



**CITY OF PASADENA
AND
PASADENA UNIFIED SCHOOL DISTRICT**



CONCEPTUAL AFFORDABLE HOUSING PROJECTS ON PASADENA UNIFIED SCHOOL DISTRICT SITES

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ITEM NO. 7



CITY OF PASADENA AND PASADENA UNIFIED SCHOOL DISTRICT



Joint Use Development

Development of affordable housing, for renters or first time homebuyers, on school district-owned sites for income eligible faculty and staff and the general public.

The development may or may not include facilities for school district use (e.g. education, maintenance, offices, parking).

Rio Vista Apartments
3000 Verdugo Road, Los Angeles, CA 90065

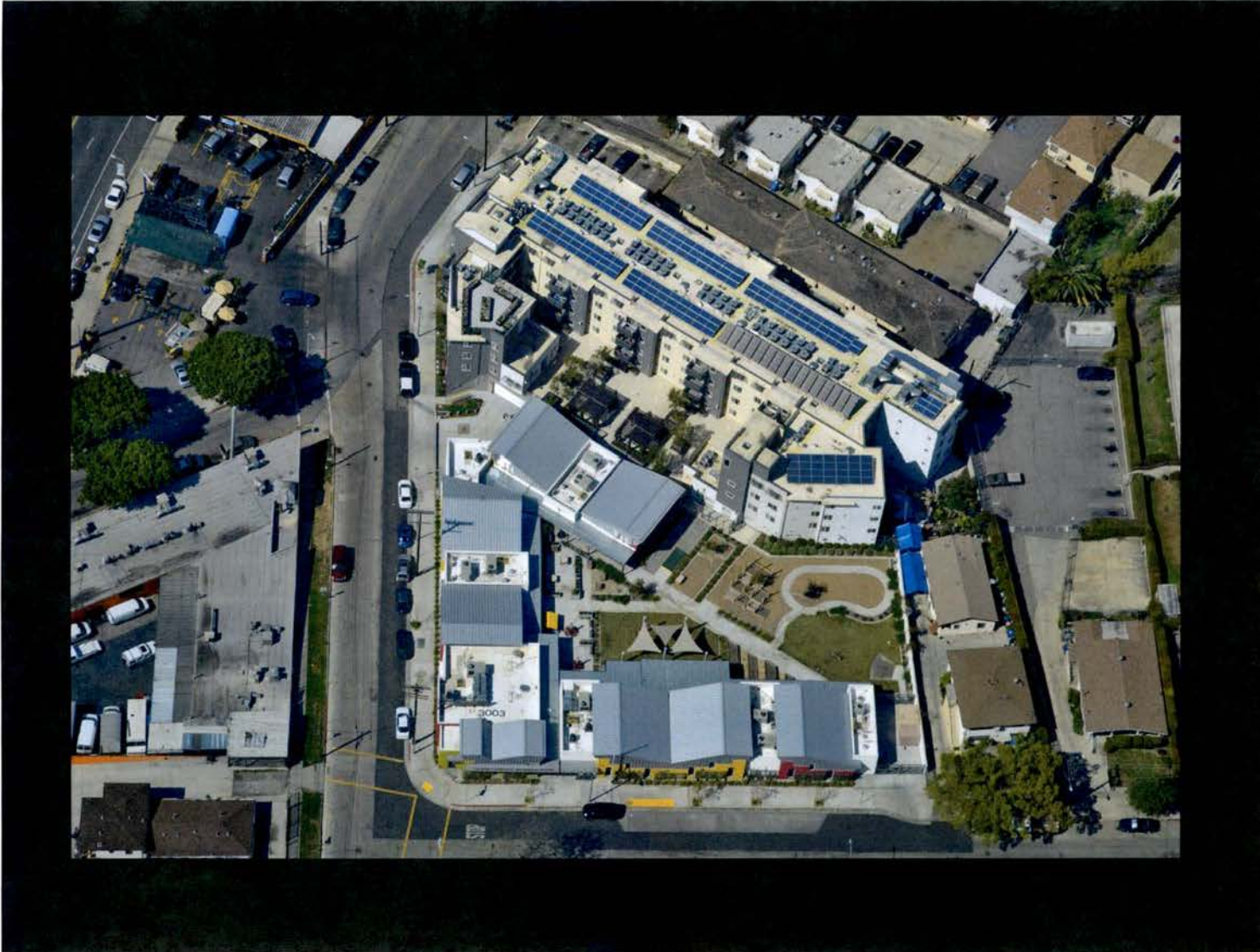


Rio Vista Apartments, in the northeast neighborhood of Glassell Park, is the first joint-use development in the County of Los Angeles to co-locate affordable housing with an Early Education Center on Los Angeles Unified School District (LAUSD) surplus land. The development is rated LEED® for Homes Platinum and exceeds California Title 24 Standards by 40 percent. The residential component was designed and developed by Abode Communities, while the Early Education Center was designed by Gonzalez Goodale Architects and developed by LAUSD. This innovative and unique urban infill development serves as a national model, made possible due to a 66-year ground lease to Abode Communities from LAUSD.



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| Type | Family Housing, New Construction |
| Size | 62,949 square feet, residential 1,441 square feet, common area |
| Units | 50, ranging from two- to three-bedrooms |
| Parking | 60 residential; 54 school district |
| Resident Profile | Families earning between 30% and 60% of Area Median Income |
| Amenities | Resident resource center, computer lab, laundry, central courtyard, community rooftop garden |
| Architecture | Modern residential within industrial context |
| Services | "Learning & Leadership" youth after-school program, adult capacity building, community development and engagement and health and green living workshops; and housing retention support |
| Financing | American Recovery & Reinvestment Act, California Department of Housing & Community Development, Catholic Healthcare West, Community Foundation Land Trust, Federal Home Loan Bank of San Francisco, Los Angeles Housing Department, Los Angeles Unified School District, U.S. Bancorp Community Development Corporation, U.S. Bank |
