

# LADF

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LOS ANGELES DEVELOPMENT FUND

**Special Meeting *of the*  
Governing Board of Directors *and*  
Advisory Board of Directors *of***

**The Los Angeles Development Fund  
*and***

**LADF Management, Inc.**

**December 20, 2016**

**SPECIAL MEETING *of the***  
**GOVERNING BOARD OF DIRECTORS *and* ADVISORY BOARD OF DIRECTORS *of***  
**THE LOS ANGELES DEVELOPMENT FUND *and* LADF MANAGEMENT, INC.**

**DECEMBER 20, 2016**

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  - MAP of 2015-2016 Allocation Awards by State
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  - LADF Project Prioritization Matrix
  - LADF Project Readiness Summary
  - LADF Project Map
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# **Tab 1**

## A G E N D A

### SPECIAL MEETING of the GOVERNING BOARD OF DIRECTORS and ADVISORY BOARD OF DIRECTORS of THE LOS ANGELES DEVELOPMENT FUND and LADF MANAGEMENT, INC.

CITY HALL, ROOM 1070  
200 N. SPRING STREET, LOS ANGELES, CA  
Tuesday, December 20, 2016 | 3:00pm – 4:00pm

	AGENDA ITEM	PRESENTER	TAB
1	Welcome and Call to Order	Rushmore Cervantes	
2	Roll Call	Rushmore Cervantes	
3	Discussion Items	Sandra Rahimi	
	<ul style="list-style-type: none"> <li>Report on NMTC Coalition Annual Conference attendance in Washington D.C.</li> <li>LADF Pipeline Projects</li> </ul>		Tab 2 Tab 3
4	Action Items	Sandra Rahimi	
	<ol style="list-style-type: none"> <li>Request for Authorization of LADF staff to issue a Letter of Interest to provide \$10 Million of New Markets Tax Credit Allocation to <b>Anita May Rosenstein Campus</b> project. LADF will have option to rescind if <b>by February 28, 2017</b> 1) the project has not provided commitment letters from all other financing sources <u>and</u> 2) project has not made substantial progress on all other LADF readiness criteria.</li> <li>Request for Authorization of LADF staff to do <u>ONE</u> of the following: <ol style="list-style-type: none"> <li>issue Letters of Interest to provide \$6 Million of New Markets Tax Credit Allocation each to i) <b>Orthopaedic Institute for Children (OIC)</b> and ii) <b>Impact at PIMA Industrial Campus</b> projects;</li> <li>issue Letter of Interest to provide <u>up to</u> \$10 Million of New Markets Tax Credit Allocation to <b>Orthopaedic Institute for Children (OIC)</b>; <u>OR</u></li> <li>issue Letter of Interest to provide <u>up to</u> \$10 Million of New Markets Tax Credit Allocation to <b>Impact at PIMA Industrial Campus</b>.</li> </ol> <p>In all three scenarios, LADF will have option to rescind if <b>by February 28, 2017</b> 1) the project(s) has/have not provided commitment letters from all other financing sources <u>and</u> 2) the project(s) has/have not made substantial progress on all other LADF readiness criteria.</p> </li> <li>Request for Authorization of LADF staff to issue a Letter of Interest to provide \$10 Million of New Markets Tax Credit Allocation to <b>Budokan of Los Angeles</b> project. LADF will have option to rescind if <b>by April 28, 2017</b> 1) the project has not provided commitment letters from all other financing sources <u>and</u> 2) the project has not made substantial progress on all other LADF readiness criteria.</li> <li>Request for Authorization of LADF staff to issue a Letter of Interest to provide \$10 Million of New Markets Tax Credit Allocation to <b>Jordan Downs Retail Center</b> project. LADF will have option to rescind if <b>by April 28, 2017</b> 1) the project has not provided commitment letters from all other financing sources <u>and</u> 2) the project has not made substantial progress on all other LADF readiness criteria.</li> </ol>		
5	Request for Future Agenda Items	Rushmore Cervantes	
6	Next Meeting Date and Time of Governing Board	Rushmore Cervantes	
	<ul style="list-style-type: none"> <li>Thursday, January 12, 2017 – 3:00 PM to 4:30 PM [<i>Regularly Scheduled</i>]</li> </ul>		
7	Public Comment	Rushmore Cervantes	
8	Adjournment	Rushmore Cervantes	

The LADF's Board Meetings are open to the public. Accommodations such as sign language interpretation and translation services can be provided upon 72 hours notice. Contact LADF @ (213) 922-9694.

**PUBLIC COMMENT AT LADF BOARD MEETINGS** – An opportunity for the public to address the Board will be provided at the conclusion of the agenda. Members of the public who wish to speak on any item are requested to identify themselves and indicate on which agenda item they wish to speak. The Board will provide an opportunity for the public to speak for a maximum of three (3) minutes, unless granted additional time at the discretion of the Board. Testimony shall be limited in content to matters which are listed on this Agenda and within the subject matter jurisdiction of the LADF. The Board may not take any action on matters discussed during the public testimony period that are not listed on the agenda.

# Tab 2

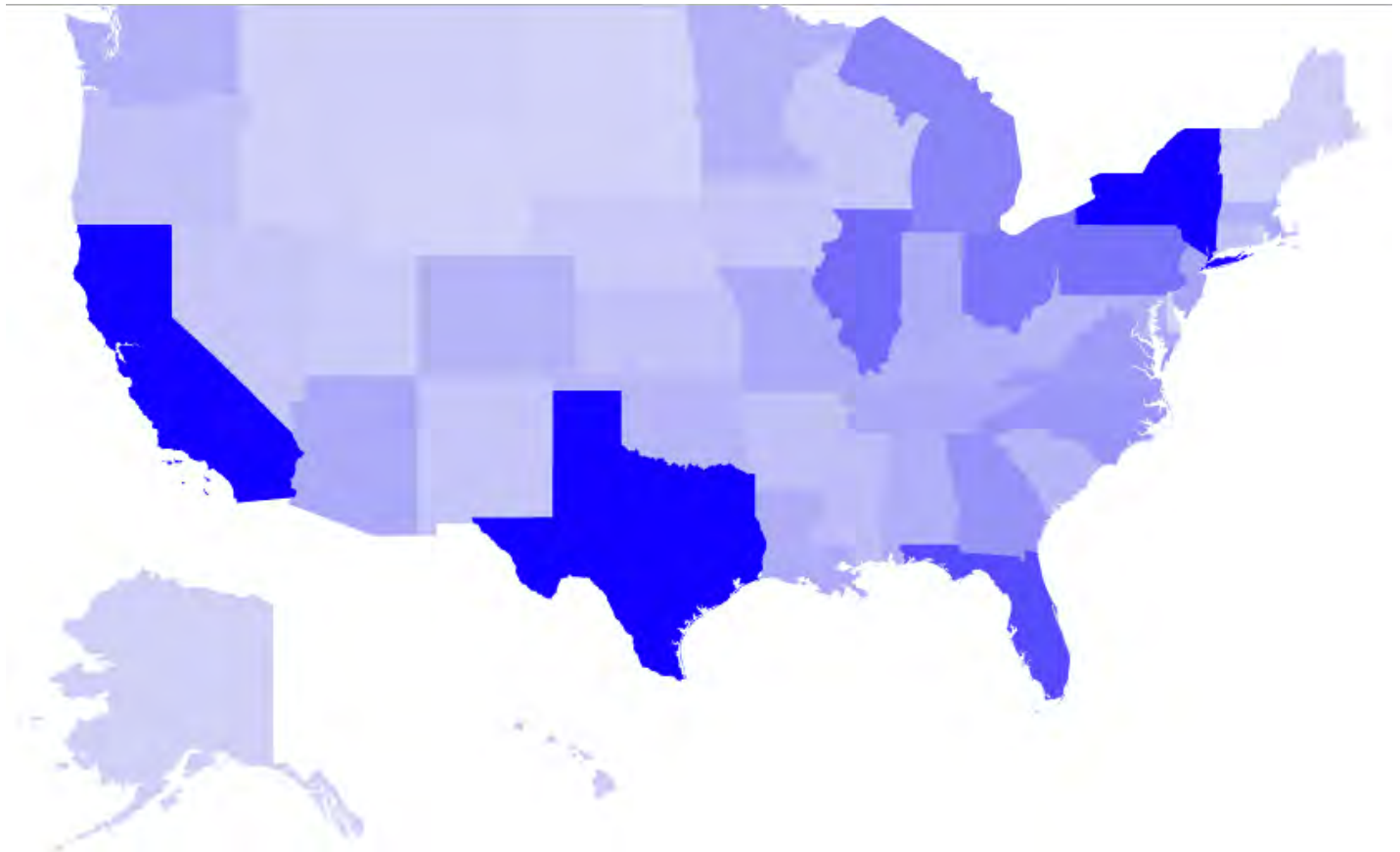


NEW MARKETS  
TAX CREDIT COALITION

## **SUPER ROUND ANALYSIS: WHERE IS THE ALLOCATION TARGETED?**

Last month, the CDFI Fund [awarded \\$7 billion in NMTC allocation](#). Where will that allocation be deployed? We have a decent idea, thanks to new data on state targeting from the CDFI Fund.

