - MHP	6,147,537
<b>Total</b>	<b>\$ 29,780,273</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
		Direct Effect on Jobs Multiplier	0.000006
TDC	\$ 29,780,273	# of Jobs Directly Supported	179
Land Acquisition	\$ -		
		Indirect Effect on Jobs Multiplier	0.0000024
		# of Jobs Indirectly Supported	71
Net Development Costs	\$ 29,780,273		
		Induced Effect on Jobs Multiplier	0.0000022
		# of Jobs Induced	66
		<b>Total Jobs Supported by Project</b>	<b>316</b>
		(excluding Cost of Land Acquisition only)	

**FUNDING RECOMMENDATION**

An HCIDLA funding commitment of up to \$2,097,200 is recommended. HHH funds represent \$139,813 per unit and 7% of the total development cost. The total development cost per unit is \$531,790. HHH funding is leveraged with 4% tax credit equity, a conventional bank loan, deferred developer fees, State HCD-MHP funds, and Los Angeles County-NPLH funds.

**CONSTRUCTION TIMELINE**

Construction is currently estimated to start in March 2020, and anticipated to be completed by August 2021.

**STAFF REPORT**  
**As of: August 20, 2019**

**5th St. PSH**  
**411 E. 5th Street,**  
**Los Angeles, CA 90013**

**New Construction**  
**Council District 14**

PROJECT DESCRIPTION

The 5th St. PSH Apartments (project), located at 411 E. 5th Street, will be a supportive housing development consisting of 150 affordable units for homeless and chronically homeless individuals, and one (1) one-bedroom manager's unit. The units are inspired by the concepts of modular design, and will feature design elements with highly-efficient floor plans. Currently, the project site consists of a vacant parking lot, vacant commercial property, and vacant storage shed. The parking lot and two buildings will be demolished to make room for the new construction of the project.

The completed project will contain 150 affordable one-bedroom units, and one (1) one-bedroom manager's unit. All units will include air conditioning/heating, private bathrooms, a kitchen with appliances and fully-furnished living rooms and bedrooms. Two elevators will service residents and provide access to all floors. Resident amenities include a multi-purpose room, courtyard, laundry facilities on each floor, small lobby and lounge, secure space for bicycle storage and servicing, and property manager and supportive services offices.

The Relevant Group (Developer), will be utilizing 34 out of the 151 units for the replacement housing obligation requirement for their Barclay and Morrison hotel projects. As such, Relevant reduced their original HHH funding request of \$12,900,000 to \$4,760,000 (see Table 1 below). Note, the HHH column's *Total TDC* is based solely on HHH funding of \$140,000 for 34 Supportive Housing (SH) units out of the total 151 units. The *Total All 151 Units TDC* of \$35,392,966 is based on the cumulative project unit total.

**TABLE 1:  
 REVISED FUNDING REQUEST FOR 5TH STREET PSH PROJECT**

	<b>HHH Supportive Housing (SH) Funded 34 Units</b>	<b>Non-HHH Funded 117 SH Units</b>	<b>Total All 151 Units</b>
HHH	\$ 4,760,000.00	\$ 0	\$ 4,760,000.00
4% TCAC Equity	\$ 2,464,886.52	\$ 8,482,109.48	\$ 10,946,996.00
Conventional Loan	\$ 2,599,761.59	\$ 8,946,238.41	\$ 11,546,000.00
GP Equity (or GAP amount)	\$ 1,832,847.68	\$ 6,307,152.32	\$ 8,140,000.00
<b>TOTAL TDC*</b>	<b>\$ 11,657,496.00</b>	<b>\$ 23,735,500.00</b>	<b>\$ 35,392,966.00</b>
Per Unit Development Cost*	\$ 342,864.52	\$ 202,867.52	\$ 234,390.70

\* Note: The *Total TDC* and *Per Unit Development Cost* in each column is directly related to the number of units funded by that program.

**BORROWER AND PROPOSED OWNERSHIP STRUCTURE**

The site is owned by the Relevant Group, who has formed the 5th Street Partnership, LLC. The future development will be owned by RG 5th St PSH L.P., a yet to-be-formed California limited partnership in which 5th Street Partnership, LLC will serve as Administrative General Partner (AGP), and CHAPA Housing Solutions LLC, a yet to be formed California limited liability company whose sole member and manager is Community Housing Assistance Program, Inc. will serve as the Managing General Partner (MGP).

The partnership, in addition to the AGP and MGP, will admit a Limited Partner investor at construction loan close. The GP CHAPA, will have at least 51% voting authority over operations, which will be detailed in the future Limited Partnership Agreement. The ownership structure will consist of the following:

1. CHAPA Housing Solutions LLC, as Managing General Partner (.0051%)
2. 5th Street Partnership LLC, as Administrative General Partner (.0049%)
3. Limited Partner, who has yet to be determined (99.99%)

**POPULATION SERVED**

The population served by the project will be homeless and chronically homeless individuals with special needs.

**AFFORDABILITY STRUCTURE**

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non-PSH
Studio				-		
1 Bedroom	34		1	35	34	
2 Bedroom				-		
3 Bedroom				-		
<b>Total</b>	<b>34</b>	<b>-</b>	<b>1</b>	<b>35</b>	<b>34</b>	<b>-</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	4,760,000
4% TCAC Equity	2,464,887
Conventional Loan	2,599,762
GP Equity (or Gap Amount)	<u>1,832,848</u>
<b>Total</b>	<b>\$ 11,657,496</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

<b>Total Jobs Supported, by category</b>		<b>Construction Costs</b>	
		<b>Direct Effect on Jobs Multiplier</b>	0.000006
TDC	\$ 11,657,496	<b># of Jobs Directly Supported</b>	65
Land Acquisition	\$ 903,974		
		<b>Indirect Effect on Jobs Multiplier</b>	0.0000024
		<b># of Jobs Indirectly Supported</b>	26
Net Development Costs	\$ 10,753,522		
		<b>Induced Effect on Jobs Multiplier</b>	0.0000022
		<b># of Jobs Induced</b>	24
		<b>Total Jobs Supported by Project</b>	<b>114</b>
		(excluding Cost of Land Acquisition only)	

**FUNDING RECOMMENDATION**

An HCIDLA funding commitment of up to \$4,760,000 is recommended. HHH funds represent \$140,000 per unit, and 41% of the total development cost. The total development cost per unit is \$342,864.52 based on the 34 units funded through the HHH program. HHH funding is leveraged with 4% tax credit equity and a conventional bank loan.

**CONSTRUCTION TIMELINE**

Construction is currently estimated to start in March 2020, and anticipated to be completed by March 2021.

Prepared by: Los Angeles Housing + Community Investment Department



**STAFF REPORT**  
**As of: August 19, 2019**

**West LA VA Campus Building 207**  
**11301 Wilshire Blvd. #207**  
**Los Angeles, CA 90025**

**New Construction**  
**(Is not located in a City Council District)**

PROJECT DESCRIPTION

The West LA VA Campus Building 207 (project), located at 11301 Wilshire Blvd. #207, will be a three-story supportive housing development consisting of the renovation of the historic West Los Angeles VA Building into 63 affordable units for homeless senior veterans (aged 62+), and a one-bedroom manager's unit. The land and Building 207 are currently owned by the government of the United States of America, and is not located in a Los Angeles City Council district. The project site is currently vacant, so no demolition or residential tenant relocation is necessary prior to renovation. Building 207 is situated on the West Los Angeles VA Medical Campus, which makes up approximately 350 acres. The Campus site and some of the buildings are registered as National Historic Landmarks. Building 207 is included within the campuses' historic neighborhood.

The project will consist of 64 residential units, comprised of 57 studios, six one-bedroom units, and one one-bedroom manager's unit. All residential units will include air conditioning and heating, a small kitchenette with a refrigerator and hot plate/burner, window coverings, and cable TV and internet hook-ups. Additional amenities consist of 1,816 square feet (sf) of resident community space with TV lounge, computer lab, fitness room, laundry facilities, and onsite management and case worker offices. One elevator will service residents and provide access to all floors, and each floor will contain multiple lounge seating areas. The outdoor amenities include a courtyard with barbecue, dining and fitness areas.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

Thomas Safran & Associates Development, Inc. (TSA), a for-profit corporation, is the principal developer and will form the VA Building 207 L.P. partnership. The partnership will later be structured to include the Housing Corporation of America, a not-for-profit organization, as the Managing General Partner (MGP), the VA Building 207 LLC as the Administrative General Partner (AGP), and will select and admit a limited partner investor at construction loan closing. Veterans Affairs and the L.P. partnership will sign a 75-year Enhanced Use Lease (EUL) upon receipt of all enforceable funding commitments and prior to closing. TSA is also a partner member of the West LA Veterans Collective LLC. The future ownership structure will consist of the following:

1. Housing Corporation of America, as Managing General Partner (0.051%)
2. VA Building 207 LLC, as Administrative General Partner (0.049%)
3. Limited Partner, who has yet to be determined (99.99%)

**POPULATION SERVED**

The population served by the project will be homeless individuals.

