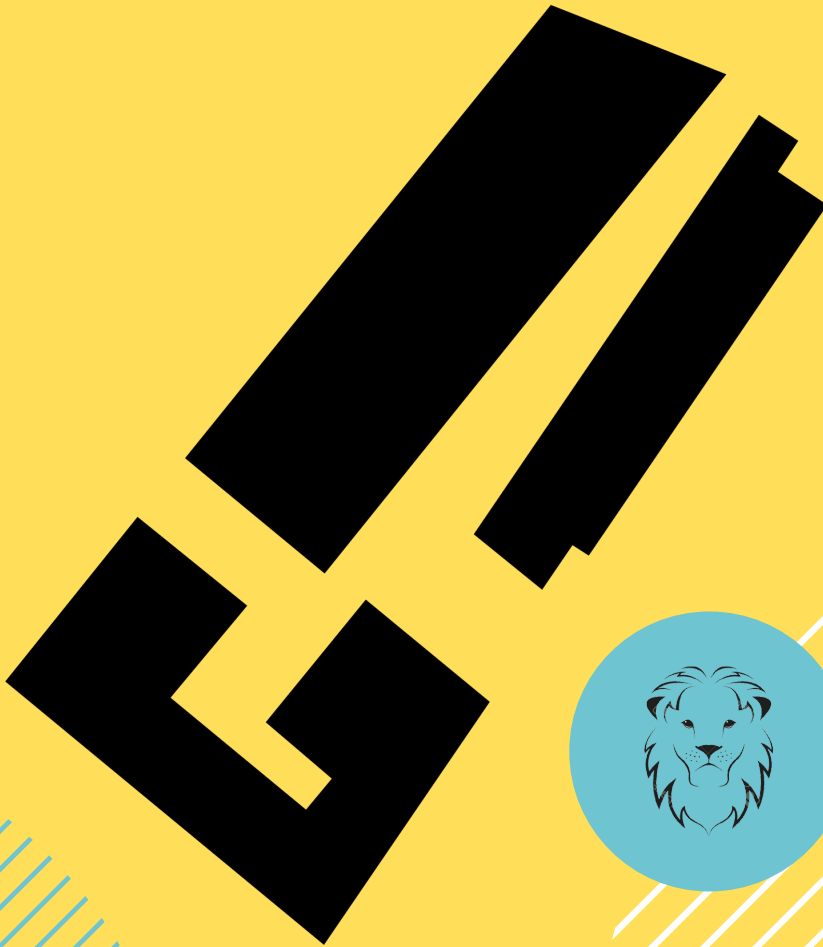


# THE PRIDE

Report for: UP 280, Fall 2019

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Lee Guekguezian,  
Prince Osemwengie, Amy  
Young, Carla Vasquez-  
Noriega, and Deja  
Thomas

# EXECUTIVE SUMMARY

## Introduction

The Pride is a proposed 94 unit, 100% affordable housing development designed for large families and veterans. Located at 11925 Railroad St, El Monte, CA, 91731, the 48,500 sq ft parcel resides in El Monte's downtown corridor, one block over from El Monte's main commercial corridor, Valley Blvd. (soon to be Main St.). Based on our site assessment, financial analysis, and political analysis of stakeholders in the community, **this project is a go.**

The Pride closely aligns with the city of El Monte's ambitious and progressive efforts to accelerate and lead Los Angeles County's development of affordable housing and curb the housing crisis. The Pride targets large families and veterans, responding to the community housing needs highlighted in the City of El Monte 2014-2021 Housing Element. In this element, large families and veterans rank as the populations most in need of special housing options. The Pride offers a plethora of benefits to these populations and the broader El Monte community. Residents at The Pride will benefit from anti-displacement, job training, and wellness services, while increased density will serve local businesses and neighbors by improving walkability and community vibrancy.

