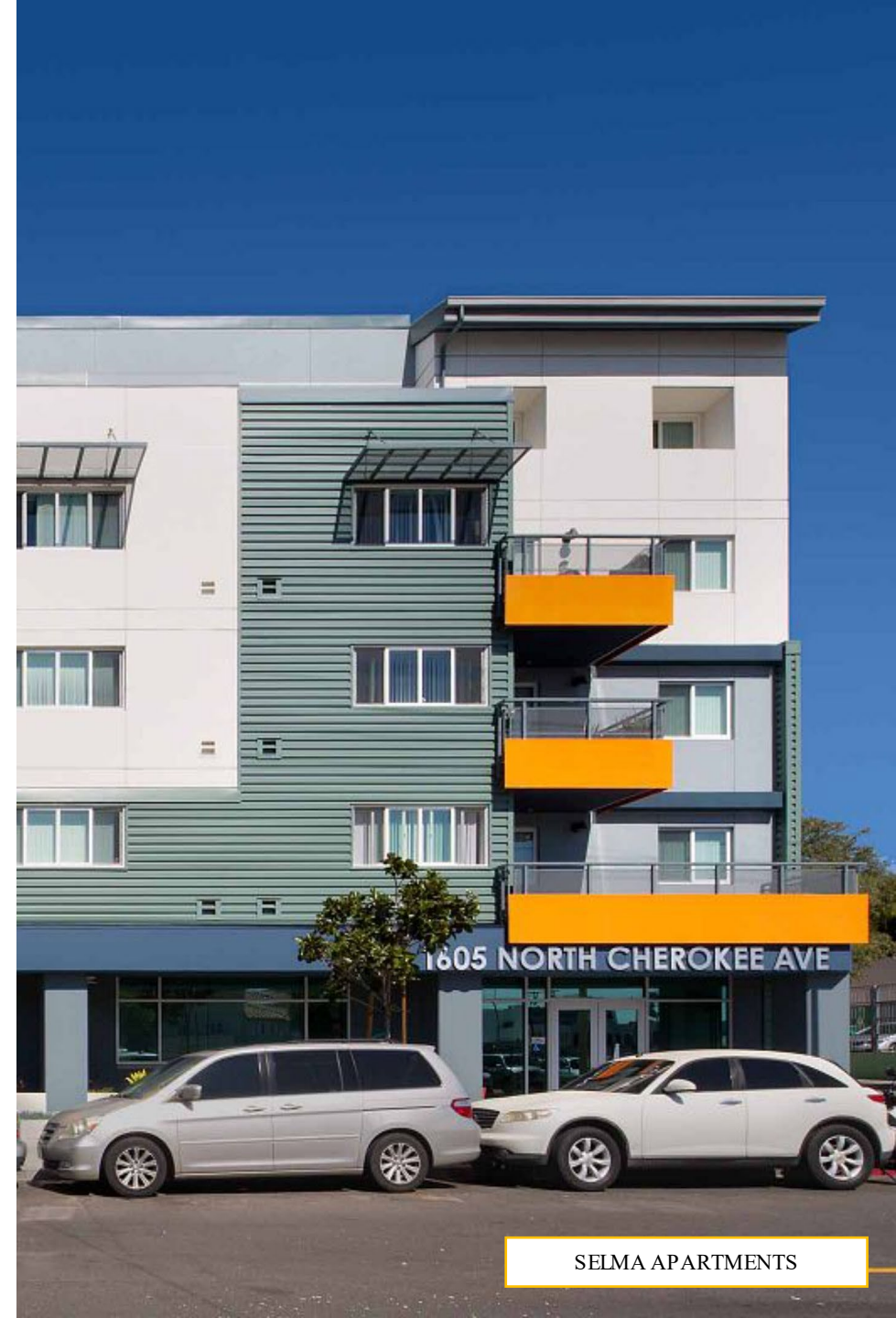


LAUSD Housing Update

Board of Education
October 6, 2026



SELMA APARTMENTS

Agenda

1. Background
2. Housing Objectives
3. Request for Proposals Overview
4. Next Steps & Questions



Background

In 2024, a District survey found there is meaningful interest for affordable housing among employees.