**AFFORDABILITY STRUCTURE**

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non-PSH
Studio	57			57	57	
1 Bedroom	6		1	7	6	
2 Bedroom				-		
3 Bedroom				-		
<b>Total</b>	<b>63</b>	<b>-</b>	<b>1</b>	<b>64</b>	<b>63</b>	<b>-</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	8,820,000
County NPLH	3,936,540
Conv. Bank Loan	5,420,000
4% TCAC Equity	12,176,425
Tranche B (Sec 8 Ln)	
GP Equity	
Deferred Developer Fee	1,014,196
<b>Total</b>	<b>\$ 31,367,161</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
TDC	\$ 31,367,161	Direct Effect on Jobs Multiplier	0.000006
Land Acquisition		# of Jobs Directly Supported	188
		Indirect Effect on Jobs Multiplier	0.000024
Net Development Costs	\$ 31,367,161	# of Jobs Indirectly Supported	75
		Induced Effect on Jobs Multiplier	0.000022
		# of Jobs Induced	69
		<b>Total Jobs Supported by Project</b>	<b>332</b>
		(excluding Cost of Land Acquisition only)	

FUNDING RECOMMENDATION

An HCIDLA funding commitment of up to \$8,820,000 is recommended. HHH funds represent \$140,000 per unit and 28.1% of the total development cost. The total development cost per unit is \$490,112. HHH funding is leveraged with 4% tax credit equity and a conventional bank loan.

CONSTRUCTION TIMELINE

Construction is currently estimated to start in February 2020, and anticipated to be completed by July 2021.

Prepared by: Los Angeles Housing + Community Investment Department



**STAFF REPORT**  
**As of: August 19, 2019**

**Thatcher Yard Housing**  
**3233 S. Thatcher Avenue**  
**Los Angeles, CA 90292**

**New Construction**  
**Council District 11**

PROJECT DESCRIPTION

Thatcher Yard Housing (project), located at 3233 S. Thatcher Avenue, will be a mixed supportive housing development consisting of 97 affordable units for formerly homeless individuals, families and seniors, and one manager's unit. The 2.14 acre parcel is currently owned by the City of Los Angeles, and formerly was a City maintenance yard. The site is vacant and no residential tenant relocation is required as part of this new development. The property is in close proximity to medical facilities and a hospital, shopping, entertainment and economical food venues.

The design of the project includes a central three story building containing senior units, surrounded by one- and two-story individual bungalows reserved for families. The project will consist of 98 units, comprised of 76 one-bedroom units, 13 two-bedroom units, eight three-bedroom units, and one three-bedroom the manager's unit. All residential units will include a private balcony, air conditioning and heating, a refrigerator, oven and stove, carpeting, window coverings, and cable and internet hook-ups. Additional amenities will include a central community space with television lounge, a computer lab, fitness room, laundry facilities, mail room, resident/staff meeting rooms, offices for the on-site manager and supportive services staff, secure bicycle parking area and 82 subterranean parking spaces. Outdoor amenities include exterior landscaping, a playground area for children, a central open area patio, several garden areas and two elevators to service residents in the central buildings and provide access to all floors.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

Thomas Safran & Associates Development Inc. (TSA), is the developer, and will form Thatcher Yard Housing L.P. and admit Housing Corporation of America as the Managing General Partner and Thatcher Yard Housing LLC, as the Administrative General Partner. A tax credit limited partner investor will be admitted into the LP at construction loan closing. TSA will be the Managing Member of the Administrative General Partner. Additionally, Thomas L. Safran is the sole member of the Thatcher Yard Housing LLC, and Sole Director and 100% owner of Thomas Safran & Associates Development, Inc. The Administrative General Partner will have at least 51% voting authority over operations, which will be detailed in the future Limited Partnership Agreement. The LP is in the process of negotiating a Disposition and Development Agreement (DDA) with the City, and eventually will execute a 99-year ground lease. The future ownership structure will consist of the following:

1. Housing Corporation of America, Managing General Partner (0.051%)
2. Thatcher Yard Housing LLC, Administrative General Partner (0.049%)
3. Investor Limited Partner, who has yet to be determined (99.99%)

**POPULATION SERVED**

The target population is low income or homeless individuals, chronically homeless individuals, families and seniors. Of the total of 98 units, 97 of which are affordable units, 49 units (51% of the total) will be reserved as supportive housing (SH) for homeless and chronically homeless individuals or families with young children. Forty eight (48) of the 98 units will be reserved for non-special needs family and seniors.

**AFFORDABILITY STRUCTURE**

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non-PSH
Studio				-		
1 Bedroom	37	39		76	37	
2 Bedroom	8	5		13	8	
3 Bedroom	4	4	1	9	4	
<b>Total</b>	<b>49</b>	<b>48</b>	<b>1</b>	<b>98</b>	<b>49</b>	<b>-</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	11,660,000
Co. NPLH	6,151,558
4% TCAC Equity	22,452,844
CCRC Perm Loan	11,900,000
FHLB - AHP	970,000
Defered Developer Fee	1,550,310
<b>Total</b>	<b>\$ 54,684,712</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

<b>Total Jobs Supported, by category</b>		<b>Construction Costs</b>	
		<b>Direct Effect on Jobs Multiplier</b>	0.000006
TDC	\$ 54,684,712	<b># of Jobs Directly Supported</b>	328
Land Acquisition			
		<b>Indirect Effect on Jobs Multiplier</b>	0.0000024
		<b># of Jobs Indirectly Supported</b>	131
Net Development Costs	\$ 54,684,712		
		<b>Induced Effect on Jobs Multiplier</b>	0.0000022
		<b># of Jobs Induced</b>	120
		<b>Total Jobs Supported by Project</b>	<b>580</b>
		(excluding Cost of Land Acquisition only)	

**FUNDING RECOMMENDATION**

An HCIDLA funding commitment of up to \$11,660,000 is recommended. HHH funds represent \$120,026 per unit for 97 HHH SH and affordable units. HHH funds represent 21% of the total development cost. Total development cost per unit is \$558,007. HHH funding is leveraged with 4% tax credit equity and a conventional bank loan.

**CONSTRUCTION TIMELINE**

Construction is currently estimated to start in March 2021, and anticipated to be completed by March 2023.

Prepared by: Los Angeles Housing + Community Investment Department



**STAFF REPORT**  
**As of: August 19, 2019**

**Lincoln Apartments**  
**2467 S. Lincoln Blvd.,**  
**Los Angeles, CA 90291**

**New Construction**  
**Council District 11**

PROJECT DESCRIPTION

The Lincoln Apartments (project), located at 2467-69 and 2471 S. Lincoln Blvd., will be a four-story mixed supportive housing development consisting of 39 affordable units for homeless individuals and one two-bedroom manager's unit. The site consists of two contiguous parcels with commercial improvements. To accommodate the new project, the developer proposes fully demolishing one building, and most of the second building, preserving a mural on the west façade visible from Lincoln Boulevard. Safe Place for Youth (SPY), which will serve as the project's case manager, currently resides in one of the commercial buildings, and will be temporarily relocated until the project is completed. The location is close to the Venice Family Clinic medical and mental health facility, as well as multiple transit options, a Metro Bike Share station, and area shopping centers.

The project will contain 40 residential units comprised of 28 studio units, nine one-bedroom units, two (2) two-bedroom units and one two-bedroom manager's unit. All units will include air conditioning/heating, ceiling fan(s), private bathroom(s), and a fully equipped kitchen with stove, refrigerator, garbage disposal and dishwasher. Other amenities include an elevator, laundry facilities, flexible use space on the 2nd floor, 46 bicycle parking spaces, resident meeting rooms and office space for the case management services staff. The site plan includes resident outdoor space with several open courtyards, a rooftop terrace, ground floor coffee shop and public art gallery. The project will seek a LEED for Homes certification, at a minimum of Silver level.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

Venice Community Housing Corporation (VCHC), is the developer and sole General Partner. A Limited Partnership (LP) will be created, and will admit the to-be-determined tax credit investor into the partnership at construction loan close. The LP will either purchase the properties from VCHC or directly from the sellers. VCHC will have 100% voting authority over operations. The future ownership structure will consist of the following:

1. Venice Community Housing Corporation, as Managing General Partner (0.01%)
2. Limited Partner, who has yet to be determined (99.99%)

POPULATION SERVED

The population served by the project will be individuals experiencing homelessness, with 20 units targeted for chronically homeless persons, and 19 units for homeless transition-aged youth.

**AFFORDABILITY STRUCTURE**

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non- PSH
Studio	28			28	28	
1 Bedroom	9			9	9	
2 Bedroom	2		1	3	2	
3 Bedroom				-		
<b>Total</b>	<b>39</b>	<b>-</b>	<b>1</b>	<b>40</b>	<b>39</b>	<b>-</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	5,460,000
Co. NPLH	4,750,000
Conventional Loan (CCRC)	1,948,562
4% TCAC Equity	5,537,953
Tranche B (Sec 8 Ln)	1,840,408
GP Equity	100
<b>Total</b>	<b>\$ 19,537,023</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

Total Jobs Supported, by category		Construction Costs	
TDC	\$ 19,537,023	Direct Effect on Jobs Multiplier	0.000006
Land Acquisition	\$ 3,100,000	# of Jobs Directly Supported	99
		Indirect Effect on Jobs Multiplier	0.0000024
		# of Jobs Indirectly Supported	39
Net Development Costs	\$ 16,437,023	Induced Effect on Jobs Multiplier	0.0000022
		# of Jobs Induced	36
		<b>Total Jobs Supported by Project</b>	<b>174</b>
		(excluding Cost of Land Acquisition only)	

FUNDING RECOMMENDATION

An HCIDLA funding commitment of up to \$5,460,000 is recommended. HHH funds represent \$140,000 per affordable housing unit and 28% of the total development cost. The total development cost per unit is \$488,426. HHH funding is leveraged with 4% tax credit equity and a conventional bank loan.

