



Affordable Housing Update

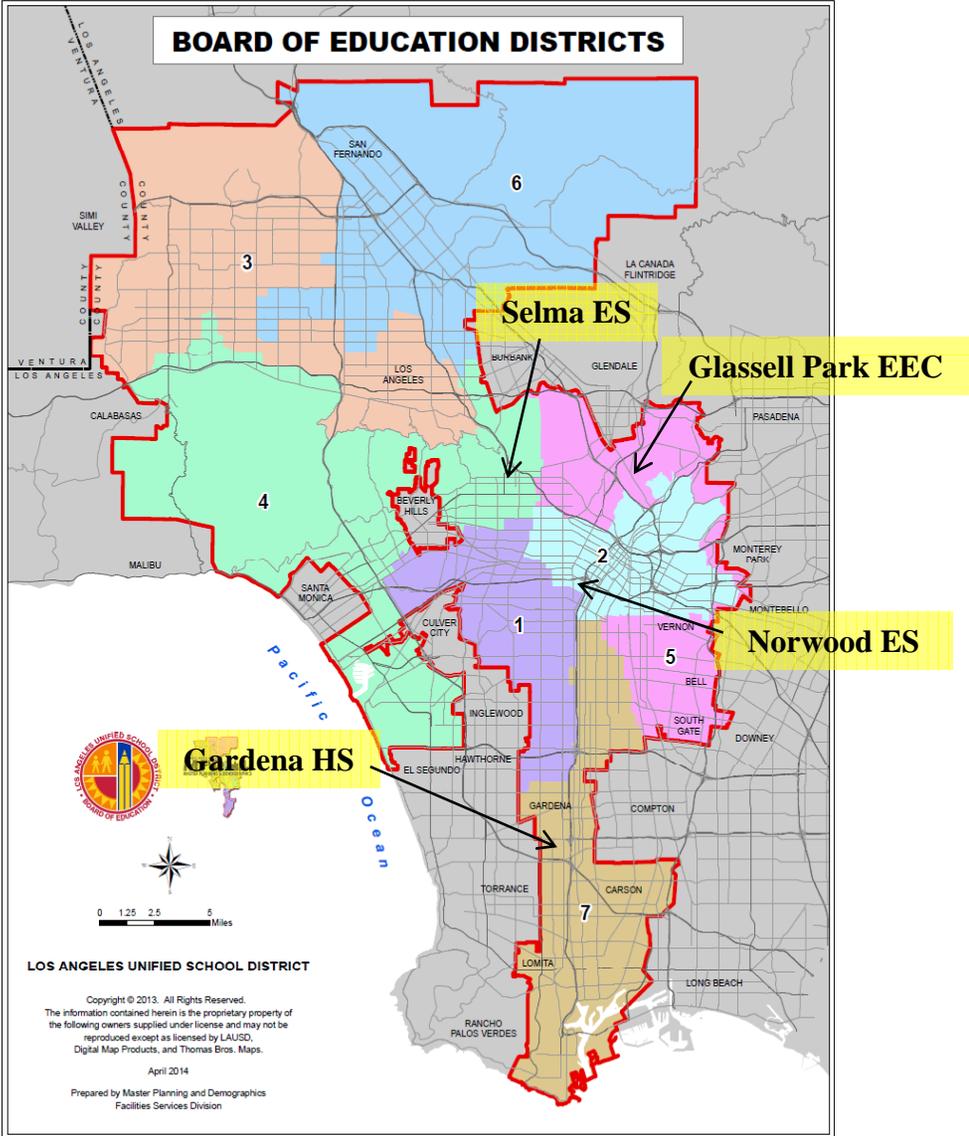


Budget, Facilities and Audit Committee
May 22, 2014

Overview of Affordable Housing Projects

Site	Issuance of RFP	Executed Agreements	Developer	Total Number of Units	Preference for District Staff
Glassell Park EEC	2005	2008	Abode Housing	50	No
Gardena High School	2008	2009	Bridge Housing	90	Yes - 100% of Units
Selma Elementary School	2008	2010	Abode Housing	66	Yes - 50% of Units
Norwood Elementary School	2009	2011	Thomas Safran & Associates	29	Yes - 100% of Units