- Greatest segment of employee housing need falls in the **30%–80% Average Median Income (AMI)** bracket
- Employee housing demand is highest in the **North and West** regions
- Of the nearly 12,000 respondents, over 6,000 employees (52%) expressed interest in LAUSD affordable housing



Workforce Housing RFP Objectives

Employee Housing

Create new housing with a leasing preference for LAUSD employees.

Affordability

Prioritize housing for LAUSD employee household earning 30%-120% Area Median Income.

Financial Neutrality

Projects must be entirely developer-financed with no financial contribution required from LAUSD.

Community Engagement

Engage the community throughout the development process.

Long - Term Stewardship

Developers will be responsible for the operation, management and maintenance, and LAUSD retains ownership of the property.

Workforce RFP Sites

Four underutilized sites were identified as potentially viable based on a preliminary site and financial feasibility analysis conducted in 2025.

- **Collins** (6.5 Acres)
5717 N. Rudnick Ave.
West San Fernando Valley
Former Collins ES
- **Fairfax** (1.5 Acres)
1049 N. Fairfax Ave.
West Hollywood
Fairfax COS
- **Gompers** (.5 Acres)
11300 Main St.
South LA
Vacant parcel adjacent to
Samuel Gompers MS
- **Hoover** (.5 Acres)
911 Hoover St.
Central LA
Vacant paved lot near
Hoover ES

❏ **No proposals were received for Gompers or Hoover, likely due to site size and financing constraints.**



Workforce RFP Community Engagement

Site Specific Engagement

- Summer 2025: Eight hybrid meetings (two per site):
 - **Topics:**
 - LAUSD's efforts to develop affordable workforce housing on the four sites
 - Board of Education September 2025 meeting to approve issuance of an RFP
 - Timeline and next steps for RFP
 - **Community Feedback:**
 - Top priorities: rent, eligibility, parking, neighborhood safety, and project timeline
 - Concerns: traffic, parking availability, building height & aesthetics, and construction noise
 - Importance of ongoing, transparent communication throughout the process
- All meeting participants received a notice of the October 6, 2026 Board Meeting

LAUSD Labor Partner Engagement

- Spring 2025:
 - UTLA Working Group: Staff and UTLA meet several times to discuss the housing initiative.
 - Staff and SEIU, AALA, and CSEA met via conference call.

Going Forward

- Development teams, with support from LAUSD, will conduct site specific outreach to each community and its stakeholders.

Past community meeting presentations available at:
<https://facilities.lausd.org/apps/pages/housing-initiative>