CONSTRUCTION TIMELINE

Construction is currently estimated to start in September 2020, and anticipated to be completed by January 2022.

Prepared by: Los Angeles Housing + Community Investment Department



**STAFF REPORT**  
**As of: August 19, 2019**

**4906-4926 Santa Monica**  
**4912 W. Santa Monica Boulevard**  
**Los Angeles, CA 90029**

**New Construction**  
**Council District 13**

PROJECT DESCRIPTION

The 4906-4926 Santa Monica (project), located at 4912 W. Santa Monica Blvd. will be a supportive housing development consisting of 61 affordable units for homeless seniors, and one manager's unit. The site is currently improved with three existing commercial structures, which are vacant and will be demolished as part of the development process.

The projects' 62 residential units are comprised of 61 studios units, and one two-bedroom manager's unit. All residential units will include kitchenettes, bathrooms, small living/sleeping and dining areas. Project amenities include a resident community room with communal kitchenette, learning center, laundry facilities, an open courtyard, meeting rooms and offices for management/services staff, an elevator to provide access to all floors and bicycle parking.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

Wakeland Housing and Development Corporation (Wakeland), a California not-for-profit corporation, is the developer and will form a Limited Partnership with an affiliated LLC entity as the Managing General Partner; an investor will be admitted into the partnership at a later time. The ownership structure will consist of the following:

1. Wakeland Housing and Development Corporation with an affiliated LLC entity, as Managing General Partner (0.01%)
2. Limited Partner, who has yet to be determined (99.99%)

POPULATION SERVED

The population served by the project will be homeless seniors, age 55 years and older.

AFFORDABILITY STRUCTURE

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non- PSH
Studio	61			61	38	
1 Bedroom				-		
2 Bedroom			1	1		
3 Bedroom				-		
<b>Total</b>	<b>61</b>	<b>-</b>	<b>1</b>	<b>62</b>	<b>38</b>	<b>-</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	5,225,000
4% TCAC Equity	14,299,200
Conv. Bank Loan	4,260,000
County NPLH	11,030,764
Deferred Dev. Fee	1,031,000
HHH Accrued/Deferred Interest	192,150
<b>Total</b>	<b>\$ 36,038,114</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

<b>Total Jobs Supported, by category</b>		<b>Construction Costs</b>	
		<u>Direct Effect on Jobs Multiplier</u>	0.000006
TDC	\$ 36,038,114	<u># of Jobs Directly Supported</u>	178
Land Acquisition	\$ 6,400,000		
		<u>Indirect Effect on Jobs Multiplier</u>	0.0000024
		<u># of Jobs Indirectly Supported</u>	71
Net Development Costs	\$ 29,638,114		
		<u>Induced Effect on Jobs Multiplier</u>	0.0000022
		<u># of Jobs Induced</u>	65
		<b>Total Jobs Supported by Project</b>	<b>314</b>
		(excluding Cost of Land Acquisition only)	

**FUNDING RECOMMENDATION**

An HCIDLA funding commitment of up to \$5,225,000 is recommended. HHH funds represent \$137,500 per unit (38 units) and 14.5% of the total development cost. The total development cost per unit is \$581,260. HHH funding is leveraged with 4% tax credit equity and a conventional bank loan.

**CONSTRUCTION TIMELINE**

Construction is currently estimated to start in March 2020, and anticipated to be completed by June 2021.

Prepared by: Los Angeles Housing + Community Investment Department

**STAFF REPORT**  
**As of: August 19, 2019**

**2652 Pico**  
**2652 W. Pico Boulevard**  
**Los Angeles, CA 90006**

**New Construction**  
**Council District 1**

PROJECT DESCRIPTION

The 2652 Pico Apartments (project), located at 2652 W. Pico Boulevard will be a four-story supportive housing development consisting of 53 affordable units for homeless seniors, and one manager's unit. The site is currently improved with two existing commercial structures operating as a hardware supply store. Both existing structures will be demolished with commercial relocation completed as part of the development process.

The project will consist of a total of 54 units, comprised of 53 studio units and one two-bedroom manager's unit. All residential units will be completely furnished with full bathrooms and kitchenettes. Amenities include a community room, resident supportive services offices, a manager's office, laundry facilities and bicycle parking. Additionally, plans include a first floor courtyard and patio, a small deck and roof terrace on the fourth floor, exterior landscaping on the side yards and an elevator to provide residents access to all floors.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

Wakeland Housing and Development Corporation (Wakeland), a California not-for-profit corporation, is the developer and will be forming a Limited Partnership with an affiliated LLC entity as the Managing General Partner. The Limited Partner investor will be determined and admitted into the partnership at a later time. The ownership structure will consist of the following:

1. Wakeland Housing and Development Corporation with an affiliated LLC entity, as Managing General Partner (0.01%)
2. Limited Partner, who has yet to be determined (99.99%)

POPULATION SERVED

The population served by the project will be homeless seniors, age 55 years and older.

**AFFORDABILITY STRUCTURE**

Unit Type	PSH Total	Non-PSH (Affordable)	Mgrs.	Total	HHH PSH Funded	HHH Non-PSH
Studio	53			53	26	
1 Bedroom				-		
2 Bedroom			1	1		
3 Bedroom				-		
<b>Total</b>	<b>53</b>	-	1	54	26	-

**PERMANENT FUNDING SOURCES**

Source	Amount
HCIDLA - HHH PSH	3,550,000
4% TCAC Equity	12,715,199
Conv. / Bank Loan	3,450,000
County NPLH	9,468,259
Deferred Dev. Fee	166,950
GP Equity	642,000
<b>Total</b>	<b>\$ 29,992,408</b>

**JOBS SUPPORTED**

The following table indicates the number of jobs supported through the construction financing of this project. These may be new or existing jobs.

<b>Total Jobs Supported, by category</b>		<b>Construction Costs</b>	
		Direct Effect on Jobs Multiplier	0.000006
TDC	\$ 29,992,408	# of Jobs Directly Supported	155
Land Acquisition	\$ 4,100,000		
		Indirect Effect on Jobs Multiplier	0.0000024
		# of Jobs Indirectly Supported	62
Net Development Costs	\$ 25,892,408		
		Induced Effect on Jobs Multiplier	0.0000022
		# of Jobs Induced	57
		<b>Total Jobs Supported by Project</b>	<b>274</b>
		(excluding Cost of Land Acquisition only)	

**FUNDING RECOMMENDATION**

An HCIDLA funding commitment of up to \$3,550,000 is recommended. HHH funds represent \$136,538 per unit and 11.8% of the total development cost. The total development cost per unit is \$555,415. HHH funding is leveraged with 4% tax credit equity and a conventional bank loan.

**CONSTRUCTION TIMELINE**

Construction is currently estimated to start in June 2020, and anticipated to be completed by September 2021.

Prepared by: Los Angeles Housing + Community Investment Department



**STAFF REPORT**  
**June 19, 2019**

**11010 Santa Monica Boulevard**  
**Los Angeles, CA 90025**

**New Construction**  
**Council District No: 5**

PROJECT DESCRIPTION

11010 Santa Monica Boulevard (the Project) will be a new construction development that will provide 50 affordable studio apartments for seniors and senior veterans, and 1 two-bedroom manager's unit. The Project was proposed in response to a Request for Proposals (RFP) issued by HCIDLA, seeking proposals for supportive housing on a City-owned parking lot. The RFP sought proposals for developments featuring high-quality design that could be produced more inexpensively and more quickly than the typical supportive housing development in the City of Los Angeles. The proposed development will employ modular, prefabricated units.

As proposed, the Project will feature a community room (available to residents and others in the community), gym, reading room, outdoor patio, and roof deck along with resident services offices. The proposal includes plans to replace all 24 existing public parking spaces, however, the level of replacement parking required has not yet been determined. The proposal received scored very well for its elegant design and its incorporation of the Department of City Planning's three pillars of good design: pedestrian orientation, 360° design, and climate adaptive design.

Located near the West Los Angeles Veterans Affairs Medical Center, the Project's location is ideal for seniors and senior veterans requiring affordable housing. Also nearby, are several community services and amenities, including the West Los Angeles Regional Branch Library.

PROJECT FINANCE SUMMARY

The RFP submission proposes using HHH, 4% tax credits, tax exempt bonds, and a permanent loan to finance the development of this project. The proposal pro forma does not project a financing gap, and includes funding for all 24 replacement parking spaces.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The intended ownership structure will be a to-be-formed limited partnership consisting of a developer to be selected by City Council simultaneous to this funding commitment.