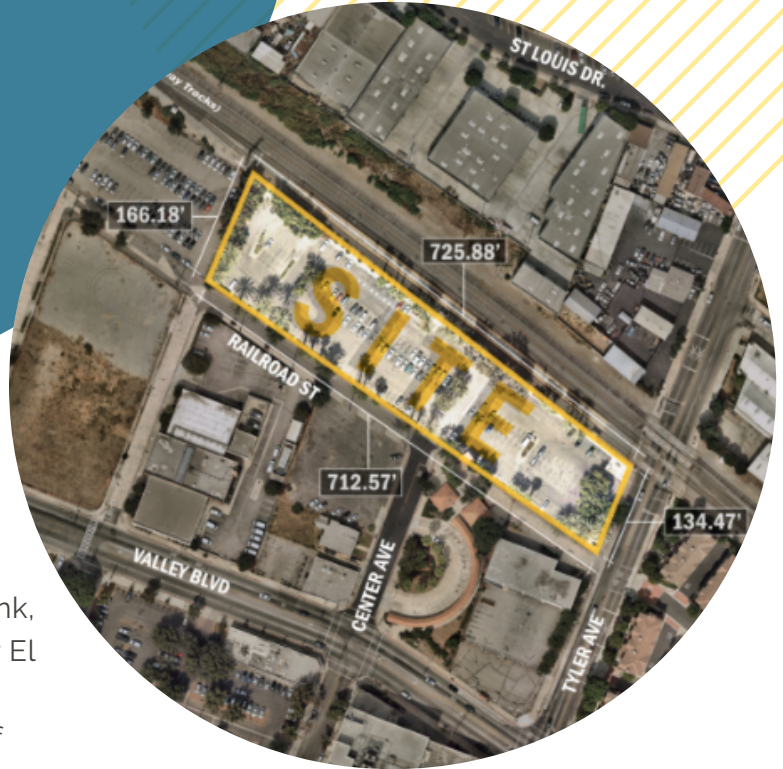
## Vision

**By increasing affordable housing options, The Pride, will help the city of El Monte to avoid displacing current residents, while maintaining neighborhood charm and culture. The Pride will foster a sense of community amongst large families and veterans, transforming an underutilized parking lot into a neighborhood and residential hub.**



## Site

The site identified for The Pride is jointly owned by the city of El Monte and Metrolink, and currently functions as a parking lot for El Monte Metrolink Station. Based on sales within the past year and within 0.5 miles of the site, we assumed a land cost of \$13.82 psf. Based upon discussion with city officials, we also assume that El Monte will donate half the land at a discounted rate. Therefore, we approximate that it will cost \$335,072 to purchase the site. Moreover, the site falls within El Monte's Downtown-Main Street Specific Plan, in which the city outlines a Development Opportunity Reserve (DOR), that provides incentives to increase development intensity concurrently with the delivery of public goods. The DOR in conjunction with the state density bonus gives the site an FAR of 6, 108 du/arce, and a parking requirement of 0.5 per bedroom and 0.3 for special needs.