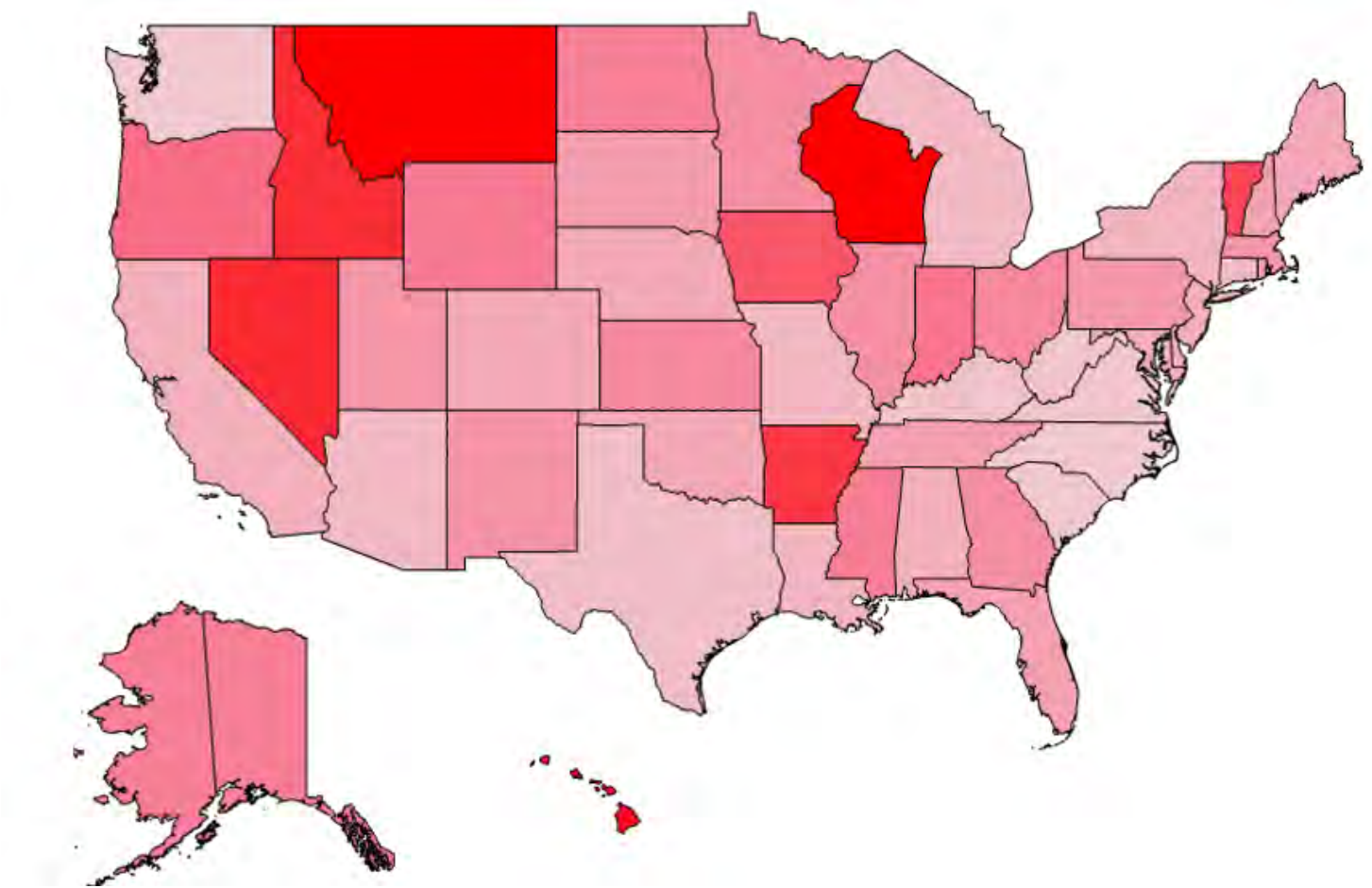
### **Heatmap of 2015/2016 Allocation Targeting**



The heatmap above shows where CDEs are targeting their 2015/2016 allocation. But it tells a misleading story, with high population states receiving more NMTC allocation.

Rather than adjusting on a per capita basis, instead, I divided targeted amount of NMTC allocation by the number of NMTC eligible census tracts in a state ([download the full dataset](#)). That produces this reweighted heatmap.

**Adjusted Heatmap – States Targeted by 2015/2016 NMTC Allocation Round**



In the adjusted map, you can see that the top states are Arkansas, Hawaii, Idaho, Montana, Nevada, and Wisconsin. In fact, we project that Wisconsin will receive more than a million dollars per eligible census tract.

State or territory	Estimated amount targeted by 2016 round award recipients	NMTC Eligible Census tracts	2016 NMTC allocation per eligible census tract
DC	\$ 163,047,619	114	\$ 1,430,242
Wisconsin	\$ 231,601,190	209	\$ 1,108,140
Montana	\$ 62,857,143	84	\$ 748,299
Hawaii	\$ 65,714,286	93	\$ 706,605
Nevada	\$ 133,892,857	212	\$ 631,570
Idaho	\$ 55,714,286	90	\$ 619,048
Arkansas	\$ 185,904,762	315	\$ 590,174
Vermont	\$ 24,166,667	44	\$ 549,242
Iowa	\$ 114,428,571	225	\$ 508,571
Oregon	\$ 129,928,571	293	\$ 443,442
Indiana	\$ 255,648,810	607	\$ 421,168
Wyoming	\$ 12,857,143	32	\$ 401,786
Mississippi	\$ 140,150,794	362	\$ 387,157
Alaska	\$ 22,142,857	58	\$ 381,773
North Dakota	\$ 20,476,190	54	\$ 379,189
Kansas	\$ 97,636,905	285	\$ 342,586
Ohio	\$ 409,666,667	1,196	\$ 342,531
Minnesota	\$ 159,065,476	498	\$ 319,409
Georgia	\$ 300,079,365	943	\$ 318,218
Illinois	\$ 398,625,000	1,263	\$ 315,618
New Mexico	\$ 68,392,857	229	\$ 298,659
Massachusetts	\$ 155,690,476	532	\$ 292,651
Utah	\$ 47,857,143	164	\$ 291,812
Pennsylvania	\$ 345,833,333	1,227	\$ 281,853
South Dakota	\$ 16,428,571	62	\$ 264,977
Rhode Island	\$ 20,952,381	81	\$ 258,671
Tennessee	\$ 160,984,127	637	\$ 252,722
New Hampshire	\$ 24,166,667	96	\$ 251,736
Florida	\$ 362,803,571	1,493	\$ 243,003
Oklahoma	\$ 99,285,714	450	\$ 220,635
Colorado	\$ 104,166,667	480	\$ 217,014
Maine	\$ 24,166,667	112	\$ 215,774
Nebraska	\$ 36,428,571	170	\$ 214,286
Maryland	\$ 117,119,048	578	\$ 202,628
New Jersey	\$ 131,714,286	667	\$ 197,473
Delaware	\$ 15,000,000	77	\$ 194,805
Alabama	\$ 107,293,651	560	\$ 191,596
<b>California</b>	<b>\$ 625,535,714</b>	<b>3,322</b>	<b>\$ 188,301</b>
New York	\$ 353,309,524	2,048	\$ 172,514
Louisiana	\$ 93,809,524	567	\$ 165,449
Missouri	\$ 98,327,381	613	\$ 160,404
Connecticut	\$ 43,095,238	281	\$ 153,364



<b>State or territory</b>	<b>Estimated amount targeted by 2016 round award recipients</b>	<b>NMTC Eligible Census tracts</b>	<b>2016 NMTC allocation per eligible census tract</b>
Arizona	\$ 94,910,714	623	\$ 152,345
Michigan	\$ 161,678,571	1,096	\$ 147,517
Texas	\$ 318,095,238	2,419	\$ 131,499
Kentucky	\$ 65,793,651	547	\$ 120,281
Virginia	\$ 84,222,222	811	\$ 103,850
West Virginia	\$ 48,507,937	470	\$ 103,208
South Carolina	\$ 45,293,651	485	\$ 93,389
Washington	\$ 44,047,619	520	\$ 84,707
North Carolina	\$ 60,293,651	889	\$ 67,822
Puerto Rico	\$ 31,190,476	NA	NA
Virgin Islands	\$ 10,000,000	NA	NA

# Tab 3

# THE LOS ANGELES DEVELOPMENT FUND

## PROJECT PRIORITIZATION MATRIX

PROJECT INFORMATION UPDATED AS OF: 12/19/2016

PROJECT NAME	IN APPLICATION/ NOT IN APPLICATION	ESTIMATED CLOSING	JOB CREATION ( <i>Permanent/Construction</i> )	JOB PAYING 2016 L.A. LIVING WAGES OR BETTER	OTHER COMMUNITY BENEFITS	TOTAL QEI REQUESTED	OTHER CDE INTEREST	ALLOCATION GAP	LADF ALLOCATION REQUESTED	LADF STAFF RECOMMEND- ATION	COUNCIL DISTRICT
X Anita May Rosenstein Campus (LGBT Center)	In Application	Mar-2017	80 / 330	80 (100%)	•COMMUNITY GOODS/SERV •HOUSING UNITS	\$ 43,000,000	\$ 33,000,000	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000	4
Heart of Los Angeles	Not In Application	Mar-2017	10 / 100	Unknown	•COMMUNITY GOODS/SERV	\$ 12,000,000	\$ 12,000,000	\$ -	\$ -	\$ -	10
X Orthopaedic Institute for Children	Not In Application	Apr-2017	50 / 150	45 (90%)	•COMMUNITY GOODS/SERV	\$ 24,000,000	\$ 16,500,000	\$ 7,500,000	\$ 7,500,000	\$ 6,000,000	9
X Impact at PIMA Industrial Campus	Not In Application	Apr-2017	61 / 100	61 (100%) + 239 exist. jobs increased to LW	•ACCESSIBLE JOBS ( <i>LOCAL HIRE</i> ) •FINANCING MINORITY BIZ	\$ 12,000,000	\$ 6,000,000	\$ 6,000,000	\$ 6,000,000	\$ 6,000,000	9
TOTAL									\$ 22,000,000		
X AltaSea Incubator	Not In Application	May-2017	386 / 4,200 (entire AltaSea project)	Unknown	•SUSTAINABILITY ( <i>RESEARCH</i> )	\$ 25,000,000	\$ -	\$ 25,000,000	\$ 8,000,000	\$ -	15
X Broadway & Thomas Health and Wellness Center (formerly Las Villas)	Not In Application	May-2017	50 / 289	Unknown	•COMMUNITY GOODS/SERV	\$ 20,000,000	\$ -	\$ 20,000,000	\$ 10,000,000	\$ -	1
X LA Prep 2.0	Not In Application	May-2017	270 / 30	20-30 (~10%)	•FLEXIBLE LEASE RATES	\$ 25,500,000	\$ 25,500,000	\$ -	\$ -	\$ -	9
X LA Football Club	Not In Application	Jun-2017	301 / 67	84 (28%)	•ACCESSIBLE JOBS ( <i>LOCAL HIRE</i> ) •COMMERCIAL GOODS/SERV •SUSTAINABILITY ( <i>LEED</i> )	\$ 50,000,000	\$ 10,000,000	\$ 40,000,000	\$ 10,000,000	\$ -	9
X Joshua House (Skid Row Housing Trust)	In Application	Jul-2017	36 / 80	36 (100%)	•COMMUNITY GOODS/SERV •SUSTAINABILITY ( <i>LEED</i> ) •ASSOCIATED WITH HOUSING	\$ 22,000,000	\$ 22,000,000	\$ -	\$ -	\$ -	14
X Budokan of Los Angeles	In Application	Aug-2017	20 / 132	20 (100%)	•COMMUNITY GOODS/SERV •SUSTAINABILITY ( <i>LEED</i> ) •FINANCING MINORITY BIZ	\$ 26,500,000	\$ 13,500,000	\$ 13,000,000	\$ 10,000,000	\$ 10,000,000	14
West Angeles Market & Café	Not In Application	Sep-2017	170 / 150	Unknown	•HEALTHY FOOD FINANCING •HOUSING UNITS	\$ 25,000,000	\$ -	\$ 25,000,000	\$ 10,000,000	\$ -	8
X Jordan Downs Retail Center	In Application	Oct-2017	243 / 100	Unknown	•ACCESSIBLE JOBS ( <i>LOCAL HIRE</i> ) •COMMERCIAL GOODS/SERV •HEALTHY FOOD FINANCING •FINANCING MINORITY BIZ •ASSOCIATED WITH HOUSING	\$ 40,000,000	\$ 20,000,000	\$ 20,000,000	\$ 10,000,000	\$ 10,000,000	15
Children's Institute	In Application	2018	25 / Unknown	75 (50%)	•COMMUNITY GOODS/SERV	\$ 40,000,000	\$ -	\$ 40,000,000	\$ 10,000,000	\$ -	15
Lanzit Industrial Park	In Application	TBD	Unknown	Unknown	Unknown	Unknown					15
Proyecto Pastoral	In Application	TBD	Unknown	Unknown	•COMMUNITY GOODS/SERV	Unknown					14
TOTAL									\$ 20,000,000		