PROPOSED PERMANENT FUNDING SOURCES

<b>Source</b>	<b>Amount</b>
HCID-HHH	\$7,000,000
Tax Credit Equity	7,742,917
Conventional Loan	5,200,000
GP Equity	100
<b>Total</b>	<b>\$ 19,943,017</b>

AFFORDABILITY STRUCTURE

<b>Unit Type</b>	<b>Mgrs.</b>	<b>30% AMI</b>	<b>45% AMI</b>	<b>50% AMI</b>	<b>60% AMI</b>	<b>Total</b>
0 Bedroom		50	0	0	0	50
1 Bedroom		0	0	0	0	0
2 Bedroom	1	0	0	0	0	1
<b>Total</b>	<b>1</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>51</b>

FUNDING RECOMMENDATION

A Proposition HHH funding commitment of up to \$7,000,000 is recommended. HHH funds represent \$140,000 per unit for 50 HHH units. HHH funds represent 35% of the Total Development Cost (TDC). TDC per unit is \$391,040. HHH funding is leveraged with 4% tax credit equity and a conventional bank loan.

CONSTRUCTION TIMELINE

Construction is proposed to start in July 2020, and anticipated to be completed by April 2021.

Prepared By: Los Angeles Housing and Community Investment Department

## Exhibit "E"



THEPEOPLECONCERN

Because everyone should be housed, healthy and safe.  
OPCC & LAMP COMMUNITY UNITED

### Letter of commitment to serve as supportive services provider for Enlightenment Plaza

The People Concern (OPCC and Lamp Community united) is pleased to provide this letter of commitment to serve as the supportive services provider for Enlightenment Plaza. We have provided the services in question to the target population for more than 24 months.

We bring to this partnership a commitment to serving those who are chronically homeless or homeless with disabilities and mental illness; credibility as a homeless services provider across Los Angeles County for the past 55 years; and cooperative relationships with a range of health, substance use recovery, education, legal and peer organizations, including contracts with the Department of Health Services and the Department of Mental Health. The agency is an approved Intensive Case Management Services provider. The People Concern specializes in serving clients with co-occurring disorders, and over 90% of the clients we serve or place in housing have a mental illness.

Our supportive services will help those who are homeless or chronically homeless, including those with mental illness. We have capacity to serve the residents of the 330 +/- special needs PSHousing units for the formerly homeless at the Enlightenment Plaza project. These services will be available on-site during regular weekday business hours, approximately 8am-5pm, with accommodations made for residents as needed. The People Concern maintains on-call crisis management staff for after-hours emergencies. These services are valued at more than \$2.6 million per year.

#### Supportive Services

Specifically, The People Concern will directly provide:

- 1) Intensive case management with personal service planning, through which we will assist the residents in developing and actualizing individualized service plans. Case managers will facilitate social and recreational activities and coordinate all other services. Where necessary, this will include end of life counseling.
- 2) Benefits counseling and advocacy, with a focus on helping program participants obtain all government benefits to which they are entitled.

3) Mental health assessment and counseling by offering mental health counseling with linkages to The People Concern's mental health services. While these services will be available to every tenant of the Plaza who needs them,

N.B---special attention shall be afforded to those tenants occupying the units that have received funding pursuant to the NPLH funding, provided through the County of LA, in so far as those units will be designated specifically for occupancy by the homeless mentally ill. This funding will be applied to the Rousseau Residences and the Montesquieu Manor portions of the overall project (see Plaza diagram, attached) totaling 110+/- of the total 330 units planned for the overall Plaza project, and which were designated for 100% of their units (i.e. the 110 NPLH units referred to previously) for occupancy by chronically homeless persons with mental health issues, a designation which called for special approval by the County for projects where the owners and the service provision entities were highly experienced in dealing with that most difficult to house segment of the population. The People Concern's track record of success in dealing with this segment of the homeless population underscores our collective ability to deal effectively with this most difficult to house segment of the population and lends credence to Flexible's decision to pursue this special designation, which was motivated, in no small measure, by its concerns about by the extent of the crises currently facing the City on its streets and public spaces Citywide, a concern shared by The People Concern. The geographical layout of the project, with its gated entrances and exits, offering an extra measure of security for the tenants in a safe and sanitary setting should also lend to our ability to assist this segment of the population in a welcoming and supportive environment, enhanced by the significant open space provisions of the Plazas' Master Plan should also help with this objective. Attention to this element of this work program will therefore constitute a major goal of this MOU and in our evaluation of the project-s success.

4) Physical health care- The People Concern case managers will facilitate access to physical health care services, by working with the client to ensure linkages to partner health services.

5) Substance abuse services including counseling, relapse prevention and support groups. The People Concern case managers will facilitate access to substance abuse centers acceptable to the client.

6) Linkage to services such as out-placement for residents needing a different or more appropriate level of care, such as to the Department of Public Social Service's In-Home Supportive Service or other attendant care, as needed.

7) Representative payee/money management services as needed by any of the residents in the project; our organization is authorized by the Social Security Administration to be a representative payee.

8) Peer support and advocacy used to enhance services and more effectively engage the tenants.

9) Legal assistance services will be provided to tenants on an as needed basis. The People Concern case managers will refer tenants to legal service providers as necessary.

10) Medication management services including working with client's physical care providers to understand the scope of medication required and encouraging client to take medication as prescribed.

11) Transportation to help individuals access needed resources. This is an important service to help those who may have no means of getting to the care they need. This includes staff directly providing transportation as well as helping individuals develop skills to use public transportation.

12) Employment services including resume and job search workshops. The People Concern case managers will facilitate linkages to off-site employment training services.

13) Life skills training will involve one-to-one training in skills such as financial literacy, housing maintenance, nutrition, shopping, cooking and laundry to help them be successful in their housing placements.

14) Green education will include meetings describing the building's green features, as well as other ways to be healthy and environmentally conscious.

15) Social activities including community meetings and recreational activities in the building to build community integration among tenants.

Our services are built on core values of client choice and personal service and stability plans to empower clients to become equal and active partners in identifying and reaching housing and service goals.

The term of this commitment shall be for one (1) year from the date services commence and shall automatically renew for successive one (1)-year terms unless either party provides written notice to the other party no less than 30 days prior to the expiration of the applicable term that such party elects, in its sole discretion, not to renew this Contract. Either party may terminate this commitment upon 90 days written notice to the other party.

This service provision is contingent upon receipt of funds from the Los Angeles County Department of Health Services to pay for the salaries and benefits of staff, as well as other costs for service provision.

The People Concern has a long history of working with top affordable housing developers to offer attractive, affordable housing paired with recovery-focused supportive services that give individuals homes and opportunities to live independently in the community.

We look forward to partnering with you on this project.

Sincerely,

-----  
John Maceri  
Chief Executive Officer  
June 21, 2019

Terms Agreed  
To By: (signature on following page)

---

John E. Molloy, CEO  
Flexible PSH Solutions, Inc.  
Co--Managing General Partner  
of and Lead Service Provider  
for the Enlightenment Plaza Project

## Flexible PSH Solutions, Inc ;

### ENLIGHTENMENT PLAZA, THE ROSSEAU RESIDENCES SERVICE PLAN

#### GENERAL APPROACH TO THE SERVICES COMPONENT

ENLIGHTENMENT PLAZA is located at 316 N. Juanita, off of Beverly Blvd. and Vermont. The location was a former AT&T Corporation Yard and will be the site of four PSH projects to be developed by Flexible and the Pacific Companies over the next several years' It runs adjacent to the PATH METRO MALL which provides numerous services for the homeless. The Metro Transit Red Line Station, at Beverly and Vermont is less than one block away.

The ROUSSEAU RESIDENCE phase will consist of 57 all-efficiency units. We are committed to providing a supportive, caring and consistent environment for all the residents at the project.

FLEXIBLE PSH SOLUTIONS, INC., it's Board and staff are made up of people who are absolutely committed to the provision of the highest quality services for their tenants. We have a shared belief which is one of the major reasons we have joined with Pacific Partners for this development.

We operate under the principles espoused by the Corporation for Supportive Housing of "Housing First" and "Harm Reduction" with low barrier entrance and ongoing tenant qualifications, all designed to maximize the potential for the most difficult to serve members of the (formerly) homeless population and to keep them safely housed for the long term.

Our operating philosophy is that even if we end up contracting out for a certain amount of the services, **THE BUCK STOPS WITH US, AS OWNERS AND CO-MANAGING GENERAL PARTNERS, IN TERMS OF ASSURING THE RIGHT MIX OF SERVICES FOR OUR TENANTS**, which is the reason why we assume the role of Lead Service Provider in all of our projects.

At the ENLIGHTENMENT PLAZA our campus will include facilities for case management, mental health services, independent living skills programs, occupational therapy, substance abuse programs, job training and more.

While no tenant will be mandated to participate, our programs will reflect our philosophy that no one is limited in what they can accomplish. We will therefore be including in entrepreneurial possibilities for our tenants in every phase of our operations. For example, ENLIGHTENMENT PLAZA will have an employee /resident valet parking service which will be run by the residents with all proceeds going to a fund which they will manage. Our ON SITE amphitheater will be the center of our campus utilized for resident movie nights under the stars, performances by professionals and the residents in a variety of mediums, all of which will be designed to provide a healthy, fun atmosphere within the complex, but which will also be **DESIGNED TO MAXIMIZE EXPOSURE TO JOB OPPORTUNITIES IN LA;s MOST CREATIVE INDUSTRY**. We have also pioneered a plan to get the Jewish Free Loan Association to make Micro-'loans to any of our tenants who are seeking a fresh start in business.