Procurement Selection Process

Step 1: Minimum Qualifications

A. Legal Standing

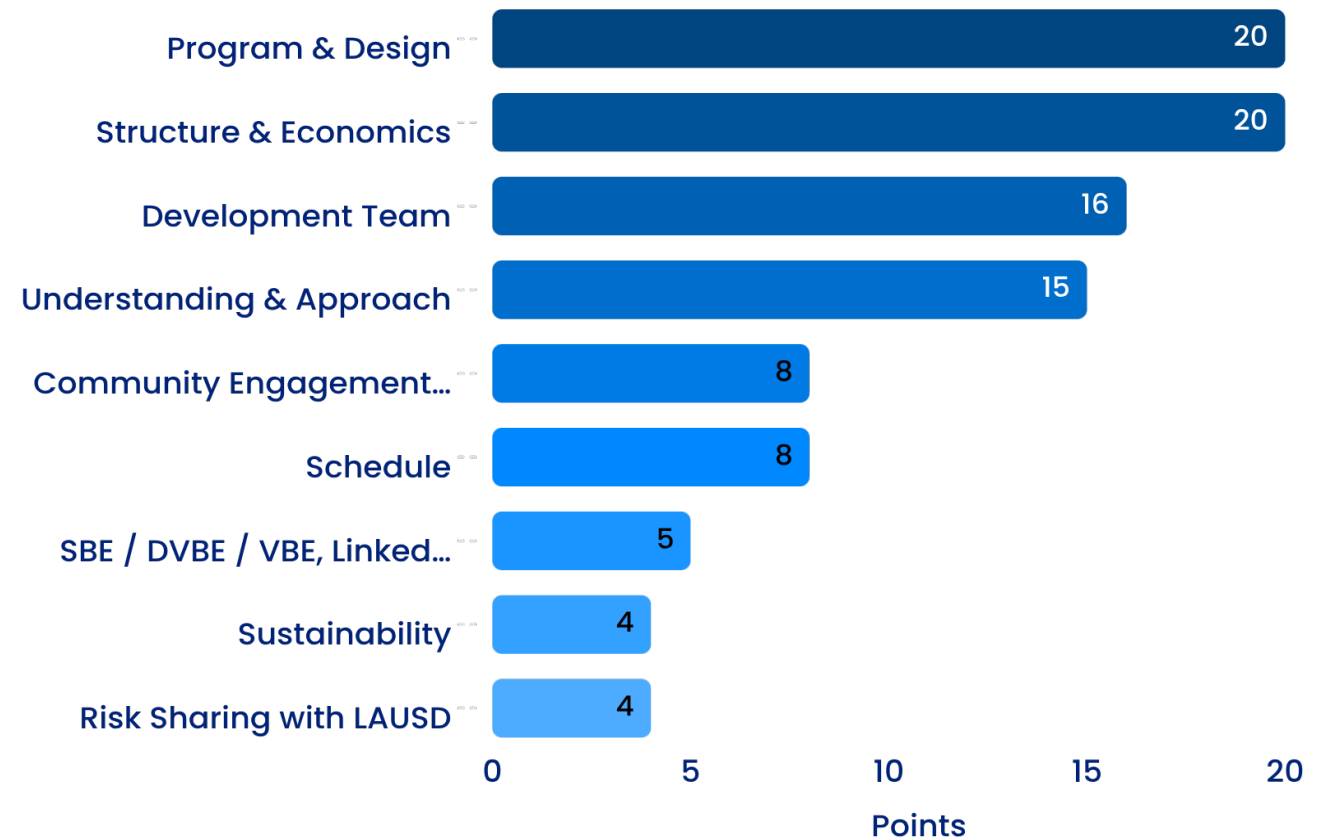
- Good standing with CA Secretary of State (within 90 days)
- Not debarred, suspended, or subject to uncured material findings

B. Development Experience

- Proven experience with housing of similar size and complexity
- At least 2 completed CA housing projects in the last 15 years
- Minimum \$40M aggregate development cost across qualifying projects

Step 2: Proposal Evaluation Criteria

What LAUSD Is Looking For



Proposer Selection

- 9 proposals received for Collins and Fairfax
- An LAUSD employee Selection Panel, with advisory support from housing subject-matter experts, evaluated the proposals and identified the highest-ranked teams:
 - **Fairfax** : West Hollywood Community Housing Corporation (WHCHC) and Alpha Construction Company
 - **Collins** : Affirmed Housing and HA Builders Group



Fairfax Site – WHCHC Proposal

1049 N. Fairfax Avenue, West Hollywood (1.44 Acres)

Project Overview

- Unit Count: 207 (Studio, 1BR, 2BR, and 3BR apartments)
- Parking: ~250 subterranean parking spaces
- Amenities: commercial space, community facilities
- Tenancy between 30%–120% AMI

Financing & Ground Lease

- Financed via Low-Income Housing Tax Credits, \$15M City of West Hollywood loan, and public subsidies
- Ground lease rent: \$10M payment post-construction, annual rent starting at \$20K, annually escalating at 3.5%, plus share of cash flow and commercial income

Concept Schedule

- Anticipated Construction Start: Summer 2028
- Completion: Summer 2030



❑ **All terms, including unit count, ground lease amount, payment structure, and financial terms, are subject to negotiation during the ENA period.**

West Hollywood Community Housing - Experience

WHCHC is a nonprofit affordable housing developer founded in 1986. Today, WHCHC serves over 1,600 residents across 1,054 units in 25+ communities across West Hollywood, LA, Glendale, and Palm Springs.