# THE LOS ANGELES DEVELOPMENT FUND

## PROJECT READINESS SUMMARY DECEMBER 20, 2016

Project Readiness Criteria:	Form not received						Form not received					
	Anita May Rosenstein Campus	Heart of Los Angeles (HOLA)	Orthopaedic Institute for Children	Impact at PIMA Industrial Campus	AltaSea Job Training Facility	B&T Health and Wellness Center	LA Prep 2.0	LA Football Club	Joshua House	Budokan of LA	West Angeles Market & Café	Jordan Downs Retail Center
a) Site Control	Oct-2014		Completed	2012	Completed	Jan-2012	Mar-2017	08/09/16	06/26/15	Jun-2011		12/21/16
b) Entitlement Process Complete	Jan-2017		Completed	Feb-2016		Jan-2015	By-right	Complete	03/22/16	Dec-2014		
•CEQA Review/EIR Complete	Oct-2016		Phase 1 - Complete	Feb-2016	Completed	Jul-2016	N/A - No new const.	09/17/15	03/22/16	N/A - <50,000 SF		Complete
•30-Day Challenge Period Complete	Nov-2016		Phase 1 - Complete	12/09/16		Aug-2016	N/A	10/17/15	04/06/16	N/A		Complete
c) Design and Pre-Development Complete	Complete		Phase 1 - Complete	95% Complete	Completed	Sep-2013		Complete	11/01/16	Apr-2017 - Plan check submittal		
•GMP construction contract executed with acceptable GC	Feb-2017		Phase 1 - Complete	2013	Completed	TBD	03/01/17	08/08/16	Jun-2017	Aug-2017		Sep-2017
•Construction Drawings Complete	Mar-2017		Phase 1 - Complete	Dec-2016	90% Complete	Oct-2016	02/15/17	Project - May 2017 Stadium - Sept @ 90% CDs with final TBD	Mar-2017	May-2017		Jun-2017
•Value Engineering Complete	Ongoing		Phase 1 - Complete	2015	Completed	N/A	02/15/17	Ongoing	Apr-2017	May-2017		N/A
•Ready-To-Issue Permits	Apr-2017		Phase 1 - Complete	Feb-Mar 2017	Feb-2017	12/30/16	05/15/17	Project - May 2017 Stadium - Jan. 30, 2017	Jul-2017	Aug-2017		Sep-2017
d) Tenant leases executed with terms acceptable for NMTC closing	N/A - Owner Occupied		N/A - Owner Occupied	N/A	Ongoing	Oct-2016	Pre-leasing to begin in late 2017	Leases will comply with NMTC	N/A - Owner Occupied	N/A - Owner Occupied		Apr-2017
e) Legally binding commitments from all other participating lenders, funders, CDEs, and investors (Provide support for other sources being eligible for Leverage Loan funding)	In Process		In Process	Dec-2016	No	HUD 108 - 05/21/13  Amndmt - 02/28/16	01/15/17	In process	Jan-2017	Jan-2017		Jun-2017
f) Outstanding third party issues (ex. SNDA, sublease, third party approvals)	N/A		N/A	In Process	No	N/A	N/A	Approvals required from Goldman Sachs & MLS	N/A	N/A		Jun-2017

LADF STAFF-DETERMINED  
PROJECT READINESS DATE:

Mar-2017	Mar-2017	Apr-2017	Apr-2017	May-2017	May-2017	May-2017	Jun-2017	Jul-2017	Aug-2017	Sep-2017	Oct-2017
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# LADF PROJECTS

PIPELINE

1

Anita May Rosenstein Campus  
(LGBT Center)

2

Heart of Los Angeles (HOLA)

3

Orthopaedic Institute for  
Children (OIC)

4

Impact at PIMA Industrial  
Campus

5

AltaSea Incubator

6

Broadway & Thomas Health  
and Wellness Center

7

LA Prep 2.0

8

LA Football Club

9

Joshua House

10

Budokan of Los Angeles

11

West Angeles Market & Cafe

12

Jordan Downs Retail Center

13

Children's Institute

TRACK RECORD

1

YWCA GLA Urban Campus

2

Food4Less - Store 1

3

Food4Less - Store 2

4

Food4Less - Store 3

5

Food4Less - Store 4

6

One Santa Fe

7

Anderson Munger YMCA

8

Dream Center

9

Bobrick Manufacturing

10

Discovery Science Center of  
LA

11

La Kretz Innovation Campus

12

LA Prep / Kitchen

City of LA Council Districts

Bob Blumenfield

Curren D. Price Jr.

David Ryu

Felipe Fuentes

Gilbert Cedillo

Herb J. Wesson Jr.

Joe Buscaino

Jose Huizar

Marqueece Harris-Dawson

Mike Bonin

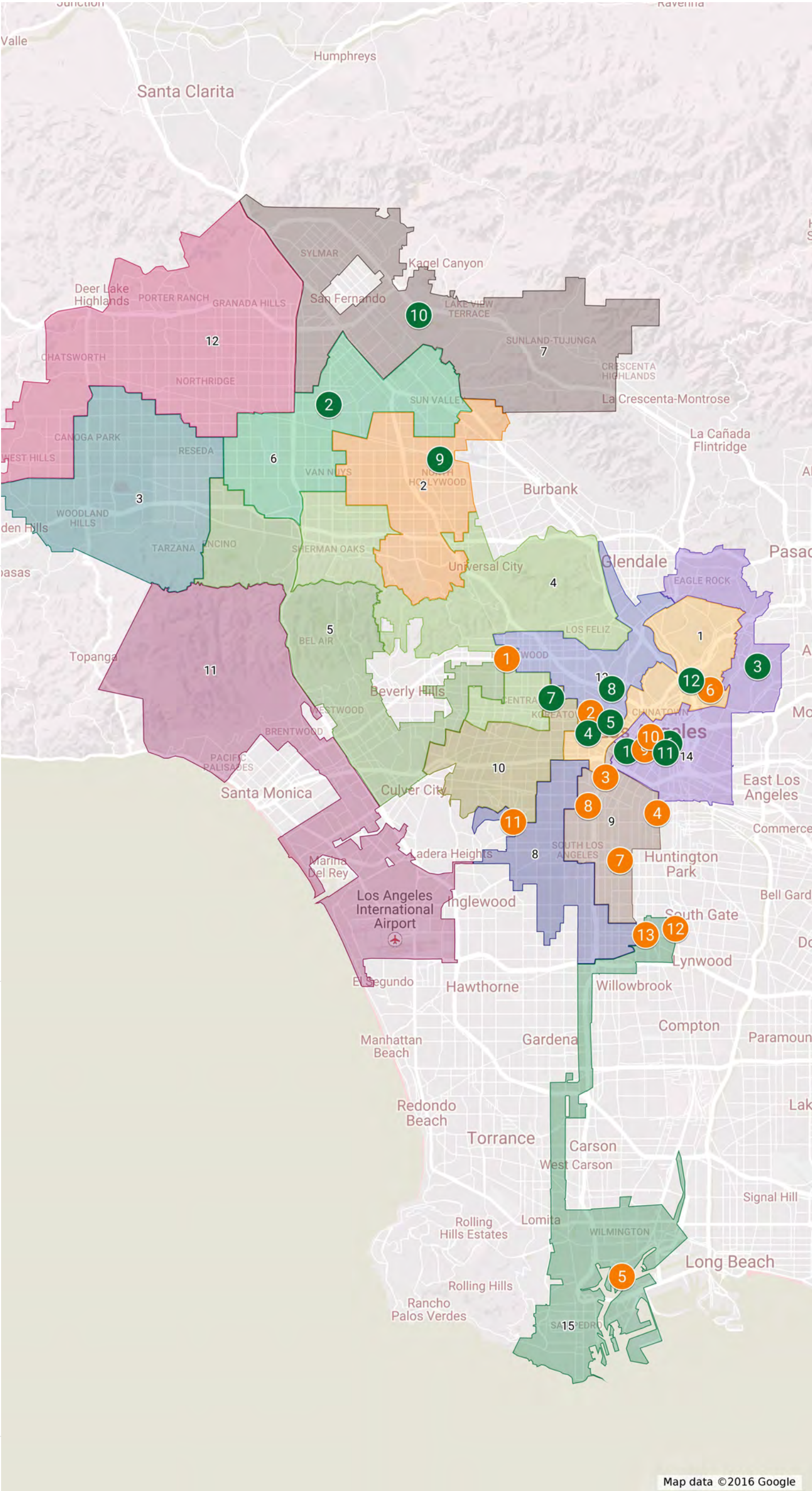
Mitch O'Farrell

Mitchell Englander

Nury Martinez

Paul Koretz

Paul Krekorian



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# LADF

LOS ANGELES DEVELOPMENT FUND

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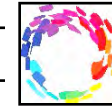
## PIPELINE PROFILES