We will have one or several OF OUR OWN, HIGH LEVEL, EXPERIENCED project administrators stationed at each of our developments to ensure services are appropriate for our tenants. These KEY STAFF POSITIONS will not be funded by Prop H funding but rather FLEXIBLE PSH SOLUTION INC. OWN RESOURCES. Our goal is to meet each individual where they are and on a sufficiently frequent basis to ensure all services align with each person's needs. As owners, we will work closely with DMH and our DMA Appointed/Approved provider(s) to provide the best individualized services for each tenant.

## **TARGET POPULATION**

The ROSSEAU RESIDENCES will provide 57 EFFICIENCY units which will be 100% rent subsidized and eligible for NPLH tenants. We intend to apply for 100% of the funding for Section 8 and VASH from HACLA and/or the VA (WHICH HAS ALREADY APPROVED OUR PROJECT FOR OCCUPATION BY VETERANS --- see attached letter). However, in the event they do not award us that funding, we will have to rely on DMH.

The target population for these units will be single adults experiencing chronic homelessness OR an unaccompanied individual with a disabling condition who has had at least four episodes of homelessness in the past three years. Our goal is to welcome everyone, more specifically individuals with special needs, disabling conditions such as serious mental health and/or chronic medical conditions, developmental disabilities, physical disabilities and substance abuse issues, HIV/ AIDS, or co-occurring disorders. Individuals that are high utilizers of the county hospital and other department services will also be targeted for these units. Additional criteria within this target population will also be met as described below in the Coordinated Entry System section.

## **SERVICE APPROACHES SPECIFIC TO THE POPULATION**

**TENANT SELECTION PLAN AND COUNTY DEPARTMENT REFERRALS** through the Coordinated Entry System will match tenants with the units. These referrals will fold into the property management tenant selection plan and be the pool of potential residents from which units will be filled. Our commitment is to welcome everyone, more specifically individuals with special needs, disabling conditions such as serious mental health and/or chronic medical conditions, developmental disabilities, physical disabilities and substance abuse issues, HIV/AIDS, or co-occurring disorders. Individuals that are high utilizers of the county hospital and other department services will also be targeted for these units.

## **CONTRACT SERVICE PROVIDER(S)**

Supportive services for the project will be provided through Measure H funds and the DMH provider list for SPA 4. Our case managers, mental health service providers and substance abuse program will all be on-site enabling residents to receive ongoing support.

## **SERVICE APPROACH**

Each resident will be provided case management services as well as mental health services. A Housing First approach will be utilized coupled with integrated supportive services focused on the whole person. Providing integrated services allows for a wide range of mental health, substance abuse, medical and functional needs of the resident to be addressed simultane-

ously and directly by the on-site case managers or coordinated with the appropriate community provider.

All services emphasize enhancing the resident's quality of life, housing stabilization, and include community building activities and events to help residents develop a local support network. This combination of intensive and integrated supportive services, community building, and ongoing communication with residents allows service staff to identify warning signs and resolve tenant issues before they become criticals through mediation and service referrals.

### **DESCRIPTION OF SERVICES**

The primary point of contact for residents will be on-site staff, Landlords/property managers, and community service providers will be on-site to ensure that sufficient services and activities are available to meet residents' needs. All service staff will be trained in evidence-based interventions and other case management approaches emphasizing housing stabilization, self-sufficiency and skill building, aging in place interventions, mainstream benefits assistance, peer advocacy, wellness, recovery, and community integration. Such evidence based practices and approaches include Critical Time Intervention (CTI), Harm Reduction, Motivational Interviewing, and Recovery focused psychosocial interventions.

All service coordination and intervention strategies will be centered on a Harm Reduction and Recovery-focused approach, thereby allowing opportunities for residents to engage in lower-risk, health enhancing activities.

### **SERVICES PROVIDED AT THE FACILITY WILL INCLUDE:**

**Orientation & Needs Assessment:** An intake with each resident will occur first to identify the types of services and activities that would benefit clients needs. Upon move-in, each resident will meet with the on-site service staff for a new tenant orientation introducing them to the building and community. During this orientation and throughout the tenure of the residency, service staff will encourage and support the participation in a monthly tenant council meeting. Called RESIDENT ROUND-UP. This council is critical to the developments success as it is a place where tenants can take ownership of their community. Moreover, the on-site valet parking service will be entirely facilitated by residents with the goal of them taking ownership and operating it on their own. All monies earned will go into a tenant fund whereby residents will vote on how they want to utilize it.

- **Integrated Care:** FLEXIBLE PSH SOLUTIONS, INC. will adhere to an integrated care service model designed to improve and better coordinate care for chronically homeless individuals.
  - **Case management:** Measure H funded case managers will be on-site. All services and interventions strategies will be centered on a harm reduction and recovery-focused approach, thereby allowing opportunities for residents to engage in lower-risk, healthier activities. Based on the resident's initial needs survey, case management staff will develop an Individual Service Plan (ISP) identifying the resident's barriers, establishing short- and long-term goals, and outlining the steps necessary to achieve those goals. Throughout the resident's tenancy, and at a minimum monthly, staff will meet with the tenant to review his/her progress toward the goals established in the ISP, develop additional goals, and assess strategies to address potential barriers as they arise.

- **Mental Health Care:** Mental health services will be provided by on-site service staff coordinated with SPA 4 Measure H funded community mental health providers . On-site mental health services include bio-psychosocial assessments, triage and psychiatric assessment and medication referral, individual and group therapy, crisis intervention and WRAP planning (Wellness Recovery Action Planning). All service staff will receive training in mental health first aid—which helps staff identify, understand, and respond to risk factors and warning signs of mental health problems and substance
- abuse—to ensure they are equipped to respond in the event of a crisis. Residents requiring more intensive mental health services will be connected with specialists as needed.
- **Substance Abuse Treatment:** Using a Stages of Change and Harm Reduction approach, service staff is equipped to recognize the range of options and interventions needed to help individuals achieve their substance abuse treatment and recovery goals. Substance Abuse treatment services delivered directly by service provider staff includes; individual counseling and support using a motivational interviewing approach, individual and group meetings that address recovery planning and relapse prevention strategies, dual recovery (DRA) based facilitated groups, outpatient and in-patient provider referral and treatment options. If these services do not meet the need of the tenants, additional substance abuse treatment services will be brought in on-site or a warm handoff will be provided to link the tenant to the level of substance abuse treatment desired.
- **Community Building:** The on-site staff will partner with local community organizations such as the faith groups, creative and performing arts groups, schools and individual volunteers to develop an extensive calendar of recreational and educational activities to foster a sense of community within the building and engage residents with the surrounding neighborhood. There will be theatre classes, plays, musical performances and various exhibits in our amphitheater to enhance the community experience.

Residents have the option to participate in crafts, tenant council meetings, a quarterly tenant newsletter, volunteer locally, participate in the community garden, senior activities, local neighborhood council meetings, faith groups, holiday celebrations, movie nights, game nights and book clubs. A monthly calendar will be posted in all public areas advertising on- and off-site activities to the building's residents. Tenants will be encouraged to become a Resident Ambassador whereby they represent and advocate on behalf of the other residents at regular meetings with staff and property management.

- **Transportation Planning:** As part of case management services, service coordinators will assist with mainstream transportation. We are one block from the Vermont/Beverly Metrolink and Metro station.
- **Eviction Prevention:** Housing stabilization and retention are the primary goals for each tenant. Providing information and learning opportunities to prevent lease violations and evictions is critical to helping residents reintegrate into the community; however, when

lease violations and/or non-payment of rent are identified, case managers will immediately begin working with the tenant to identify specific issues or barriers that may be affecting the tenant's ability to comply with lease regulations or pay rent, and then connect the resident to necessary services to help overcome the issue. In the event of rental arrears, **FLEXIBLE PSH SOLUTIONS, INC.** has established a revolving loan fund to provide tenants with short-term rental assistance in order to prevent an eviction. **OUR GOAL** is to never evict, but always, re-house every tenant

**FLEXIBLE PSH SOLUTIONS, INC.** strictly adheres to non-discrimination policies, and places a high-priority on providing sensitive and culturally appropriate services to every individual who comes through its doors. All staff members will receive training on providing services that are sensitive to issues of race, gender, sexual orientation, and varying levels of physical and mental disabilities. **FLEXIBLE PSH SOLUTIONS, INC.** embraces a Board approved zero tolerance policy for discriminatory or otherwise judgmental behaviors.

### **OBJECTIVES**

The general goals of this service plan are to assist tenants in 1) maintaining stable housing, 2) increase skills and/or income, 3) achieve self-determined life goals.

### **OUTCOMES**

The following outcome objectives will be established and progress tracked on a monthly basis for formerly homeless tenants:

- **Outreach and Engagement:**
  - Support service staff will conduct outreach to 100% of the tenants within the first week.
  - 90% of all tenants will engage at least twice a month within 6 months of residency.
  
- **Residential Stability**
  - 95% of tenants will remain in housing for at least 6 months
  - 90% of tenants will remain in housing for at least 1 year
  
- **Eviction Prevention Program:**
  - 100% of tenants who have not paid rent on time, or who have been formally notified regarding any other lease violation, will be offered supportive services;
  - 90% of those who engage in services will establish a written plan that remedies late payment of rent and/ or lease violation.
  - 90% of those who develop a plan will remain in housing for at least 90 days without being evicted.
  