- **25+ completed communities** housing over 1,600 residents across 1,054 units in West Hollywood, Los Angeles, Glendale, and Palm Springs.
- **Specializes in high - density urban infill** serving seniors, families, people with disabilities, formerly homeless individuals, and Transition Age Youth.
- **Deep West Hollywood roots** with 13 properties in the City of West Hollywood, including one underway (89 units) and another project in the pipeline.
- **Active development pipeline** of 6 new communities in predevelopment across Beverly Hills, Culver City, Long Beach, Los Angeles, Palm Springs, and West Hollywood.



Fairfax Concept - WHCHC



Proposed Development Concept



Collins Site – Affirmed Housing Proposal

5717 N. Rudnick Ave. (6.56 Acres)

Project Overview

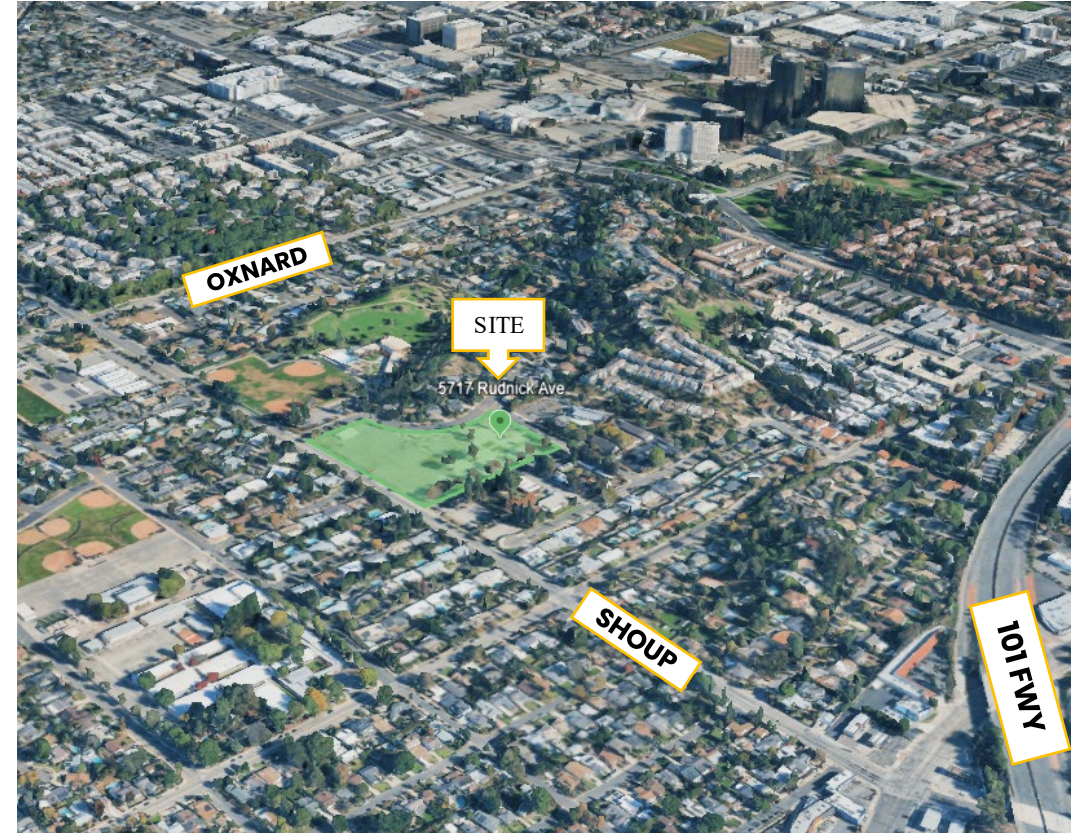
- Unit Count: 391 (1BR, 2BR, and 3BR apartments).
- Parking: ~550 parking spaces
- Amenities: outdoor play areas, community room, fitness center, walking paths
- Tenancy between 30%–120% AMI