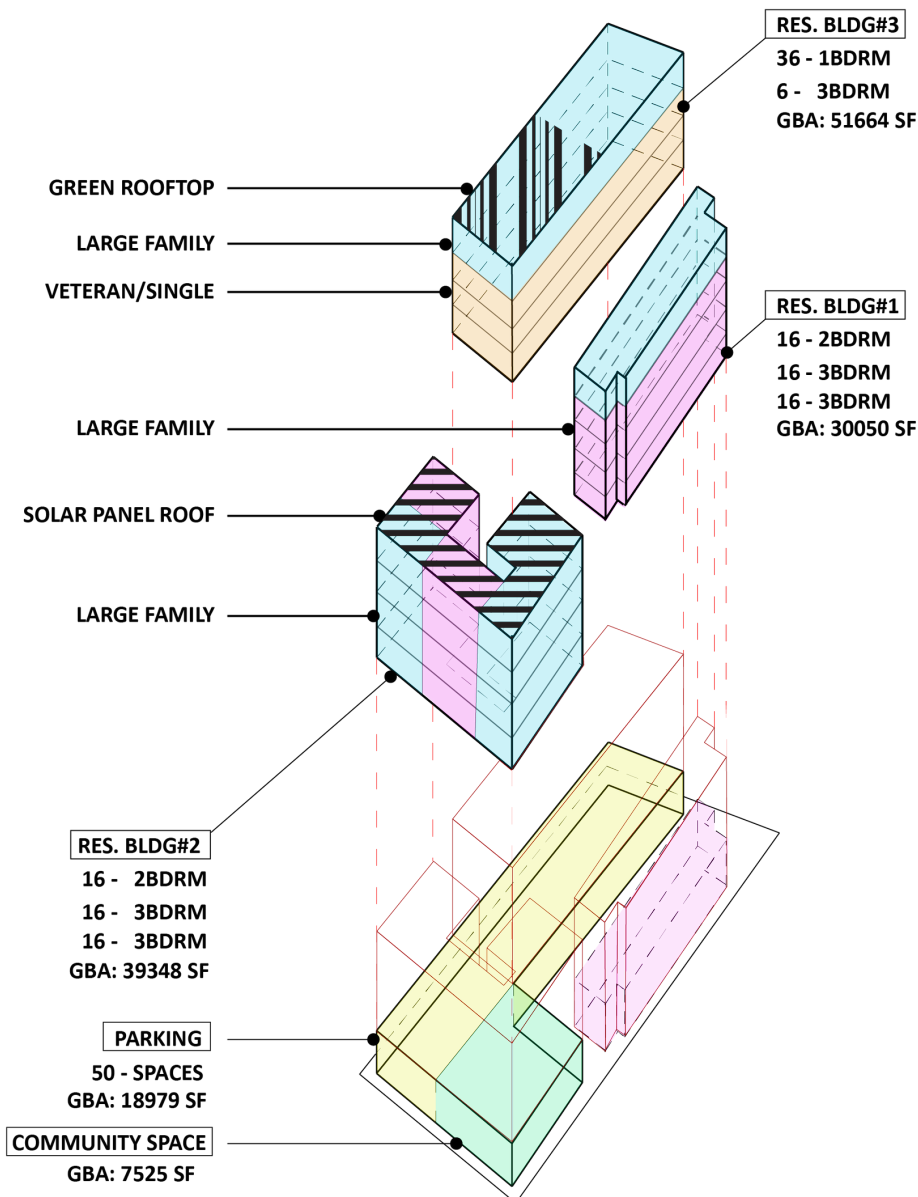


## Entitlement

We assume a 3 to 3 ½ year development timeline, which also includes an additional 6-12 month period for the Planning Commission to approve a tentative parcel map, which will facilitate the untying of our parcel. Based on conversations with El Monte City Planner, Jason Mikaelian, and El Monte Housing Manger, Carol Averell, we estimate an environmental review period of 3-5 months, including the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA) processes if we opt to take federal funds.



# Design



The Pride will be a new Type 5 construction development of 36 one-bedroom units, 31 two-bedroom units, 26 three-bedroom units, and one two-bedroom manager unit. Of the 93 units allocated for tenants, all of the 36 one-bedroom units will be allotted to veterans, with the two and three bedroom units allotted to large families. The Pride will be 5 stories in total and programmatically divided into 3 buildings, with a ground floor featuring over 50 surface level parking spaces, ample communal space for social events, and special onsite services for veterans and large families.



# FUNDING

The total cost of development for The Pride will be **\$46,545,772**, which averages to **\$495,168** per unit. The funding for The Pride is predicated on sources compatible with 9% tax credit equity projects in the state of California. The Pride is eligible to receive a total of \$37,776,085 in tax credits, in which we are opting to voluntarily deduct 30% of the total to remain competitive. After the equity calculation, the project would be requesting \$29,698,099 worth of tax credit equity. In addition to 9% LIHTC funds, we intend to supplement our project with El Monte HOME Loan (\$4,096,607), No Place Like Home capital funding and vouchers for the 36 veteran special needs units and family units (\$5,400,000).