- **Increased skills and/or income:**

- 100% of tenants who enter without any income will receive individualized assistance identifying and applying for entitlement and government assistance programs for which they are eligible
- 90% of those listed above will be enrolled in eligible government benefits programs within 12 months

**Self-Determination:**

- Within 2 weeks of moving in, 100% of PSH tenants will develop an individualized service plan, which establishes goals and objectives and identifies activities leading to their accomplishments.



CSH Headquarters  
61 Broadway, Suite 2300  
New York, NY 10006

April 22, 2019

Flexible PSH Housing Solutions  
316 N. Jaunita,  
Los Angeles, CA 90004

**Subject: CSH Quality Supportive Housing endorsement for Enlightenment Plaza**

Dear Beth Lucas,

CSH is pleased to endorse Enlightenment Plaza as high quality supportive housing that meets the predevelopment quality standards of projects ultimately seeking CSH Quality Certification.

Quality Supportive Housing provides a foundation for housing stability, employment, mental and physical health, and school attendance. Supportive housing also helps build strong, healthy communities by improving the safety of neighborhoods, beautifying city blocks with new or rehabilitated properties, and increasing or stabilizing property values over time.

The CSH Quality Endorsement for supportive housing is presented to project sponsors planning to develop supportive housing who submit supporting documentation that CSH determines demonstrates a commitment to the Dimensions of Quality Standards across all project components.

CSH staff have reviewed supporting documentation for Enlightenment Plaza and found that it meets national Quality Standards. Documentation reviewed for Quality Endorsement includes mission statement, board roster, neighborhood amenities, community management plan, project vision, site plans & architectural drawings, partner roles, development & operating proformas, property management plan, tenant selection plan, services plan, memoranda of understanding, written agreements, and other critical planning documents. A full list of CSH Quality Endorsement indicators reviewed can be found in Attachment A.

Sincerely,

A handwritten signature in cursive script that reads "Liz Drapa".

Liz Drapa  
Vice President, Field Operations & Consulting, CS

## Attachment A: List of Indicators Identified in Supporting Documentation



Development Name Status: MEETS CSH QUALITY STANDARDS FOR ENDORSEMENT	
Indicator	Indicator Requirements
Tenant-Driven Planning	During the project planning process, at least one individual representing the target tenant population meets, has met, or the project plans to meet regularly with the supportive housing project team.
	During the project planning process, there has been or there are plans for at least one focus group with members of the targeted tenancy.
	There are multiple documented plans of how tenant feedback is, and will continue to be incorporated into the supportive housing project.
Commitment to Supportive Housing Goals	There are written goals and/or targeted tenant outcomes for the supportive housing project.
	The project will have a reliable method for collecting and reviewing data on the targeted tenant outcomes.
Necessary Amenities	Each unit will have its own private bathroom and kitchen. Kitchens will include basic cooking appliances such as refrigerator, stove, microwave, etc.
	Tenants will have access to common space either on or off-site for tenant-initiated events such as potlucks or game nights.
	Based on the household composition of the planned target population, there will be an adequate number of bedrooms.
	Sharing of bedrooms by non-related, single, adult tenants will not be required.
	The housing unit will provide adequate living space for essential daily activities, such as cooking, eating, sleeping and studying.
Location	Tenants can easily access a wide array of amenities on their own (grocery stores, community centers, health clinics, etc.).
	In locations where this is not feasible, the project will have a plan to assist tenants in accessing needed resources. Applicants will leave blank if not applicable.
Physical Accessibility	There will be a system in place to ensure that any needed accommodations are requested and completed prior to tenant move-in.
Roles and Responsibilities	There are written descriptions of each supportive housing partner's role, including, at minimum, the project sponsor, housing and/or property manager and supportive services provider. These descriptions detail the responsibilities of each partner.

## Attachment A: List of Indicators Identified in Supporting Documentation



	Written descriptions will be reviewed and revised annually by all partners.
Communication	There are regular forums for all partners to discuss the status of the project, their roles and the coordination of their efforts.
	There are established procedures for communication between scheduled meetings.
Appearance	The scale, appearance, design, maintenance and quality of the building(s) will be consistent with the neighborhood and reflect local community standards.
Capital Funding	The project will have a commitment, either through funding restrictions or through the presence of a mission-focused owner, to keep the units affordable. Note that affordability is defined as having tenants pay no more than 30% of their rent, for most communities. In some communities where the cost of living is high, affordability may be defined as 50%. CSH staff must obtain local guidance/recommendations in order to give credit for 50%.
Operating Funding	The operating budget includes long-term operating subsidies or a rent reserve sufficient to meet operational costs for the supportive housing units while maintaining affordable tenant rents.
	The operating budget will include a recurring replacement reserve to repair/replace major systems that is consistent with state housing finance agency or other funder standards.
Tenant Education	The Property Management plan will require the management company to provide residents an orientation introducing them to the housing unit, neighborhood, and their rights and responsibilities as leaseholders as part of the move-in process.
	The Services Plan will include services that provide opportunities for tenants to build their skills after initial move-in including workshops/sessions offered regularly either in-house or through outside linkages.
Tenant Feedback	The Property Management or Services Plan will indicate that a tenant satisfaction survey will be administered on an annual basis.
	The Property Management or Services Plan will indicate that there will be at least one focus group conducted with tenants on an annual basis.
	The Property Management or Services Plan indicates that there will be a tenant council or another tenant-led group that meets regularly with the supportive housing project partners.
	Information gathered from the tenant-led group will be shared with the board of directors.

**Attachment A: List of Indicators Identified in Supporting Documentation**



Housing First	The Tenant Selection Plan and all written policy and procedures will state that the eligibility criteria for the supportive housing meet the minimum that the funder(s) or landlord requires (without additional criteria imposed).
	The Tenant Selection Plan and all written policy and procedures will not require sobriety as an eligibility requirement to enter the supportive housing.
	The Tenant Selection Plan and all written policy and procedures will not require medication compliance as an eligibility requirement to enter the supportive housing.
	The Tenant Selection Plan and all written policy and procedures will not require participants to participate in services as an eligibility requirement to enter the supportive housing.
	The Tenant Selection Plan and all written policy and procedures will not require a minimum income as an eligibility requirement to enter the supportive housing.
Application Process	There are (existing, or plans for) outreach protocols and designated staff assigned to find households after receiving referrals.
	The housing application and screening processes will be fully accessible to persons with disabilities.
	Appropriate, reasonable accommodations and necessary supports will be provided, as needed, during the application and screening processes.
	The housing application will be separate from any service needs assessment and will not request detailed clinical information.
	There will be a timely and clearly stated process for the approval or denial of housing applications and appeals
	There will be an established system for staff to communicate with tenants during the application process and to track and retain documentation.
	The supportive housing application and intake processes will ONLY include the minimum number of questions needed to determine tenant eligibility, such as those required by funders.



# **EXHIBIT C**



## APPLICATIONS:

### APPEAL APPLICATION

#### Instructions and Checklist

**Related Code Section:** Refer to the City Planning case determination to identify the Zone Code section for the entitlement and the appeal procedure.

**Purpose:** This application is for the appeal of Department of City Planning determinations authorized by the Los Angeles Municipal Code (LAMC).

#### A. APPELLATE BODY/CASE INFORMATION

##### 1. APPELLATE BODY

- Area Planning Commission   
  City Planning Commission   
  City Council   
  Director of Planning  
 Zoning Administrator

Regarding Case Number:

VTT-82798

Address 317-345 North Madison Avenue,  
 Project Address: 312-328 North Juanita Avenue, 3812-  
 3838 Oakwood Avenue

Final Date to Appeal:

Last Day to Appeal: March 13, 2020

##### 2. APPELLANT

**Appellant Identity:**  
(check all that apply)

- Representative   
  Property Owner  
 Applicant   
  Operator of the Use/Site  
 Person, other than the Applicant, Owner or Operator claiming to be aggrieved

Person affected by the determination made by the Department of Building and Safety

- Representative   
  Owner   
  Aggrieved Party  
 Applicant   
  Operator

##### 3. APPELLANT INFORMATION

Appellant's Name:

GEORGE KALMAN

Company/Organization:

Mailing Address:

P.O. BOX 25850

City:

Los Angeles

State:

CA

Zip:

90025

Telephone:

310 828 1456

E-mail:

EleanorKalman@AOL.COM

a. Is the appeal being filed on your behalf or on behalf of another party, organization or company?

Self

Other: \_\_\_\_\_

b. Is the appeal being filed to support the original applicant's position?

Yes

No

## 4. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

## 5. JUSTIFICATION/REASON FOR APPEAL

a. Is the entire decision, or only parts of it being appealed?  Entire  Part

b. Are specific conditions of approval being appealed?  Yes  No

If Yes, list the condition number(s) here: \_\_\_\_\_

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal       How you are aggrieved by the decision  
 Specifically the points at issue       Why you believe the decision-maker erred or abused their discretion

## 6. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

X Appellant Signature: George Keilman Date: 3/9/20

### GENERAL APPEAL FILING REQUIREMENTS

## B. ALL CASES REQUIRE THE FOLLOWING ITEMS - SEE THE ADDITIONAL INSTRUCTIONS FOR SPECIFIC CASE TYPES

### 1. Appeal Documents

a. **Three (3) sets** - The following documents are required for each appeal filed (1 original and 2 duplicates)  
Each case being appealed is required to provide three (3) sets of the listed documents.