Financing & Ground Lease

- Financed via Low-Income Housing Tax Credits and California public subsidy sources
- Ground lease rent: ~\$150,000 in ground lease deposits during predevelopment & construction, \$250,000/year starting Year 1, escalating at 2.5%/year

Concept Schedule

- Anticipated Construction start: Summer 2029
- Anticipated Completion: Summer 2031



☐ **All terms, including unit count, ground lease amount, payment structure, and financial terms, are subject to negotiation during the ENA period.**

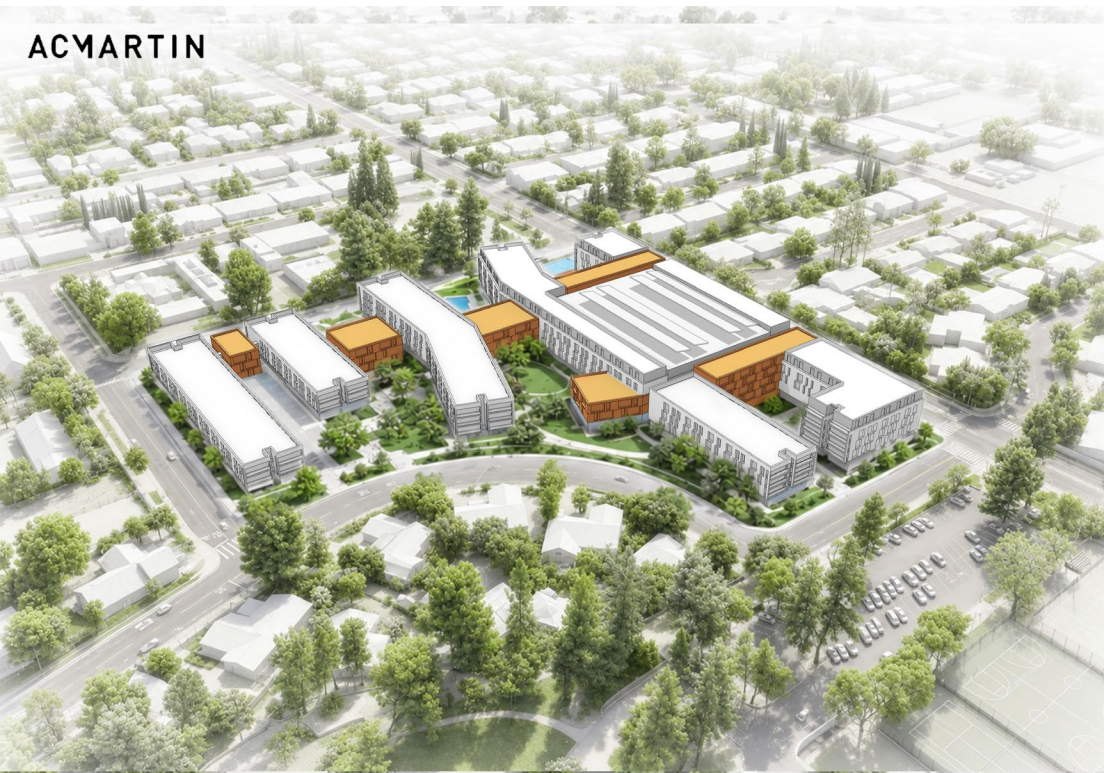
Affirmed Housing - Experience

Affirmed Housing, founded in 1999, is a leading developer of affordable and permanent supportive housing in California, committed to building high-quality housing communities.