LADF Board Meeting  
December 20, 2016

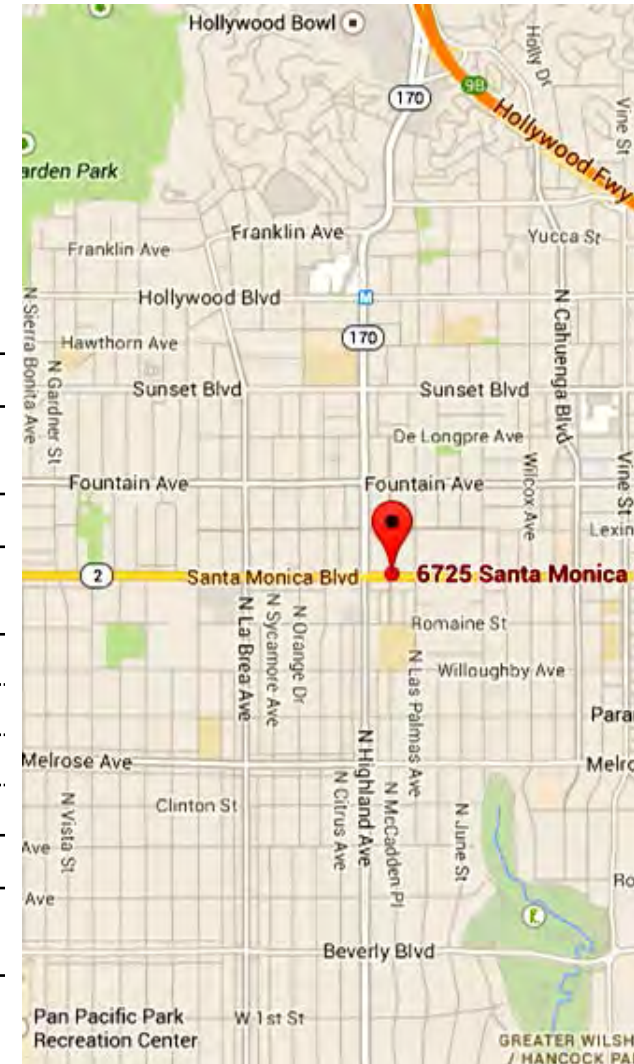


# ANITA MAY ROSENSTEIN CAMPUS

Developer:	Los Angeles LGBT Center		
Project Type:	Community Facility / Office (w. affordable hsg), New Construction.		
Description:	Project is a <b>215,000 SF</b> mixed-use development that will provide critical services and housing for at-risk seniors (100 units) and youth (35 units), among the most vulnerable populations in the LGBT community. Project will also include a new HQ for the Sponsor. Sponsor provides the following services through its 5 existing facilities: <b>Health:</b> one of the nation's largest & most experienced providers of LGBT healthcare, project will allow sponsor to expand existing FQHC <b>Social Services / Housing:</b> (1) offer food, clothing, counseling, medical care and a wide range of services to help homeless LGBT youth; (2) help meet many of the basic and life-sustaining needs of the growing number of LGBT seniors; (3) one-on-one mentoring for LGBT youth and college scholarships, workshops and social activities		
Location:	6725 W. Santa Monica Blvd., Los Angeles, CA 90025 (CD 4)		
Census Tract Eligibility (2010):	➤ <b>74.0%</b> of Metro/State Median Income ( <i>less than 80%</i> ) ➤ Located in a <b>Federal Promise Zone</b>		
Estimated TDC:	\$ 74,700,000 ( <i>excluding residential component</i> )		
Estimated NMTC Allocation:	Total QEI: \$ 43,000,000 LADF QEI: \$ 10,000,000		
Potential Sources of Funds:	Sponsor Equity:	\$ 17,500,000	Lev. Loan Eligible
	Cap. Campaign ( <i>committed</i> ):	\$ 23,500,000	Lev. Loan Eligible
	Permanent Loan:	\$ 19,100,000	
	NMTC Equity (\$0.87 / NMTC):	\$ 14,600,000	
Projected Closing:	March 2017		
Current Status:	➤ Sponsor controls site; entitlements expected in Jan. 2017 ➤ Cap. Campaign: \$16.1mm funded, \$7.4mm WF bridge loan		
Community Benefits/Impact:	➤ Job Creation: <b>80</b> Permanent – <b>330</b> Construction ➤ Increase Sponsor's capacity for providing services from 42,000 client visits per month to <b>50,000 client visits per month</b>		



**LOS ANGELES LGBT CENTER**



# HEART OF LOS ANGELES

Developer:	Heart of Los Angeles (HOLA)		
Project Type:	Community Facility, New Construction		
Description:	Project is a 25,000 SF arts, enrichment and recreation center, located in a City park, that will be used by HOLA for its academic, arts, music, and community engagement programs. NMTCs will also be used to provide working capital to HOLA for its operations. Heart of Los Angeles (HoLA) provides underserved youth with free, programs in academics, arts and athletics within a nurturing environment, empowering them to develop their potential, pursue their education and strengthen their communities. Of all the youth HoLA provides services to 97% live in poverty. HOLA has helped 95% of these youth finish high school and enter college.		
Location:	625 S. Lafayette Park Place, Los Angeles, CA 90057 (CD 10)		
Census Tract Eligibility (2010):	➤ <u>66.9%</u> of Metro/State Median Income ( <i>less than 80% and 70%</i> ) ➤ Located in a <b>State Enterprise Zone</b> and <b>Federal Promise Zone</b>		
Estimated TDC:	\$ 12,000,000		
Estimated NMTC Allocation:	Total QEI:           \$ 12,000,000		
Potential Sources of Funds:	Capital Campaign (rec'd):	\$ 2,000,000	Lev. Loan Eligible
	Bridge Loan (Cap. Campaign):	\$ 6,020,000	Lev. Loan Eligible
	NMTC Equity (\$0.85 / NMTC):	\$ 3,980,000	
Projected Closing:	March 2017		
Current Status:	➤ Ground lease expected to be finalized/approved by March 2017 ➤ Sponsor has obtained a commitment from a foundation to provide the guaranty for all of the financing ➤ Design is complete and the GC has provided a preliminarily bid		
Community Benefits/Impact:	➤ Job Creation: <b>10</b> Permanent – <b>100</b> Construction ➤ Increase Sponsor's capacity from serving 500 students per day and 2,300 persons per year to <b>800 students per day</b> and <b>4,000 persons per year</b>		





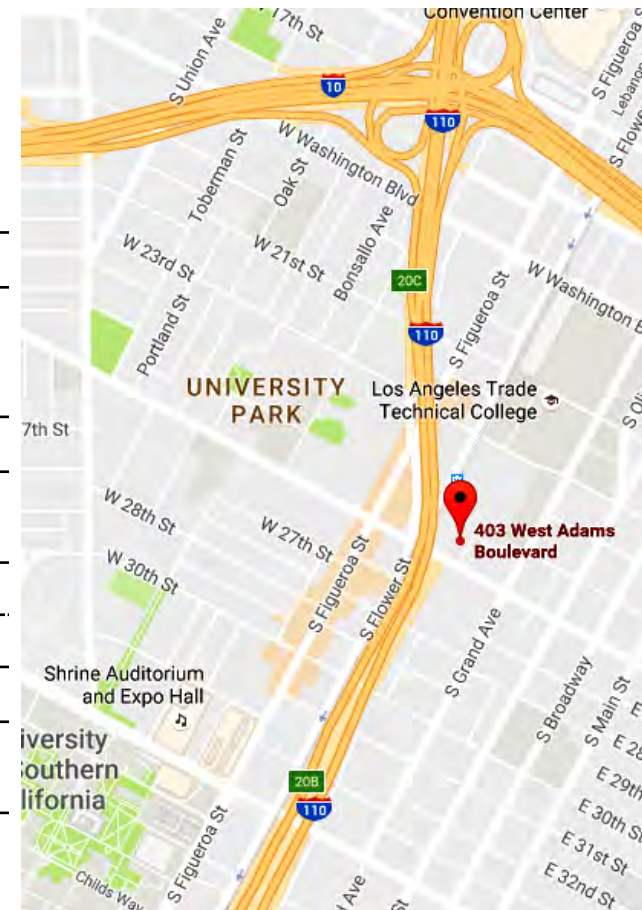
# ORTHOPAEDIC INSTITUTE FOR CHILDREN

Developer:	Orthopaedic Institute for Children (" OIC ")
Project Type:	Community Facility – Healthcare, Rehabilitation
Description:	Project is a substantial rehabilitation of two buildings necessary for a new <b>13,700 SF</b> ambulatory surgery center (Phase 1) and the other <b>109,000 SF</b> , 5-story facility which will include an expanded urgent care center, clinical space, research facilities and administration facilities (Phase 2). The ASC will contain two operating rooms and six pre- and post-surgical suites. The 5-story building was constructed in the 1960s and is in critical need of infrastructure upgrades and repositioning. Improvements will allow OIC to significant expand its services in this facility for urgent care, clinical space, research and administration. OIC is a proud safety net provider, serving children regardless of ability to pay, and 94% of visits are accessed by families who are low-income, and underinsured or uninsured.
Location:	403 West Adams Boulevard, Los Angeles, CA 90007 (CD 9)
Census Tract Eligibility (2010):	<div>➤ <b>33.5%</b> Poverty Rate (<i>greater than 30%</i>)</div> <div>➤ <b>36.0%</b> of Metro/State Median Income (less than 60%)</div> <div>➤ Located in a <b>Federal Promise Zone</b> and <b>State Enterprise Zone</b></div>
Estimated TDC:	\$ 24,400,000
Estimated NMTC Allocation:	Total QEI: \$ 24,000,000 LADF QEI: \$ 10,000,000
Potential Sources of Funds:	<div>OIC Foundation (<i>committed</i>): \$ 16,500,000 <b>Lev. Loan Eligible</b></div> <div>NMTC Equity (\$0.85 / NMTC): \$ 7,900,000</div>
Projected Closing:	April 2017
Current Status:	<div>➤ Sponsor currently owns site.</div> <div>➤ Permits expected to be obtained by March/April 2017</div>
Community Benefits/Impact:	<div>➤ Job Creation: <b>50 Permanent (180 Retained)</b> – <b>150 Construction</b></div> <div>➤ 51% of Permanent Jobs to-be-made available to low-to-moderate income persons</div>