- Appeal Application (form CP-7769)  
 Justification/Reason for Appeal  
 Copies of Original Determination Letter

### b. Electronic Copy

Provide an electronic copy of your appeal documents on a flash drive (planning staff will upload materials during filing and return the flash drive to you) or a CD (which will remain in the file). The following items must be saved as individual PDFs and labeled accordingly (e.g. "Appeal Form.pdf", "Justification/Reason Statement.pdf", or "Original Determination Letter.pdf" etc.). No file should exceed 9.8 MB in size.

### c. Appeal Fee

- Original Applicant - A fee equal to 85% of the original application fee, provide a copy of the original application receipt(s) to calculate the fee per LAMC Section 19.01B 1.  
 Aggrieved Party - The fee charged shall be in accordance with the LAMC Section 19.01B 1.

### d. Notice Requirement

- Mailing List - All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC  
 Mailing Fee - The appeal notice mailing fee is paid by the project applicant, payment is made to the City Planning's mailing contractor (BTC), a copy of the receipt must be submitted as proof of payment.

**SPECIFIC CASE TYPES - APPEAL FILING INFORMATION**

**C. DENSITY BONUS / TRANSIT ORIENTED COMMUNITES (TOC)**

**1. Density Bonus/TOC**

Appeal procedures for Density Bonus/TOC per LAMC Section 12.22.A 25 (g) f.

**NOTE:**

- Density Bonus/TOC cases, only the *on menu or additional incentives* items can be appealed.
- Appeals of Density Bonus/TOC cases can only be filed by adjacent owners or tenants (must have documentation), and always only appealable to the Citywide Planning Commission.

- Provide documentation to confirm adjacent owner or tenant status, i.e., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, drivers license, bill statement etc.

**D. WAIVER OF DEDICATION AND OR IMPROVEMENT**

Appeal procedure for Waiver of Dedication or Improvement per LAMC Section 12.37 I.

**NOTE:**

- Waivers for By-Right Projects, can only be appealed by the owner.
- When a Waiver is on appeal and is part of a master land use application request or subdivider's statement for a project, the applicant may appeal pursuant to the procedures that governs the entitlement.

**E. TENTATIVE TRACT/VESTING**

**1. Tentative Tract/Vesting** - Appeal procedure for Tentative Tract / Vesting application per LAMC Section 17.54 A.

NOTE: Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.

- Provide a copy of the written determination letter from Commission.

**F. BUILDING AND SAFETY DETERMINATION**

- 1.** Appeal of the *Department of Building and Safety* determination, per LAMC 12.26 K 1, an appellant is considered the **Original Applicant** and must provide noticing and pay mailing fees.

**a. Appeal Fee**

- Original Applicant - The fee charged shall be in accordance with LAMC Section 19.01B 2, as stated in the Building and Safety determination letter, plus all surcharges. (the fee specified in Table 4-A, Section 98.0403.2 of the City of Los Angeles Building Code)

**b. Notice Requirement**

- Mailing Fee - The applicant must pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt as proof of payment.

- 2.** Appeal of the *Director of City Planning* determination per LAMC Section 12.26 K 6, an applicant or any other aggrieved person may file an appeal, and is appealable to the Area Planning Commission or Citywide Planning Commission as noted in the determination.

**a. Appeal Fee**

- Original Applicant - The fee charged shall be in accordance with the LAMC Section 19.01 B 1 a.

**b. Notice Requirement**

- Mailing List - The appeal notification requirements per LAMC Section 12.26 K 7 apply.
- Mailing Fees - The appeal notice mailing fee is made to City Planning's mailing contractor (BTC), a copy of receipt must be submitted as proof of payment.

**G. NUISANCE ABATEMENT**

1. **Nuisance Abatement** - Appeal procedure for Nuisance Abatement per LAMC Section 12.27.1 C 4

NOTE:

- Nuisance Abatement is only appealable to the City Council.

**a. Appeal Fee**

Aggrieved Party the fee charged shall be in accordance with the LAMC Section 19.01 B 1.

2. **Plan Approval/Compliance Review**

Appeal procedure for Nuisance Abatement Plan Approval/Compliance Review per LAMC Section 12.27.1 C 4.

**a. Appeal Fee**

Compliance Review - The fee charged shall be in accordance with the LAMC Section 19.01 B.

Modification - The fee shall be in accordance with the LAMC Section 19.01 B.

**NOTES**

*A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.*

*Please note that the appellate body must act on your appeal within a time period specified in the Section(s) of the Los Angeles Municipal Code (LAMC) pertaining to the type of appeal being filed. The Department of City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.*

This Section for City Planning Staff Use Only		
Base Fee:  89.00	Reviewed & Accepted by (DSC Planner):  D. Henderson	Date:  3-10-2020
Receipt No:	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

March 9, 2020

**APPEAL RE: (hereafter known as The Kalman Appeal)**

**Vesting Tentative Tract Map No. 82798**

**Related Case: CPC-2019-5596-**

**GPAJ-ZCJ-SP-SPP-SPR**

**Address: 317-345 North Madison Ave.**

**312-328 North Juanita Ave., 3812-**

**3838 Oakwood Ave.**

**Planning Area: Wilshire**

**Specific Plan: Vermont/Western Station**

**Neighborhood Area Plan (SNAP);**

**Subarea D (Light Industrial/Commercial)**

**Zone: M1-1**

**Council District: 13**

**CEQA: ENV-2019-5597-SE**

**Legal Description; Lots 1-6, 12-15, FR 19**

**(Arb 1) FR 19 (Arb 2) FR 19 (Arb 4), FR 19,**

**(Arb 5), and FR 19 (Arb 6); Block V, Dayton**

**Heights Tract.**

**From:**

**Eleanor Kalman; George J. Kalman**

**P.O. Box 25850**

**Los Angeles. CA 90025**

**Tel: 310 828 1456**

**Fax: 310 828 7546**

**THIS APPEAL IS MADE ON THE FOLLOWING GROUNDS:**

**This project cannot and should not be exempt from CEQA because:**

- 1. The high density of the project needs more parking**
- 2. The project does not guarantee the housing of the neighborhood homeless.**
- 3. The department of Building and Safety has not reviewed the complexities Of this project and it's compounding problems related to the problems created and Problems not dealt with by the operating company, PATH.**

## Page 2. The Kalman Appeal

**This project cannot and should not be permitted because:**

- 1. The hauling route is using Beverly Blvd.  
Beverly Blvd. is a high traffic area that supports many small businesses.**
- 2. The small businesses would be highly impacted by the use of such trucks**
- 3. The parking, which is grossly limited would be wrongfully impacted.**

**This project cannot and should not be permitted because:**

- 1. The operating company has in the past not been responsible to the neighborhood.**
  - a. They attract the homeless**
  - b. They attract the mentally ill.**
  - c. They make their profit on both of the above.**
  - d. They do not provide the relief needed by both of the above**
  - e. The neighborhood in which they operated in the past have grown in:**
    - 1. Crime**
    - 2. More homelessness**
    - 3. Catastrophic debris and human feces**
    - 4. Decreased business for the small businesses in the neighborhood**
  - f. The neighborhood does not have the medical support for the physically and mentally ill persons this project attracts.**
- 2. The project uses "Prefabricated housing units" thereby avoiding the union costs of Development.  
The project does not use local construction firms instead, out of state firms  
The project will have a look of a prison and in many ways will become a prison  
For those who reside in it.**
- 3. The proposed map will not be consistent with applicable general and specific plans  
The size of this project is totally outside of anything in the area  
The land use is M1-1 and not for a prison like 454 unit residential holding with  
Less than 26 parking spaces.  
The argument that those people using this type of facility do not have need for  
Parking fails when account is made for those homeless living in their cars.**
- 4. The site is physically not suitable for the proposed density of development  
  
To have 454 permanent units for extremely low income, very low income and low  
Income persons in this area, make this project not suitable.  
To have an influx of units without proper parking makes the site not physically  
Usable. The 376 units of low income (ability to pay rent between 1400 and 2100.  
Per month would be those persons who probably own some vehicle. But this  
Project has just 23 parking with 5 managers' units.  
In addition all units would be applicable to either Hud or Section 8 assistance.  
Thus the profit for the developer and operating partner.**

**While attracting more homeless people, this project completely rejects any tents or Homeless living on the project's grounds, but defers those to the neighborhood. This will increase the needs of the neighborhood for**

- Police surveillance**
- Rubbish Collection**
- Prevention of Illegal Drug Sales**
- Health Department problems**

**The plan is to let loose thousands of very poor people without proper supervision. The area is small dwelling units, and small shops. None have the money for lawyers to defend them.**

**The Applicant lists a number of times that he plans to permanently house the neediest people here. According to statistics, the mentally ill comprise about 50 to 75 % of the homeless. Unfortunately those very people should be in a hospital, getting treatment and constant supervision. The applicant wants to make money on those people without providing what they really need, under the guise of governmentally paid housing.**

**Path started in this area and because it is very lucrative for them, they want to extremely expand their operations with this project that after it is built with develop the surrounding neighborhood into a "SKID ROW" while the government pays for it. This will ruin the life of the people and the businesses in the area.**

**Submitted on Master Appeal Form No. CP-7769  
At the  
West Los Angeles, Development Services Center  
1828 Sawtelle Blvd.  
2<sup>nd</sup> Floor  
Los Angeles, CA 90025**

a. April 22, 2020

**Appeal of Approval of Project**

Project site: 312-328 N. Juanita Ave., 3812-3838 W. Oakwood Ave., and 317-345 N. Madison Ave,

Case: No. CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR

CEQA No. ENV-2020-2497-SCEA

ENV-2019-5597-SE

Meeting Scheduled: May 14, 2020  
After 8:30 a.m.

