



# Next stop: building communities.

Vermont/Santa Monica  
Joint Development

Planning and Programming  
Committee

July 14, 2021

Legistar File 2021-0380



# Recommendation

## CONSIDER:

AUTHORIZING the Chief Executive Officer (CEO) to execute an amendment to the Purchase and Sale Agreement (PSA) with SMV Housing, L.P. (Developer), an affiliate of LTSC Community Development Corporation (LTSC) to amend the purchase price of approximately 33,682 square feet of real property (Metro Property) adjacent to the Vermont/Santa Monica B (Red) Line Station from \$7,140,000 to \$5,100,000, subject to Federal Transit Administration (FTA) concurrence.

# Site Overview



	Metro Property to be transferred
	Metro Property to be retained
	Developer Property

# Project

- 185 affordable units
  - 91 units restricted to households earning 50% of Area Median Income (AMI) or less
  - 94 units designated for special needs tenants earning 30% of AMI or less
  - affordable for 99 years
- 2 unrestricted managers units
- 69 parking spaces
- 22,000 square feet of ground floor commercial space including on-site supportive services, community space, a federally qualified health clinic, and food court with opportunities for small businesses



# Purchase and Sale Agreement (PSA) Amendment

- Developer must lower total development costs (TDC) in order to be competitive for Low Income Housing Tax Credits and tax-exempt bonds.
- The Developer has exhausted all cost savings options, but TDC remains too high to be competitive.
- Metro Property appraised at \$10,200,000.
- August 2020: Board approved a \$3,060,000 discount (30%) and purchase price of \$7,140,000.
- New proposed purchase price would be \$5,100,000 (50% discount).

# Next Steps

Summer 2021: Execute PSA amendment.

Late 2021/early 2022: Start construction.

Late 2023/early 2024: Construction completion.