Orthopaedic  
Institute for Children

IN ALLIANCE WITH **UCLA** Health



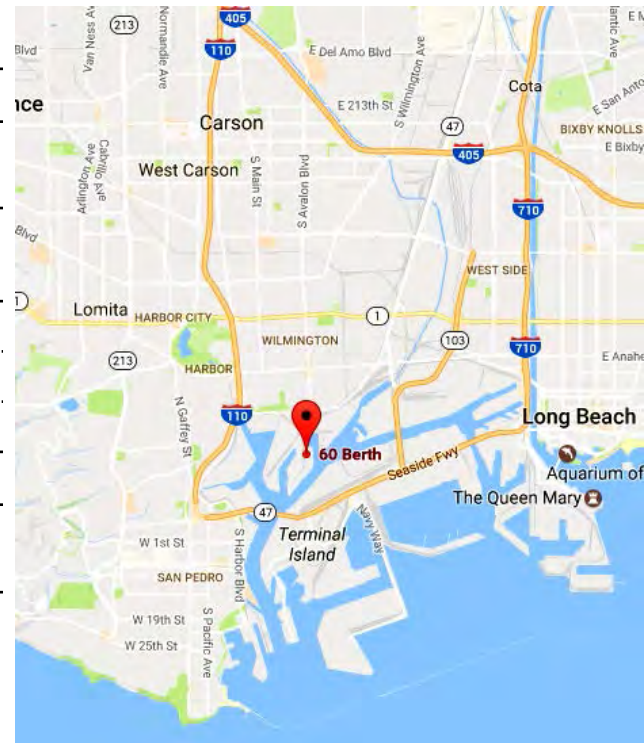
# PIMA INDUSTRIAL CAMPUS

Developer:	PIMA Alameda Partners, LLC / Impact Manufacturing Corp.		
Project Type:	Light Industrial and Office, New Construction		
Description:	<b>116,000 SF</b> industrial facility, part of a 480,000 SF industrial campus, for garment manufacturing, distribution, and office on a 12.9-acre site. Campus will house 4 buildings, one each for 4 different garment business operators. NMTC financing will only be for 1 of the operators, <b>Impact Manufacturing Corp.</b> Impact is the only operator that will create manufacturing jobs onsite.		
Location:	4051 S. Alameda Street, Los Angeles, CA 90058 (CD 9)		
Census Tract Eligibility (2010):	➤ <b>52.3%</b> of Metro/State Median Income (less than 60%) ➤ <b>1.94x</b> National Avg. Unemployment (greater than 1.5x) ➤ Located in a <b>State Enterprise Zone</b> and <b>Revitalization Zone</b>		
Estimated TDC:	\$12,000,000		
Estimated NMTC Allocation:	Total QEI: \$12,000,000 LADF QEI: \$10,000,000		
Potential Sources of Funds:	Construction Loan ( <i>committed</i> ):	\$7,000,000	Lev. Loan Eligible
	Sponsor Equity:	\$1,000,000	Lev. Loan Eligible
	NMTC Equity (\$0.85 / NMTC):	\$4,000,000	
Projected Closing:	April 2017		
Current Status:	➤ Sponsor purchased the site in 2012 with all equity with 3 partners ➤ Entitlements expected in February 2017, with permitting soon after ➤ Ground lease structure will be used until subdivided into 4 parcels ➤ Construction loan secured with an LOI/letter of commitment		
Community Benefits/Impact:	➤ Job Creation: <b>61</b> Permanent ( <b>239</b> Retained) – <b>100</b> Construction ➤ Existing 239 jobs will get raise to meet City's Living Wages ➤ Local Hire Agreement entered with CRCD and the Los Angeles Jobs Corp. to hire local residents for at least <b>50%</b> of new jobs ➤ Construction Local Hire Agreement – <b>20%</b> of all hours worked ➤ Impact Manufacturing is a <i>Minority-Owned Business</i>		



# ALTASEA BUSINESS CAMPUS

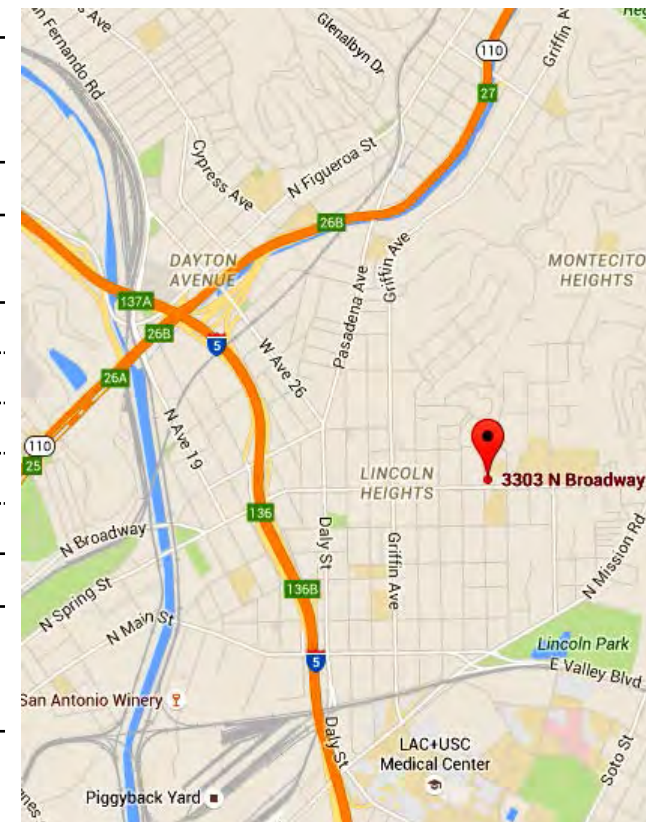
Developer:	AltaSea		
Project Type:	Light Industrial and Office, Rehabilitation		
Description:	<p>Construction of Wharf Plaza and Education Pavilion and the renovation of <b>180,000 SF</b> of clear-span space in Warehouses 58-60. Docking space for the Exploration Vessel (E/V) Nautilus, the research Vessel operated by the Ocean Exploration Trust (OET), which will provide education programs for local students and community residents. Sponsor is in talks with LA Cleantech Incubator to operate an incubator onsite. R&amp;D space to be provided for companies such as Boeing and Catalina Sea Ranch, which is partnering with Harbor City Community College to provide training in aquaponics. The Education Pavilion will provide scenic outdoor amphitheater-style seating where students and lifelong learners will attend lectures, demonstrations, and exhibitions. The pavilion will also contain an indoor classroom, rest rooms, and a coffee bar.</p>		
Location:	Berth 60, Los Angeles, CA 90744 (CD 15)		
Census Tract Eligibility (2010):	➤ No population in census tract. Exploring alternative qualification methods.		
Estimated TDC/ NMTC Allocation:	TDC:	\$25,000,000	Total QEI: \$25,000,000 LADF QEI: \$8,000,000
Potential Sources of Funds:	Cap. Campaign (65% comtd):	\$10,000,000	Lev. Loan Eligible
	Grants (EDA, Annenb, County):	\$6,700,000	Lev. Loan Eligible
	NMTC Equity (\$0.85 / NMTC):	\$8,300,000	
Projected Closing:	May 2017		
Current Status:	➤ Sponsor controls site through ground lease with Port of Los Angeles ➤ Entitlements completed, permitting expected in February 2017		
Community Benefits/Impact:	➤ Job Creation: <b>386</b> Permanent – <b>4,200</b> Construction ( <b>both total campus</b> ) ➤ Education component to serve <b>120,00 to 200,000 children</b> from grades K-12 and total visitors to exceed <b>300,000 annually</b> ➤ Business campus will provide space for emerging and existing businesses seeking to commercialize emerging technologies		





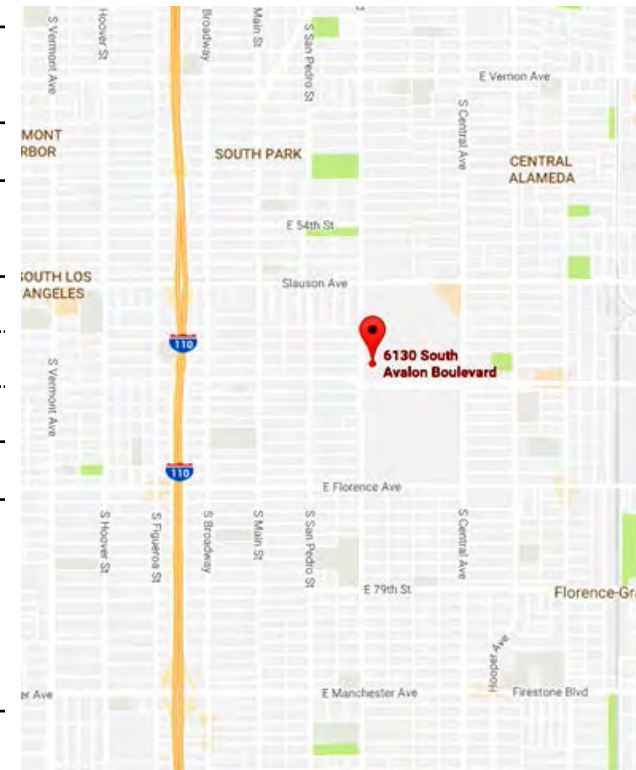
# Broadway & Thomas Health and Wellness Center

Developer:	Charles Company
Project Type:	Health Clinic / Medical Office / Retail, New Construction
Description:	Construction of a mixed-use medical office and retail building - <b>43,000 SF</b> of medical office and <b>7,930 SF</b> of retail space along with 215 parking stalls. The project is anchored by the Los Angeles County Department of Mental Health (DMH), which will operate a mental healthcare and wellness center. DMH operates over 85 locations throughout Los Angeles County. DMH serves community residents of all ages, primarily those who are low-income, uninsured, temporarily impaired or in situational crisis.
Location:	3303 N. Broadway, Los Angeles, CA 90031 (CD 1)
Census Tract Eligibility (2010):	<ul style="list-style-type: none"> <li>➤ <b>30.8%</b> Poverty Rate (<i>greater than 30%</i>)</li> <li>➤ <b>42.7%</b> of Metro/State Median Income (<i>less than 60%</i>)</li> <li>➤ <b>2.0x</b> National Avg. Unemployment (<i>greater than 1.5x</i>)</li> </ul>
Estimated TDC:	\$ 31,700,000
Estimated NMTC Allocation:	Total QEI: \$ 20,000,000 LADF QEI: \$ 10,000,000
Potential Sources of Funds:	Sponsor Equity: \$ 4,700,000 Lev. Loan Eligible
	Commercial Loan: \$ 1,400,000 Lev. Loan Eligible
	HUD 108 Loan: \$ 16,800,000 Lev. Loan Eligible
	CDBG: \$ 2,100,000 Lev. Loan Eligible
	NMTC Equity (\$0.86 / NMTC): \$ 6,7000,000
Projected Closing:	May 2017
Current Status:	<ul style="list-style-type: none"> <li>➤ Sponsor controls site</li> <li>➤ HUD 108 Loan is committed and partially funded</li> <li>➤ Construction delayed pending securing of gap financing</li> </ul>
Community Benefits/Impact:	<ul style="list-style-type: none"> <li>➤ Job Creation: <b>50</b> Permanent (<b>140 Retained</b>) – <b>289</b> Construction</li> <li>➤ Brings mental health clinic to a <b>HRSA Medically Underserved Area</b></li> <li>➤ Anchor tenant will serve <b>3,300 patients</b> annually</li> </ul>