| Cost | \$28.4 million |
| Complete | November 2011 |
| Awards | USGBC LEED for Homes Outstanding Affordable Project USGBC-LA Sustainable Innovation Award in Sustainable Sites WegoWise Most Energy Efficient and Most Water Efficient Building |





Sage Park Apartments, Los Angeles, CA



Sage Park is a partnership between BRIDGE Housing, the Los Angeles Unified School District and the Los Angeles Housing and Community Investment Department.

Affordable Units / Total Units: 90 / 90
Original Project Value: \$28,000,000

Sage Park Apartments offers 90 affordable rental homes for families on a 3.5-acre site located on the north side of the Gardena High School campus. Amenities include a fitness room, community room, laundry facilities, a community garden and landscaped courtyards. Sage Park Apartments is designed to achieve LEED Silver designation. Adjacent to Sage Park, the partnership developed additional community amenities, including a Joint Use Facility and an obstacle training course that will be used by the LAPD for its Juvenile Impact Training Program.

Architect: Steinberg Architects

General Contractor: Portrait Construction

Financial Partners: Los Angeles Unified School District, Los Angeles Housing and Community Investment Department, California Tax Credit Allocation Committee, Bank of America Merrill Lynch, California Community Reinvestment Corporation, New Generation Fund



BUILDING SUSTAINING LEADING

Paseo at COMM22, San Diego, CA



Co-developed by BRIDGE and MAAC, in partnership with San Diego Unified School District, Paseo at COMM22 provides 130 affordable apartment homes for families.

Affordable Units / Total Units: 130 / 130
Original Project Value: \$54,000,000 (Infrastructure and Family Housing phases)

Located within a four-acre, former SDUSD maintenance facility site, Paseo at COMM22 is part of a transit-oriented, master-planned community in the Logan Heights neighborhood of San Diego that also includes Victoria at COMM22, a 70-unit affordable housing property for seniors. Consisting of one-, two- and three-bedroom apartments, the community also includes 13 one-bedrooms of supportive housing that are filled on a referral basis.

