



Los Angeles Housing Departments - Affordable Housing Managed Pipeline Program 2022 Notice of Funding Availability - List of Applications - Final Results (April 2023)

App ID	Project Name	FINAL Score	Applicant Self Score	Threshold Review Status	Leveraging Source	Housing Type	Project Address	CD	Applicant Name	Total Units (inc. Mgr units)	Supportive Housing (SH) Units	Low-Income Housing (LI) Units	LAHD AHMP Request	Total Development Costs	Project Type
Newly Admitted - 9% Nonprofit Homeless & Special Needs Set-Aside															
1204	Oune House	79	83	Passed	9% LIHTC	Special Needs	545 S San Julian St Los Angeles CA 90013	14	Single Room Occupancy Housing Corp. (SRO)	57	56	0	\$7,056,000	\$31,190,000	New Construction
1172	The Steps on St Andrews	55	60	Passed	9% LIHTC	Special Needs	1808 S St Andrews Pl Los Angeles CA 90019	10	Clifford Beers Housing, Inc.	20	19	0	Not requested	\$12,960,792	Both Rehab and New Construction
1218	62nd Street Supportive Housing	61	87	Passed	9% LIHTC	Special Needs	1408 W 62nd St Los Angeles CA 90047	8	Clifford Beers Housing, Inc.	27	26	0	Not requested	\$14,301,790	New Construction
1217	Westlake Supportive Housing	61	87	Passed	9% LIHTC	Special Needs	405 N Westlake Ave Los Angeles CA 90026	13	Clifford Beers Housing	19	18	0	Not requested	\$9,746,992	New Construction
1212	Downtown Women's Center Campus Expansion	60	68	Passed	9% LIHTC	Special Needs	501 E 5th St Los Angeles CA 90013	14	Daylight Community Development	98	97	0	\$11,214,000	\$56,893,697	New Construction
1173	The Carlton	58	58	Passed	9% LIHTC	Special Needs	5401 S Western Ave Los Angeles CA 90062	8	Abode Communities	60	30	29	\$7,771,750	\$44,386,130	New Construction
Newly Admitted - 9% L.A. City Geographic Apportionment															
1202	Manchester Apartments	85	85	Passed	9% LIHTC	Seniors	823 W Manchester Ave Los Angeles CA 90044	8	Newport Partners, LLC	42	0	41	\$3,975,678	\$22,294,172	New Construction
1190	Harmony Senior Apartments	76	76	Passed	9% LIHTC	Seniors	11416 W Burbank Blvd Los Angeles CA 91601	2	Domus Development, LLC	84	0	83	\$8,232,756	\$50,847,927	New Construction
1175	Grace Villas	72.5	72.5	Passed	9% LIHTC	Large Family	216 S Avenue 24 Los Angeles CA 90031	1	Women Organizing Resources, Knowledge & Svcs	48	12	35	\$5,706,050	\$41,668,760	New Construction
1201	Crenshaw and 50th	60	60	Passed	9% LIHTC	Large Family	5002 S Crenshaw Blvd Los Angeles CA 90043	8	Michaels Development Company	60	15	44	\$0	\$45,974,631	New Construction
1200	Jordan Downs Phase S5	45	45	Passed	9% LIHTC	Large Family	10111 S Lou Dillon Ave Los Angeles, 90002	15	Michaels Development Company	75	20	54	\$0	\$62,422,073	New Construction
Newly Admitted - 4% Bonds															
1170	306 E Washington	72	72	Passed	4% LIHTC	Large Family	306 E Washington Blvd Los Angeles CA 90015	9	Hollywood Community Housing Corporation	104	0	102	\$4,000,000	\$70,474,017	New Construction
1181	Locke Lofts	65	87	Passed	4% LIHTC	Special Needs	345 N Madison Ave Los Angeles CA 90004	13	Flexible PSH Solutions	148	137	9	\$12,995,146	\$79,755,948	New Construction
TOTALS - ADMITTED										813	430	368	\$60,951,380		
9% Alternate Project															
1187	Central Avenue Apartments	53	53	Passed	9% LIHTC	Special Needs	8909 S Central Ave Los Angeles CA 90002	9	Abode Communities	59	30	28	\$7,931,350	\$48,611,103	New Construction
Not Admitted															
1208	Panorama Family Manor	81	97	Did not pass	9% LIHTC	Large Family	8353 N Van Nuys Blvd Los Angeles CA 91402	6	Primestor Development, Inc.	91	0	91	\$8,050,077	\$48,305,276	New Construction
1215	Anaheim Supportive Housing	68	89.5	Passed	9% LIHTC	Special Needs	828 W Anaheim St Los Angeles CA 90744	15	Clifford Beers Housing, Inc.	50	49	0	\$0	\$25,467,016	New Construction
1184	The Weingart Beacon	65	65	Passed	9% LIHTC	Special Needs	1710 W 7th St Los Angeles CA 90017	1	Weingart Center Association	91	90	0	\$0	\$41,109,514	Acquisition & Rehab
1209	Crenshaw Housing	63	85	Did not pass	9% LIHTC	Special Needs	5879 S Crenshaw Blvd Los Angeles CA 90043	8	Primestor Development, Inc.	29	14	15	\$3,972,500	\$15,400,000	Special Needs