# L.A. PREP 2.0

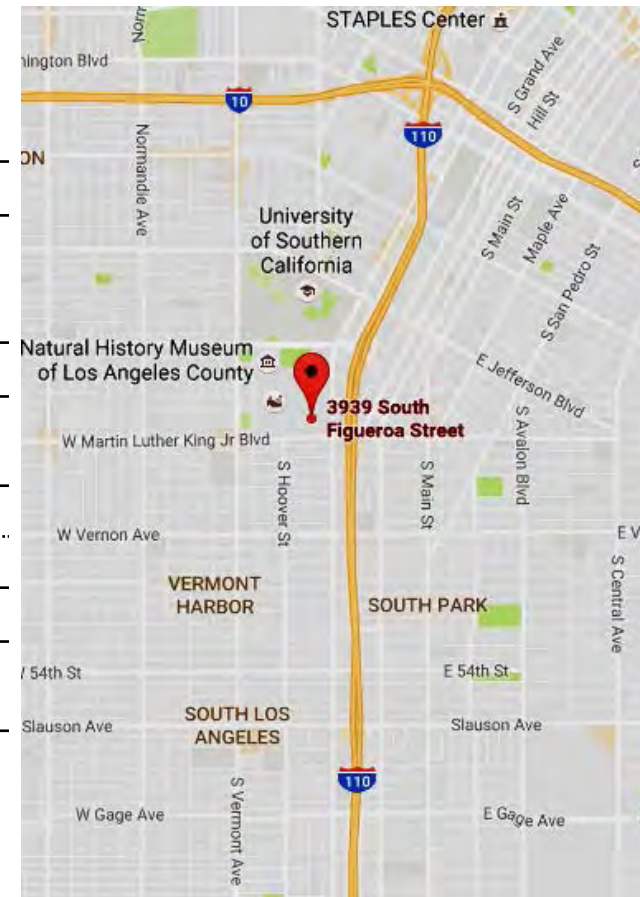
Developer:	Civic Enterprise Development LLC
Project Type:	Multi-Tenant Food Production Center, Rehabilitation
Description:	<p>Adaptive reuse of an existing <b>83,000 SF</b> industrial building in South L.A. to a food production center for <b>60</b> small- to medium-sized food producers to provide access to a functional &amp; affordable wholesale facility within a supportive business &amp; creative community.</p> <p>Developer built the first L.A. Prep facility in Lincoln Heights (55,000 SF) with 49 small food tenants and anchor tenant L.A. Kitchen, which LADF financed in March 2014 with \$10MM in NMTC Allocation.</p>
Location:	6130 Avalon Blvd., Los Angeles, CA 90003 (CD 9)
Census Tract Eligibility (2010):	<p>➤ <b>27.7%</b> Poverty Rate (<i>greater than 20%</i>)</p> <p>➤ <b>55.8%</b> of Metro/State Median Income (<i>less than 60%</i>)</p>
Estimated TDC:	\$ 28,300,000
Estimated NMTC Allocation:	Total QEI: \$ 25,500,000
Potential Sources of Funds:	Sponsor Equity: \$ 3,200,000 Lev. Loan Eligible
	CDFI Leverage Loan: \$ 16,600,000 Lev. Loan Eligible
	NMTC Equity (\$0.85 / NMTC): \$ 8,500,000
Projected Closing:	May 2017
Current Status:	<p>➤ Developer is in escrow to acquire the site – exp. March 2017</p> <p>➤ By-right development, no entitlements anticipated</p> <p>➤ Preliminary conceptual design in process</p> <p>➤ CDFI lenders involved in the first LA Prep project have expressed interest in providing the leverage loan on this project as well</p>
Community Benefits/Impact:	<p>➤ Job Creation: <b>270</b> Permanent – <b>30</b> Construction</p> <p>➤ Provide needed infrastructure for small-medium scale food makers</p>



# LA FOOTBALL CLUB



Developer:	Los Angeles Football Club
Project Type:	Retail / Restaurant / Events Center, New Construction
Description:	Construction of <b>70,000 SF</b> of facilities and public open spaces, housing operating businesses, job training programs, and community gathering spaces. The project features a fresh and healthy food experience showcasing the myriad international and ethnic cuisines of L.A., a large public plaza (~1 acre), a conference and events center, a themed retail shopping experience, a culinary and hospitality job training program, and other community focused benefits. Located adjacent to the new stadium on the 15-acre site of the Los Angeles Memorial Sports Arena in Exposition Park next to the Los Angeles Memorial Coliseum in South L.A.
Location:	3939 S. Figueroa Street, Los Angeles, CA 90037 (CD 9)
Census Tract Eligibility (2010):	<ul style="list-style-type: none"> <li>➤ <b>42.5%</b> Poverty Rate (<i>greater than 30%</i>)</li> <li>➤ <b>37.0%</b> of Metro/State Median Income (<i>less than 60%</i>)</li> <li>➤ <b>2.8x</b> National Avg. Unemployment (<i>greater than 1.5x</i>)</li> </ul>
Estimated TDC:	\$ 50,000,000
Estimated NMTC Allocation:	Total QEI: \$ 50,000,000 LADF QEI: \$ 10,000,000
Potential Sources of Funds:	Sponsor Equity: \$ 33,400,000 <b>Lev. Loan Eligible</b> <hr/> NMTC Equity (\$0.85 / NMTC): \$ 16,600,000
Projected Closing:	June 2017
Current Status:	<ul style="list-style-type: none"> <li>➤ Sponsor controls site via 97-year lease with USC</li> <li>➤ All entitlements obtained, demolition has commenced</li> </ul>
Community Benefits/Impact:	<ul style="list-style-type: none"> <li>➤ Job Creation: <b>301</b> Permanent – <b>116</b> Construction</li> <li>➤ <b>40%</b> of Hiring reserved for Local / Low-Income Persons</li> <li>➤ <b>35%</b> of Subcontracting reserved for MBE/WBE</li> <li>➤ Culinary and hospitality apprenticeships and training programs</li> <li>➤ <b>LEED Silver</b> construction</li> </ul>





# JOSHUA HOUSE

Developer:	Skid Row Housing Trust
Project Type:	Federally Qualified Health Center, New Construction
Description:	<p>Project is a new <b>26,000 SF</b> federally qualified health center (FQHC) to be co-located with 55 units of permanent supportive housing for the homeless in the Skid Row neighborhood of downtown Los Angeles.</p> <p>The FQHC will be operated by <b>Los Angeles Christian Health Centers</b> (LACHC), which provides medical services for homeless and low income individuals in LA's Skid Row. LACHC's current Joshua House clinic is a 105 year old converted SRO hotel. The new facility will replace the 8,200 SF structure, and will include 24 medical exam/consultation rooms, 8 dental chairs, 9 mental health exam rooms, and a health education/fitness area.</p>
Location:	317 E. 7 <sup>th</sup> St., Los Angeles, CA 90014 (CD 14)
Census Tract Eligibility (2010):	<p>➤ <b>78.3%</b> Poverty Rate (<i>greater than 30%</i>)</p> <p>➤ <b>5.4x</b> National Avg. Unemployment (<i>greater than 1.5x</i>)</p>
Estimated TDC:	\$ 23,300,000
Estimated NMTC Allocation:	<p>Total QEI: \$ 22,000,000</p> <p>LADF QEI: \$ 10,000,000</p>
Potential Sources of Funds:	Sponsor Equity: \$ 1,600,000 Lev. Loan Eligible
	Permanent Loan: \$ 3,200,000 Lev. Loan Eligible
	Capital Campaign: \$ 10,200,000 Lev. Loan Eligible
	HRSA Grant \$ 1,000,000 Lev. Loan Eligible
	NMTC Equity (\$0.85 / NMTC): \$ 7,300,000
Projected Closing:	July 2017
Current Status:	➤ Construction start expected in July-August 2017
Community Benefits/Impact:	<p>➤ Job Creation: <b>36</b> Permanent – <b>80</b> Construction</p> <p>➤ Increase Sponsor's capacity from serving 3,300 patients and 19,000 visits per year to <b>7,000 patients</b> and <b>49,000 visits per year</b></p>