Amenities include onsite laundry, interior light wells for fresh air and light, a community room, a conference room, an arts and crafts room, an outdoor courtyard for residents, and an open plaza between buildings with public art. The development also includes 13,000 square feet of ground floor retail/commercial space. Paseo at COMM22 is certified as LEED for Homes - Platinum.

Architect: MVE + Partners

Contractors: Cannon Constructors (Housing), Hazard Construction (Infrastructure)

Financial Partners: San Diego Unified School District, City of San Diego/Civic San Diego, San Diego Housing Commission, California Department of Housing and Community Development, California Housing Finance Agency, County of San Diego Behavioral Health Services, California Pollution Control Finance Authority, SANDAG, Bank of America Merrill Lynch



BUILDING SUSTAINING LEADING

Selma Community Housing

1603 - 1619 N. Cherokee Avenue, Los Angeles, CA 90028



Recognizing there is limited access to affordable housing for its teachers and staff, Los Angeles Unified School District (LAUSD) enlisted Abode Communities as joint-use developer in co-locating affordable housing adjacent to Selma Elementary School to maximize land resources for public benefit. This transit-oriented development is in the heart of Hollywood, only a short walk to the Hollywood and Highland Metro Red Line station.

The development will provide leasing priorities for 50% of the units to LAUSD employees in an effort to increase employee retention within the school district. Upon completion, the development will offer 66 years of housing affordability for those individuals and families earning a median income between \$24,900 and \$49,800 per year for a household of four.



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| Type | Family Housing, New Construction |
| Size | 79,218 square feet, residential 1,133 square feet, common area |
| Units | 66, ranging from one to three bedrooms |
| Parking | 117 parking spaces, shared among residents and LAUSD staff – Staff parking made available to public during after-school hours |
| Resident Profile | Families earning between 30% and 60% of Area Median Income |
| Amenities | Resident resource center, computer lab, laundry, central courtyard with tot lot, landscaped rooftop terrace |
| Architecture | Modern art deco |
| Sustainability | Anticipated LEED® for Homes Silver |
| Services | "Learning & Leadership" youth after-school program; adult capacity building; community development and engagement; health and green living workshops; and housing retention support |
| Financing | Abode Communities Housing Fund, California Community Foundation, California Department of Housing and Community Development TOD Housing Program, Dignity Health, Los Angeles Housing and Community Investment Department, Federal Home Loan Bank of San Francisco Affordable Housing Program, Union Bank |
| Cost | \$52.9 million |
| Complete | June 2018 |





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Eligible Incomes

| Household Size | Extremely Low Income | Very Low Income | Low Income | Moderate Income |
|----------------|----------------------|-----------------|------------|-----------------|
| 1 | \$17,950 | \$29,900 | \$47,850 | \$54,450 |
| 2 | \$20,500 | \$34,200 | \$54,650 | \$62,220 |
| 3 | \$23,050 | \$38,450 | \$61,500 | \$70,000 |
| 4 | \$25,600 | \$42,700 | \$68,300 | \$77,750 |
| 5 | \$28,410 | \$46,150 | \$73,800 | \$83,950 |
| 6 | \$32,570 | \$49,550 | \$79,250 | \$90,200 |





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Risks

- Tie up land long term
- Not all units can be reserved for PUSD
- Standard development risks
 - Entitlements
 - Financing
 - Construction
 - Sales (homebuyer projects only)
 - Long Term Operations



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Benefits

- Using under-utilized land for the good of the school district and City
- Assist with staff and faculty recruitment and retention
- Housing funds can help pay for new more efficient facilities for school district use
- Some long term cashflow (rental projects only)



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- Housing on land leases eventually reverts back to the school district (rental projects only)
- Improves neighborhoods
- Increases security
- Stabilize housing for families of PUSD students
- Could house PUSD homeless students and their families



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Next Steps

- Identify available PUSD site(s)
- Agree on major deal points
 - Rental or Ownership
 - Number of Units
 - Maximum Allowable Income
- Prepare and Issue Request for Proposals
- Enter into a Development Agreement



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- Design & Entitlements
- Financing
- Construction
- Marketing and Lease Up or Sales
- Operations (3-5 years from selection of the developer)