

STAFF REPORT
As of: January 9, 2018

PATH Villas Montclair
4220 Montclair Street
Los Angeles 90018

New Construction
Council District No: 10

PROJECT DESCRIPTION

Located on a vacant site in the Jefferson Park neighborhood, PATH Villas Montclair is a five-story permanent supportive housing development of 45 studio apartments and one two-bedroom manager's unit. Of the 45 units, 23 will be reserved for individuals experiencing chronic homelessness, and 22 will be reserved for individuals experiencing homelessness with special needs.

Amenities in the residential units include a refrigerator, kitchen sink, stovetop, storage cabinet and a full bathroom. A community room, supportive service and property management offices, bicycle storage, and 21 ground-level parking spaces will be situated on the first floor. An outdoor courtyard and covered terrace will be located on the second floor in the center of the structure, with the residential units on the second through fifth floors. A shared laundry facility will be located on the fourth floor.

PROJECT FINANCE SUMMARY

In addition to the Proposition HHH Permanent Supportive Housing Loan Program (HHH) loan, the proposed financing is comprised of a loan from the Community Development Commission of the County of Los Angeles (LACDC), a conventional loan, equity from the sale of 4% Low Income Housing Tax Credits (LIHTC), deferred developer fee, and General Partner equity.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

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

PERMANENT FUNDING SOURCES

Source	Amount
HHH-Housing	\$9,900,000
LACDC	3,000,000
Permanent Loan	1,387,009
Tax Credit Equity	10,605,032
Deferred Developer Fee	1,110,458
General Partner Equity	100
Total	\$26,002,599

AFFORDABILITY STRUCTURE

Unit Type	Mgrs.	30% AMI	40% AMI	45% AMI	50% AMI	60% AMI	Total
0 Bedroom		23	0	0	22	0	45
1 Bedroom		0	0	0	0	0	0
2 Bedroom	1	0	0	0	0	0	1
Total	1	23	0	0	22	0	46

FUNDING RECOMMENDATION

An HCIDLA HHH funding commitment of up to \$9,900,000 is recommended. The project will apply for non-competitive 4% LIHTC in an upcoming tax credit allocation round. HCID funds will represent \$215,217 per unit and 38.1% of the total development cost. The HCID funding is leveraged with conventional financing and tax credit equity.

Prepared By: Los Angeles Housing and Community Investment Department