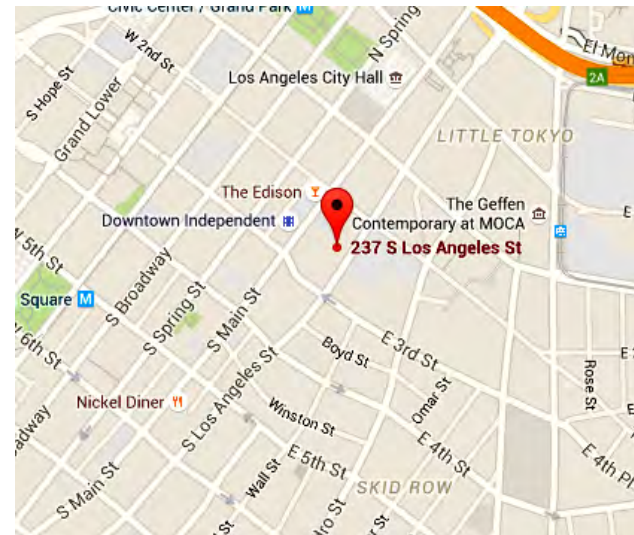


**LOS ANGELES CHRISTIAN HEALTH CENTERS**  
 "SERVING ALL, WITH OPEN HEARTS"



# BUDOKAN OF LOS ANGELES

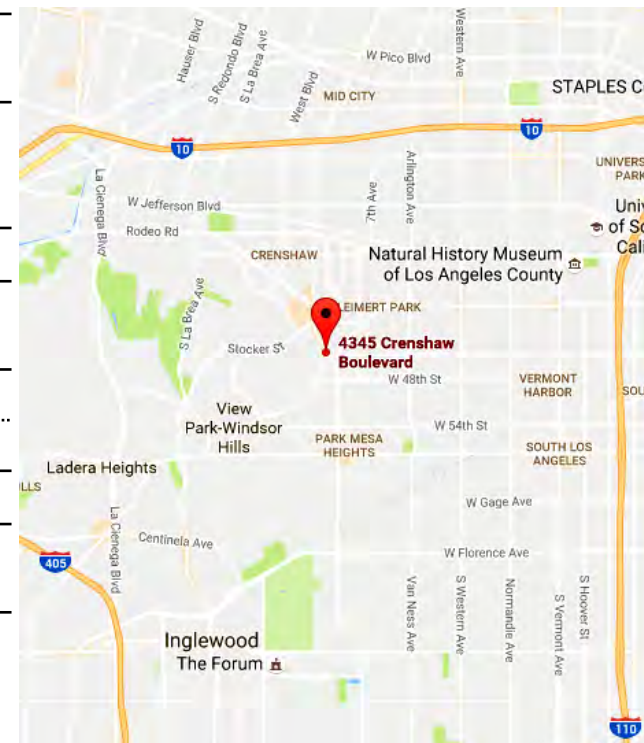
Developer:	Little Tokyo Service Center – nonprofit with a 35-year track record of providing affordable housing & social services for low-income HHs		
Project Type:	Community Facility, New Construction		
Description:	<p>Project is a <b>61,000 SF</b> multi-purpose community facility in the Little Tokyo neighborhood of Downtown LA. Project will provide critically needed recreational space for low-income youth, and a safe and accessible community gathering space for local residents, including:</p> <ul style="list-style-type: none"> <li>➤ 16,000 SF gymnasium that can accommodate two regulation size basketball courts, volleyball, martial arts and other activities</li> <li>➤ Community room, to be primarily used for LTSC-sponsored programs for low-income youth, families and seniors (such as teen leadership development, senior wellness programs, and tutoring)</li> <li>➤ Outdoor area with performance venue for community arts programs, children's play area and community garden space</li> </ul>		
Location:	237- 249 S. Los Angeles St., Los Angeles, CA 90012 (CD 14)		
Census Tract Eligibility (2010):	➤ <b>31.0%</b> Poverty Rate ( <i>greater than 30%</i> )		
Estimated TDC/ NMTC Allocation:	TDC:	\$ 26,800,000	Total QEI: \$ 26,500,000 LADF QEI: \$ 10,000,000
Potential Sources of Funds:	Capital Campaign:	\$ 18,000,000	Lev. Loan Eligible
	NMTC Equity (\$0.85 / NMTC):	\$ 8,800,000	
Projected Closing:	August 2017		
Current Status:	<ul style="list-style-type: none"> <li>➤ Sponsor controls site through a long-term lease with City of LA</li> <li>➤ Architect is identified and design development is in process</li> <li>➤ Capital campaign 90% complete, can obtain bridge loan to close</li> </ul>		
Community Benefits/Impact:	<ul style="list-style-type: none"> <li>➤ Job Creation: <b>20</b> Permanent – <b>132</b> Construction</li> <li>➤ Project will support 30,000 to 40,000 visitors annually</li> <li>➤ 90% of the 18,000 individuals LTSC serves qualify as Low-Income</li> <li>➤ Financing Minority-Controlled Business</li> <li>➤ Sustainability: LEED Gold certification anticipated</li> </ul>		





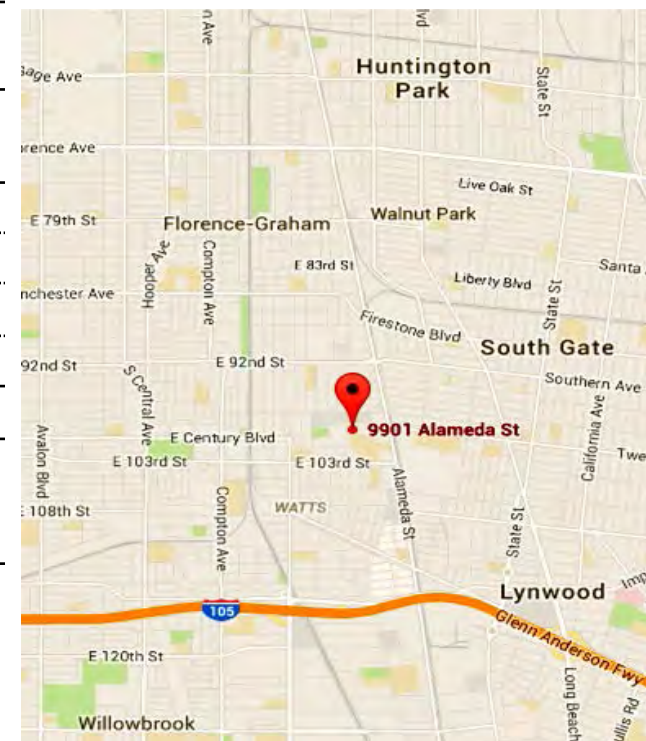
# WEST ANGELES MARKET & CAFE

Developer:	West Angeles CDC		
Project Type:	Two Retail Centers w/ Grocery Store Anchor, Rehabilitation		
Description:	Project is the rehabilitation of two buildings across the street from each other, both approx. <b>12,000 SF</b> . Buildings will be converted to retail centers in the West Adams-Baldwin Hills-Leimert community of Los Angeles, anchored by a grocery store tenant. The retail centers will also have a bank branch, coffee shop, culinary training school for up to 18 trainees that will serve lunch, and a general workforce training program. The project also includes 30 residential units, with 20% set aside for affordable housing. Additionally, this is a <b>transit-oriented development</b> with access to the Metro Leimert Park Station located on the same parcel as the building on 43 <sup>rd</sup> Place.		
Location:	4345 – 4357 Crenshaw Blvd., Los Angeles, CA 90008 ( <b>CD 8</b> ) 3423 43rd Place, Los Angeles, CA 90008 ( <b>CD 10</b> )		
Census Tract Eligibility (2010):	<div>➤ <b>20.5%</b> Poverty Rate (<i>greater than 20%</i>)</div> <div>➤ <b>75.8%</b> of Metro/State Median Income (<i>less than 80%</i>)</div> <div>➤ <b>1.49x</b> National Avg. Unemployment (<i>greater than 1.25x</i>)</div>		
Estimated TDC:	\$ 25,000,000		
Estimated NMTC Allocation:	Total QEI:           \$ 25,000,000 LADF QEI:           \$ 10,000,000		
Potential Sources of Funds:	<div>Equity / Constr. Loan:                               \$ 16,700,000                               <b>Lev. Loan Eligible</b></div> <div>NMTC Equity (\$0.85 / NMTC):               \$ 8,300,000</div>		
Projected Closing:	September 2017		
Current Status:	<div>➤ Developer is in escrow to acquire the site</div> <div>➤ Preliminary conceptual design in process</div>		
Community Benefits/Impact:	<div>➤ Job Creation:   <b>170</b> Permanent – <b>150</b> Construction</div> <div>➤ Provide needed neighborhood-serving retail</div> <div>➤ Job training provided on-site</div> <div>➤ Fresh foods to be provided by grocery store anchor in a USDA designated <b>Food Desert</b></div>		



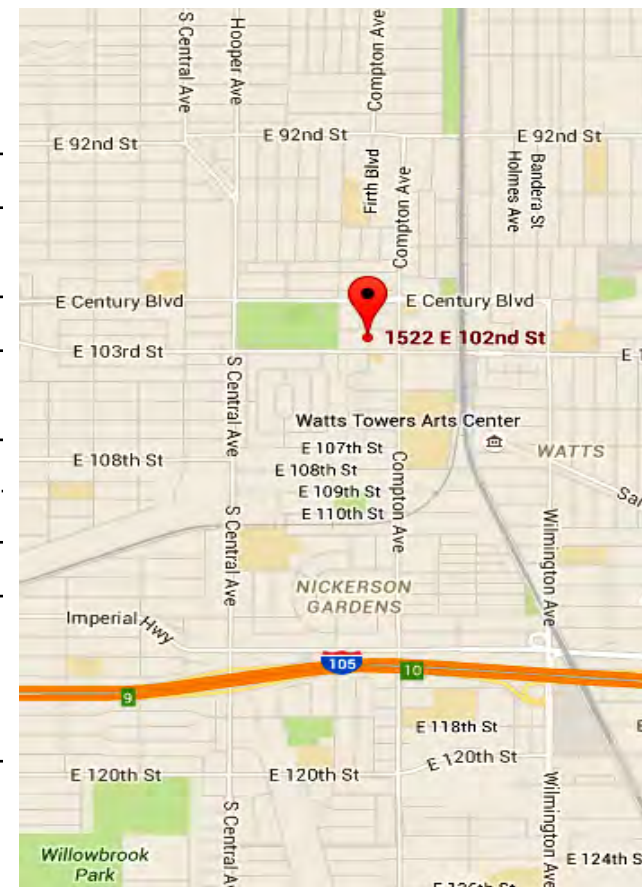
# JORDAN DOWNS RETAIL CENTER

Developer:	Primestor Development, Inc.		
Project Type:	Retail Center w/ Grocery Store Anchor, New Construction		
Description:	Development of a <b>118,200 SF</b> retail center with a grocery store anchor (45,000 SF) and two junior anchor (25,000 / 20,000 SF – pharmacy and soft goods retailers) tenants. Inline space (28,200 SF) will include tenants for daily needs such as an insurance shop, dentist, nail salon or quick service food. Project is part of redevelopment of Jordan Downs (a 700-unit public housing community) into a mixed-income, mixed-use environment with housing density up to 1,800 housing units. Over 14 acres of land designated for commercial uses such as retail/office/manufacturing.		
Location:	9901 South Alameda Street, Los Angeles, CA 90002 (CD 15)		
Census Tract Eligibility (2010):	➤ <b>42.6%</b> of Metro/State Median Income ( <i>less than 60%</i> ) ➤ Located in a <b>USDA-Designated Food Desert</b>		
Estimated TDC/ NMTC Allocation:	TDC:	\$ 40,300,000	Total QEI: \$ 40,000,000 LADF QEI: \$ 10,000,000
Potential Sources of Funds:	Sponsor Equity:	\$ 5,500,000	Lev. Loan Eligible
	Construction Loan:	\$ 16,800,000	Lev. Loan Eligible
	EWDD / City of LA Funds:	\$ 4,700,000	Lev. Loan Eligible
	NMTC Equity (\$0.85 / NMTC):	\$ 13,300,000	
Projected Closing:	October 2017		
Current Status:	➤ Ground lease expected to obtain final approval in Dec. 2016 ➤ Construction expected to start October 2017 ➤ Century Blvd extension expected to complete by Jun . 2018		
Community Benefits/Impact:	➤ Job Creation: <b>243</b> Permanent – <b>100</b> Construction ➤ Project to implement local hiring, training & job readiness program ➤ Provide needed neighborhood-serving retail ➤ Fresh foods to be provided by grocery store anchor in a USDA designated <b>Food Desert</b>		