Applicant: Flexible PSH Solutions, Inc.

Attention: Hagu Solomon-Cary, Senior City Planner  
200 N. Spring St. Room 621  
Los Angeles, CA 90012  
[hagu.solomon-cary@lacity.org](mailto:hagu.solomon-cary@lacity.org)

This area is one of small shops and stores and here and there, small homes. Since there was no one with money to hire lawyers to protect the area from PATH, it began its business in the area. The community was totally unorganized, small entities, not capable of standing up. It was very convenient and easy for Path to move in. After Path came, it brought to the neighborhood endless problems. Unfortunately the community is still the same; small, poor and unorganized and incapable of mounting a defense against this catastrophe.

We protest the proposed project on the following grounds:

1. There should be an environmental impact study made to:  
Address the impact of having a project that attracts more homeless individuals to the neighborhood
2. There should be an environmental impact study made to:  
Address the lack of parking spaces assigned, even though many homeless live in cars and would have car parking needed
3. There should be an environmental impact study made to:  
Address the lack of grocery shopping in the area that would be needed for the tenants who do not have cars and for those who could not afford to pay for transportation.
4. Although this project specifically calls for placement of low income tenants, it would not allow homeless persons to reside on it's grounds in tents etc. Yet it would attract more homeless persons to the neighborhood.
5. An organization gained a foothold in this community and because it did, more homeless persons keep coming into the community. .  
Instead the community becomes increasingly vandalized and crime increases.  
See photos of large vandalized fence and gun shot hole in window. These incidents have increased.
6. There should be an environmental impact study made to:  
Address the statement that the project describes: "will not intrude into the surrounding area." Instead, we know, because of past performances, it will OVERWHELM THE ENTIRE AREA.
7. There should be an environmental study made to: address the issue of support for the mentally ill and addicted persons who, it has been factually proven, comprise the

CASE NO:

CPC-2019-5596-GPAJ-ZCJ-SP-SPP-  
SPR

homeless, in large percentages. At this time there is no medical, psychiatric or social service support for these large numbers of chronically ill persons.

8. The homeless are not guaranteed any of the units in this project. Instead, the very low income, extremely low income and low income persons. Many of the homeless have no income. Because of this, and because this project has no guarantee to provide for the homeless and because this project has no guarantee to provide for the homeless, already in the neighborhood, **THIS PROJECT SHOULD BE DENIED.**

For all the above reasons, we are in opposition to this project and appeal its approval.

Signed:

*Eleanor Kalman, George Kalman*

Kalman Family Trust

Eleanor and George Kalman

G.E. Realprop, LP

P. O. Box 25850

Los Angeles, CA 90025

Tel: 310 828 1456

Fax: 310 8287546

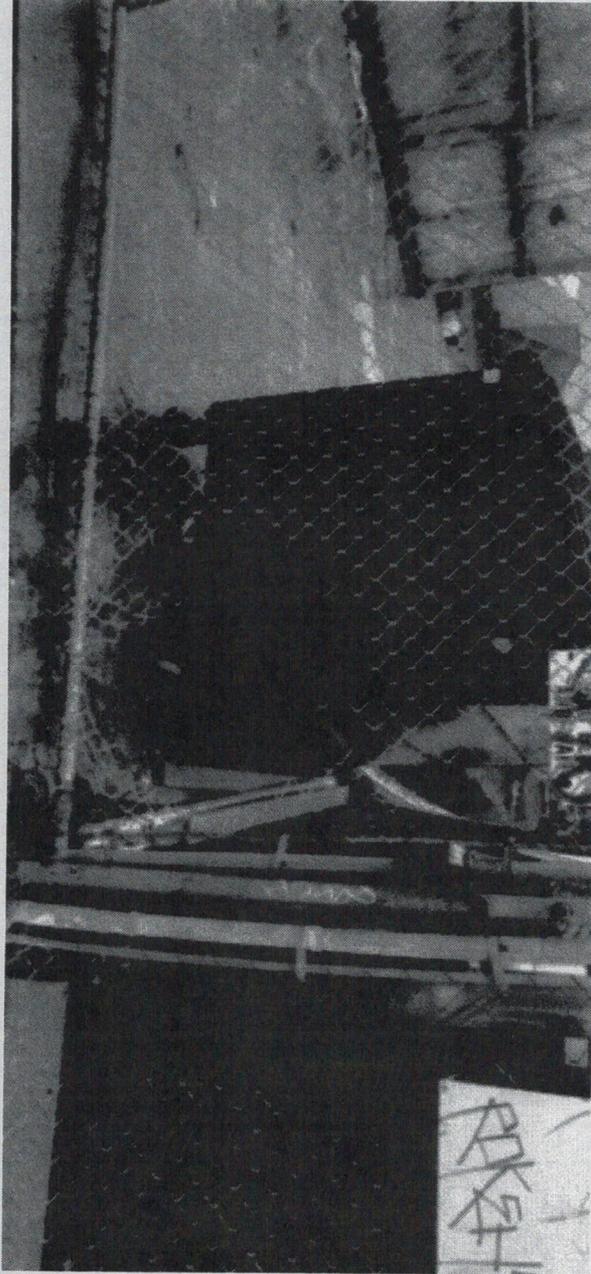
Email: [GRealproperties@aol.com](mailto:GRealproperties@aol.com)

CASE NO:

CPC-2019-5596-GPAJ-ZCJ-SP-SPP-  
SPR

CASE NO.

CPC-2019-5596-GPAJ-ZCJ-SP-SPP-  
SPR



CASE NO.  
CPC-2019-5596-GPAJ-ZCJ-SP-SPP-  
SPR



[Empty rectangular box]

Keep as New Reply Reply All Forward Delete Spam More ▾

3708 Beverly fence

Aol  
99+  
CPC-2019-5596-GPAJ-ZCJ-SP-SPP-  
SPR

CASE NO

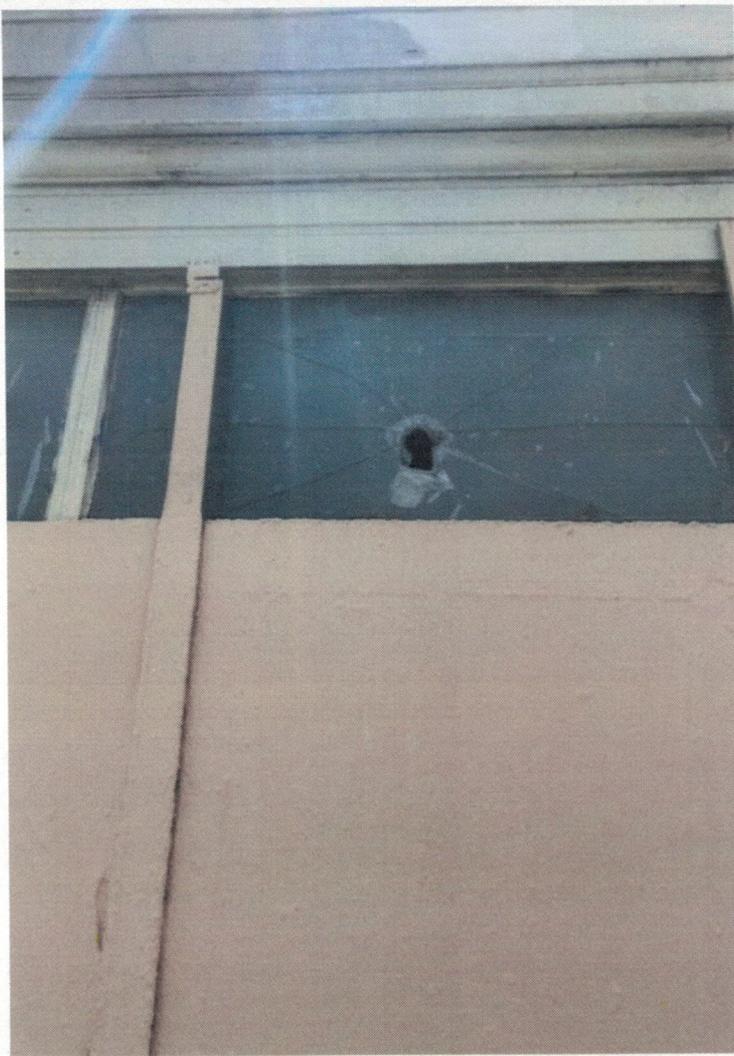
01.txt (23 B)

99+  
1 Attached Images



12  
Reply Reply All Forward

- ☰
- 📅
- ☑



CASE # CPC-2019-5596-6PAJ-ZCJ-SP-SPP-SP