Locations of Affordable Housing Projects



Rio Vista Apartments at Glassell Park EEC

COMPLETED

- Joint-Use Development that Included an Early Education Center, Affordable Housing, and Shared Use Parking Garage and Community Room
- 1.35 Acres on District-owned Land
- Board Approved Affordable Housing Developer – Abode
- 50 Units; 2-3 Bedrooms, Affordable Housing
- Completed in 2011 – Fully Occupied
- *Not* Intended as Workforce Housing
- Awarded “Outstanding Housing Project” by the U.S. Green Building Council of Los Angeles

Rio Vista Apartments at Glassell Park EEC



Site Plan



Workforce Housing ~ 3 Projects

Initiated in 2008 with the Intent to:

- Provide housing to help the District attain and retain teachers and staff
- Maximize the value of underutilized assets and generate revenue
- Create campus and community amenities

Sage Park Housing Adjacent to Gardena High School

2008 - BOE approves issuance of Request for Proposals

2009 - BOE approves Bridge Housing and authorizes staff to enter into Agreements

2009 - Development and Lease Agreements executed

Selma Community Housing Adjacent to Selma Elementary School

2008 - BOE approves issuance of Request for Proposals

2009 - BOE Approves Abode Communities and authorizes staff to enter into Agreements

2010 - Development and Lease Agreements executed

Norwood Learning Village Adjacent to Norwood Elementary School

2009 - BOE approves issuance of Request for Proposals

2009 - BOE Approves Abode Communities and authorizes staff to enter into Agreements

2011 - Development and Lease Agreements executed

Sage Park Housing at Gardena HS



Sage Park Housing at Gardena HS

- Board approved affordable housing developer – Bridge
- 3.5 Acres - former fallow agricultural area on north edge of Gardena HS campus
- 90 Low-income housing units, 1- 3 Bedrooms
- Joint/Shared Uses:
 - Joint-Use Facility with 2 multi-purpose rooms and outdoor patio
 - Community gardens
 - Instructional area and obstacle training course for LAPD's Juvenile Impact Training program
- Construction to complete by Fall 2014
- Leasing to commence in Summer 2014
 - Outreach to District staff for Advance Notice

Anticipated Rents & Income Qualifications

Anticipated Rental Rates Per Unit Type

Bedrooms	Monthly Rent
1	\$428 - \$866
2	\$510 - \$1060
3	\$586 - \$1,222

Anticipated Income Qualifications

Household Size	Minimum Income	Maximum Income
1	\$17,130	\$34,260
2	\$19,560	\$39,120
3	\$22,020	\$44,040
4	\$24,450	\$48,900
5	\$26,430	\$52,860
6	\$28,380	\$56,760
7	\$30,330	\$60,660

*Proposed rent and income limits subject to change.

Selma Community Housing at Selma ES



Selma Community Housing at Selma ES

- Board approved affordable housing developer – Abode
- 1.17 acres – District owned parking lot across street from Selma ES
- 66 units, 1- 3 Bedrooms, 100% Affordable Housing
 - LAUSD Leasing Preference on 50% of the Units
- Joint/Shared Use
 - Parking structure – 50 spaces for Selma ES
 - Additional revenue available by leasing parking after hours
- Project Schedule
 - Projects entitlements have been approved by City
 - Developer submitting applications for financing and tax credits
 - Construction will commence after financing is obtained
 - Anticipated Completion 2016

Norwood Learning Village (USC Area)



OAK STREET

BUILDING 1
CRAFTSMAN

BUILDING 2
CRAFTSMAN

BUILDING 3
DUTCH COLONIAL

BUILDING 4
DUTCH COLONIAL

BUILDING 5
CRAFTSMAN



21st STREET

BUILDING 1
CRAFTSMAN



20th STREET

BUILDING 5
CRAFTSMAN

BUILDING 6
CRAFTSMAN



REAR

BUILDING 6
CRAFTSMAN

BUILDING 4
DUTCH COLONIAL

BUILDING 3
DUTCH COLONIAL

BUILDING 2
CRAFTSMAN

BUILDING 1
CRAFTSMAN

Norwood Learning Village at Norwood ES

- Board approved affordable housing developer – Thomas Safran & Assoc.
- 0.7 acres – District-owned parking lot across street from Norwood ES
- 29 units; One, Two and Three Bedroom, 100% Affordable Housing
- Joint/Shared Use
 - Parking structure – 40 spaces for Norwood ES
- Project Schedule
 - Project entitlements are in final stages of approval by City
 - Developer anticipates submitting applications for financing and tax credits 2014
 - Construction will commence after financing is obtained
 - Anticipated Completion 2016 pending approval of entitlements and financing