# CHILDREN'S INSTITUTE (WATTS CAMPUS)

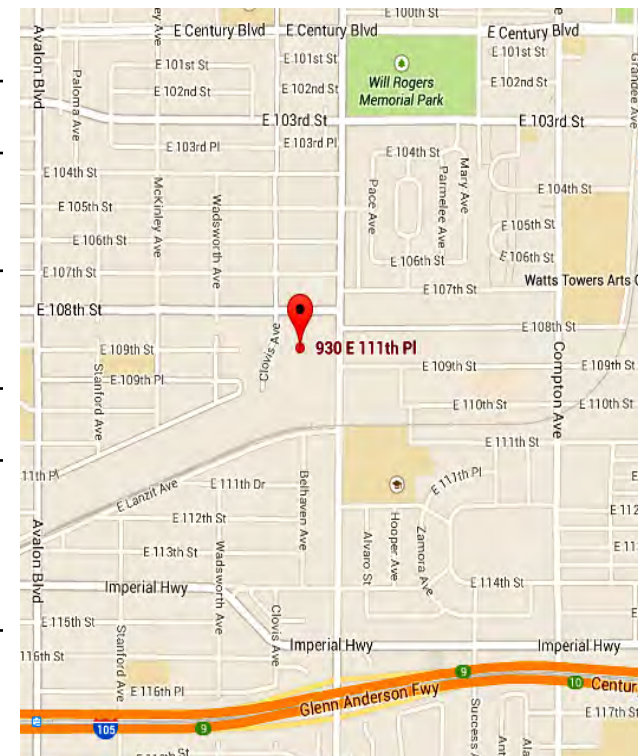
Developer:	Children's Institute, Inc. (CII)
Project Type:	Community Facility, New Construction
Description:	<p>The CII Watts Campus will be a youth development and family support service center. It will serve 5,000 children, youth, and caregivers per year, helping children and youth become ready for success in school, work, and life.</p> <p>CII serves children and families in some of Los Angeles's most challenged communities. The CII model blends evidence-based clinical services to address trauma; youth development programs to enable children and youth to develop skills and self-esteem; early childhood programs which provide critical early intervention; and family support services to promote stability.</p>
Location:	1522 East 102nd St., Los Angeles, CA 90002 (CD 15)
Census Tract Eligibility (2010):	<p>➤ <b>29.0%</b> Poverty Rate (<i>greater than 20% - NMTC Eligible</i>)</p> <p>➤ <b>51.8%</b> of Metro/State Median Income (<i>less than 60%</i>)</p>
Estimated TDC:	\$ 40,000,000
Estimated NMTC Allocation:	<p>Total QEI: \$ 40,000,000</p> <p>LADF QEI: \$ 10,000,000</p>
Potential Sources of Funds:	<p>Capital Campaign &amp; other: \$ 26,700,000      <b>Lev. Loan Eligible</b></p> <hr/> <p>NMTC Equity (\$0.85 / NMTC): \$ 13,300,000</p>
Projected Closing:	2018
Current Status:	<p>➤ Design development is ongoing</p> <p>➤ CII Board has secured Frank Gehry as pro-bono design architect</p> <p>➤ Capital campaign is in process – \$11mm committed</p> <p>➤ Sponsor to engage NMTC consultant in 2017</p>
Community Benefits/Impact:	<p>➤ Job Creation: <b>25</b> Permanent (125 Retained) – <b>Unk</b> Construction</p> <p>➤ Project will serve <b>5,000</b> children, youth, and caregivers per year</p> <p>➤ Sponsor's track record shows that 90% of the 24,000 individuals it serves annually would qualify as Low-Income</p>





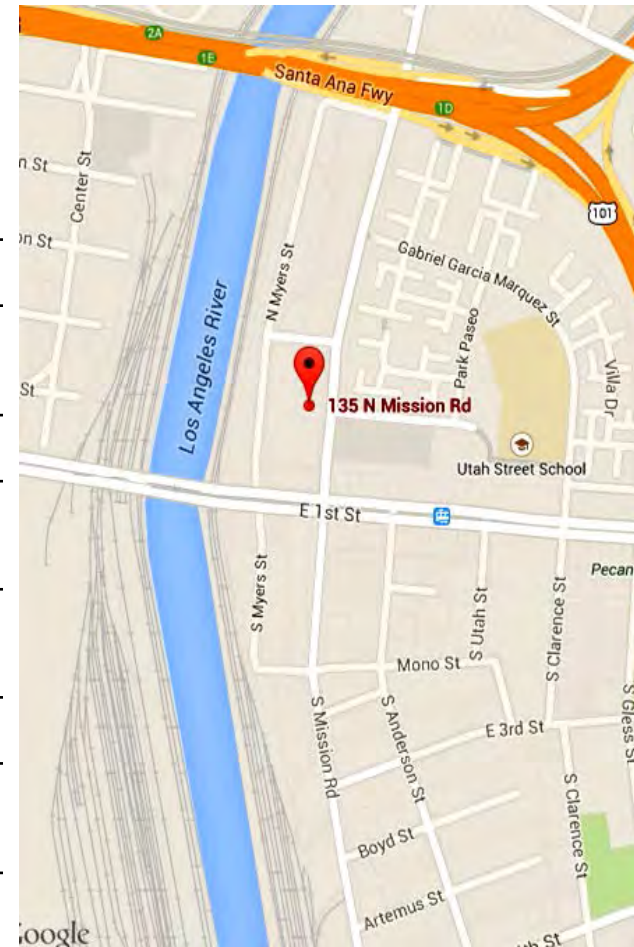
# LANZIT INDUSTRIAL PARK

Developer:	Lanzit Industrial Park, LLC (RSS Development)
Project Type:	Light Industrial and Office, New Construction
Description:	<b>150,000 SF</b> Built-to-Suit Industrial Park, 9.1-acre lot Proposed Phase I – Bldg 2 [ <b>30,000 SF</b> ] and Bldg 3 [ <b>46,000 SF</b> ]
Location:	930 East 111 <sup>th</sup> Place, Los Angeles, CA 90059 (CD 15)
Census Tract Eligibility (2010):	<ul style="list-style-type: none"> <li>➤ <b>52.3%</b> of Metro/State Median Income (less than 60%)</li> <li>➤ <b>1.94x</b> National Avg. Unemployment (greater than 1.5x)</li> <li>➤ Located in a <b>State Enterprise Zone</b> and <b>Revitalization Zone</b></li> </ul>
Estimated TDC:	Unknown
Estimated NMTC Allocation:	Unknown
Potential Sources of Funds:	Unknown
Projected Closing:	TBD
Current Status:	<ul style="list-style-type: none"> <li>➤ EWDD's HUD 108 loan and CDGB proceeds have been funded.</li> <li>➤ Project has received permitting to construct one building (Phase I)</li> <li>➤ City is weighing options</li> </ul>
Community Benefits/Impact:	<ul style="list-style-type: none"> <li>➤ Job Creation: <b>Unknown</b></li> <li>➤ 51% of Permanent Jobs to-be-made available to low-to-moderate income persons</li> </ul>



# PROYECTO PASTORAL

Developer:	Proyecto Pastoral
Project Type:	Community Facility, Rehabilitation
Description:	<p>Proposed facility is expected to meet many community needs including: after school &amp; summer services; early education/child care center; recreation/gym; commercial-community kitchen; training café; technology center; classrooms; and community meeting and office space.</p> <p>Proyecto Pastoral also operates youth education programs designed to address 69% high school dropout rate in 30-block target area of Boyle Heights (lead the Promesa Boyle Heights initiative).</p>
Location:	135 N Mission Rd, Los Angeles, CA 90033 (CD 14)
Census Tract Eligibility (2010):	<ul style="list-style-type: none"> <li>➤ <b>35.1%</b> Poverty Rate (<i>greater than 30%</i>)</li> <li>➤ <b>39.4%</b> of Metro/State Median Income (<i>less than 60%</i>)</li> </ul>
Estimated TDC:	Unknown
Estimated NMTC Allocation:	Unknown
Potential Sources of Funds:	Unknown
Projected Closing:	TBD
Current Status:	<ul style="list-style-type: none"> <li>➤ Developer owns site and operates in existing 9k SF building onsite</li> <li>➤ Developer to begin raising capital through donations and grants</li> </ul>
Community Benefits/Impact:	<ul style="list-style-type: none"> <li>➤ Job Creation: <b>Unknown</b></li> </ul>



# THAI TOWN MARKETPLACE

Developer:	Thai Community Development Center
Project Type:	Food & Retail Community Market, Rehabilitation
Description:	Project is a tenant improvement build out for a retail location being lease by Thai CDC for a new innovative community market. The space will incubate 18 food, retail, and artisan small business vendors. The small businesses will receive entrepreneurship training through the API Small Business Program and ongoing technical assistance and shared office equipment. Sponsor will also educate vendors on accepting WIC, food stamps, and other benefit programs. Project also includes renovation of the exterior plaza space, which will be utilized as a farmers market. Project aims to create the first "Health and Wealth Zone" that deliberately links health outcomes with economic outcomes by helping low-income residents start their first business, creating jobs, teaching financial and health literacy, and making more accessible the social services provided by nearby organizations, such as the Family Source Center.
Location:	5448 Hollywood Blvd., Los Angeles, CA 90027 (CD 13)
Census Tract Eligibility (2010):	➤ <b>41.5%</b> of Metro/State Median Income ( <i>less than 60%</i> )
Estimated TDC:	\$ 5,000,000 ( <i>approximate</i> )
Estimated NMTC Allocation:	Total QEI: \$ 5,000,000 LADF QEI: \$ 5,000,000
Potential Sources of Funds:	CDBG: \$ 900,000 <b>Lev. Loan Eligible</b> Other Sources ( <i>grants, bridge</i> ): \$ 2,450,000 <b>Pending Review</b> NMTC Equity (\$0.85 / NMTC): \$ 1,650,000
Projected Closing:	TBD ( <i>early to mid-2017</i> )
Current Status:	➤ Sponsor controls site through a lease executed in July 2016 ➤ Entitlements & permitting complete, construction start in Jul-2016
Community Benefits/Impact:	➤ Job Creation: <b>40</b> Permanent – <b>15</b> Construction ➤ All jobs targeted to low-income residents of East Hollywood ➤ Financing Minority-Controlled Business