1219	Manchester Urban Homes	63	66.5	Did not pass	4% LIHTC	Non-Special Needs	8721 S Broadway Los Angeles CA 90003	9	Abode Communities	122	0	120	\$10,779,422	\$84,885,352	New Construction
1174	Lagoon Supportive Housing	63	88.5	Passed	9% LIHTC	Special Needs	728 N Lagoon Ave Los Angeles CA 90744	15	Clifford Beers Housing	40	39	0	\$0	\$20,615,185	New Construction
1223	2415 S Central	61	63	Did not pass	9% LIHTC	Special Needs	2415 S Central Ave Los Angeles CA 90011	9	Coalition for Responsible Community Development	39	38	0	\$4,788,000	\$31,164,241	New Construction
1197	Watts Station Redevelopment	59	59	Did not pass	4% LIHTC	Large Family	10341 S Graham Ave Los Angeles CA 90002	15	Thomas Safran & Associates Development Inc.	87	0	86	\$8,600,000	\$60,737,115	New Construction
1171	The Nest on Jefferson	56	56	Passed	4% LIHTC	Special Needs	824 E Jefferson Blvd Los Angeles CA 90011	9	Clifford Beers Housing	55	54	0	\$7,560,000	\$38,890,113	New Construction
1196	Vista Terrace	55	55	Passed	4% LIHTC	Large Family	8134 N Van Nuys Blvd Los Angeles CA 91402	6	Thomas Safran & Associates Development Inc.	102	25	76	\$5,000,000	\$72,968,909	New Construction
1183	Vineland Family Apartments	55	85	Did not pass	4% LIHTC	Large Family	8025 N Vineland Ave Los Angeles CA 91352	6	WPH Holdings, LLC/ Atiqehchi	136	52	83	\$14,000,000	\$95,080,738	New Construction
1198	Estrella Azul	52	52	Did not pass	4% LIHTC	Special Needs	2201 E 1st St Los Angeles CA 90033	14	A Community of Friends	80	79	0	\$11,060,000	\$54,422,713	Both Rehab and New Construction
1214	87th and Western Apartments	50.5	74	Passed	4% LIHTC	Special Needs	8701 S Western Ave Los Angeles CA 90047	8	Innovative Housing Opportunities, Inc.	160	51	106	\$7,000,000	\$127,145,321	New Construction
1195	Historic Lincoln Theatre Arts and Housing Campus	47	75	Did not pass	9% LIHTC	Special Needs	2332 S Central Ave Los Angeles CA 90011	9	Coalition for Responsible Community Development	60	59	0	\$5,200,000	\$49,947,750	New Construction
1192	Alveare Senior	46.5	60	Did not pass	9% LIHTC	SN-Seniors	1405 S Broadway Los Angeles CA 90015	14	Related	100	99	0	\$14,000,000	\$77,053,844	New Construction
1191	Alveare Family	45.5	58	Did not pass	4% LIHTC	SN-Family	1405 S Broadway Los Angeles CA 90015	14	Related	105	104	0	\$14,000,000	\$111,757,081	New Construction
1206	Casa del Mariachi	43	61	Did not pass	9% LIHTC	Large Family+ SH	133 S Boyle Ave Los Angeles CA 90033	14	Coalition for Responsible Community Development	50	23	26	\$5,594,743	\$39,716,925	New Construction
1220	Chavez Gardens	43	46.5	Did not pass	9% LIHTC	Large Family+ SH	338 N Mathews St Los Angeles CA 90033	14	Abode Communities	110	30	79	\$11,268,551	\$88,927,096	New Construction
1188	IKAR 1725 S La Cienega	32	44	Did not pass	9% LIHTC	Special Needs	1725 S La Cienega Blvd Los Angeles CA 90035	5	Community Corporation of Santa Monica	55	54	0	\$6,898,500	\$38,458,618	New Construction
1211	NCR Super 8	22	85.5	Did not pass	9% LIHTC	Special Needs	5350 E Huntington Dr South Los Angeles CA 90032	14	National Community Renaissance of California (National CORE)	52	51	0	\$6,552,000	\$40,470,509	Rehab
1193	1314 Pennsylvania	0	0	Did not pass	9% LIHTC	Special Needs	1315 E Pleasant Los Angeles CA 90033	14	Korean Family Housing	n/p	n/p	n/p	n/p	n/p	New Construction
1229	Navarro Real Estate Group	0	0	Did not pass	4% LIHTC	Large Family	2341 E Sheridan St Los Angeles CA 90033	14	dn capital investments, inc	n/p	n/p	n/p	n/p	n/p	New Construction
TOTALS - NOT ADMITTED										1,673	941	710	\$152,255,143		

Note: Final scores and results are based on representations made by the application material. Changes to the project scope, specifically items such as financing plan or leveraging source will cause the application to be rescored. If the recalculated score is less than the total point score of the lower ranking score project in the sort order in which the project competed, then the project may be excluded from the AHMP list and LAHD may select the next highest scoring development of comparable characteristics to apply to the available leveraging source. (Sec 8.12)