

STAFF REPORT
As of: January 10, 2018

433 Vermont Apartments
433 South Vermont Avenue
Los Angeles, CA 90020

New Construction
Council District No: 10

PROJECT DESCRIPTION

433 Vermont Apartments will be the new construction of 72 units for low-income seniors and special needs population. The 72 units will consist of 57 One Bedroom units, 14 Two Bedroom units, and 1 Two Bedroom market rate manager's unit.

The project will also include approximately 1,034 SF of resident community space, a 347 square foot onsite gym, and 3,549 square feet of podium level open courtyard, exclusively for the residents. The ground floor of the building will be designated as community recreation space to be operated and maintained by the YMCA. The project will include 12,500 square feet of community recreation space. This includes two community spaces, a concession room, an office, as well as a meeting room.

433 Vermont Apartments project will serve three separate senior subpopulations, all of whom are 62 years or older. 18 of the units will target individuals who are chronically homeless. An additional 18 units will serve homeless seniors that currently utilize service from the County of Los Angeles, and 35 units will serve low income seniors without any additional restrictions or special needs.

On-site supportive services will be provided by The People Concern (formerly OPCC/LAMP). Services will include: case management and service coordination; volunteer coordination; community building, social, and recreational activities, including resident council; outreach and engagement of residents; assistance with independent living skills, including money management; linkages to mainstream resources, healthcare, dental care, substance abuse, and mental health services; and self-help groups/peer services.

PROJECT FINANCE SUMMARY

In addition to the Proposition HHH Permanent Supportive Housing Loan Program (HHH) loan, the proposed financing is comprised of a conventional loan, funding from the County of Los Angeles, and tax credit equity from the sale of 9% Low Income Housing Tax Credits (LIHTC) funds and State Housing Tax Credits from the California Tax Credit Allocation Committee (CTCAC).

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The project will be owned by a tax credit Limited Partnership with Western Community Housing as the Managing General Partner, and a to-be-determined tax credit investor as the limited partner.

PERMANENT FUNDING SOURCES

Source	Amount
HHH	\$7,200,000
Permanent Loan Tranche A	\$1,840,002
DHS Overhang Loan Tranche B	\$3,992,988
PBV Overhang Loan Tranche B	\$890,382
County Donated Land	\$6,850,000
County CDC	\$1,500,000
County SNHP	\$2,175,000
AHP	\$710,000
Deferred Developer Fee	\$62,971
Tax Credit Equity	\$23,667,786
Total	\$ 48,889,129

AFFORDABILITY STRUCTURE

Unit Type	Mgrs.	30% AMI	40% AMI	45% AMI	50% AMI	60% AMI	Total
0 Bedroom		0	0	0	0	0	0
1 Bedroom		34	0	0	23	0	57
2 Bedroom	1	2	0	0	1	11	15
Total	1	36	0	0	24	11	72

FUNDING RECOMMENDATION

An HCIDLA HHH funding commitment of up to \$7,200,000 is recommended. The project is competing for a 9% Tax Credit Allocation. HCID funds will represent \$100,000 per unit and 14.7% of the total development cost. The HCID funding is leveraged with conventional financing, funding from the County of Los Angeles, and tax credit equity.

Prepared By: Los Angeles Housing and Community Investment Department