- Extensive portfolio of **80+ communities** and over **5,500 units** developed, with over \$2.8 billion invested across the portfolio.
- Los Angeles specific portfolio includes **400+ units across 8 properties** with another 400+ units across three properties in the Los Angeles area.
- Strong track record of **community partnerships** and resident services.
- Focused on **high - impact urban infill projects** in major metropolitan areas, recognized for their innovative financing and on-time, on-budget project delivery.



Collins Concept – Affirmed Housing



Proposed Development Concept



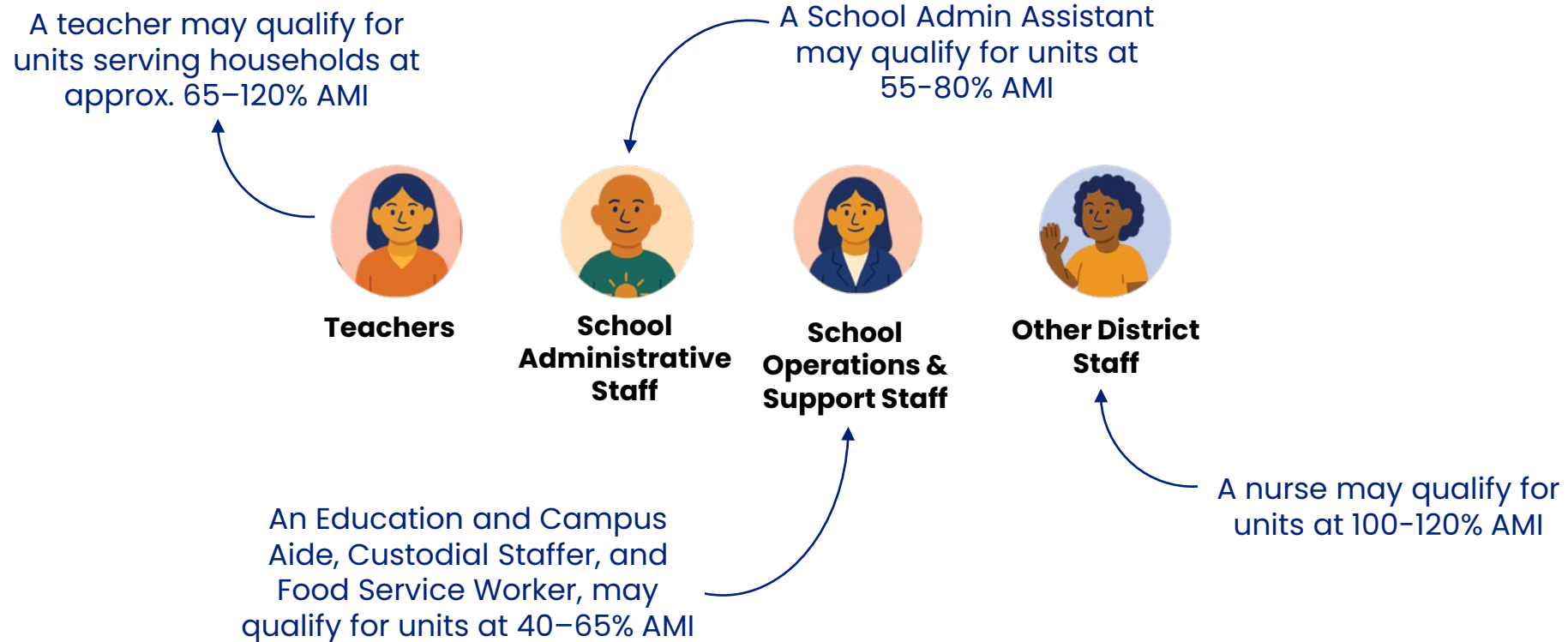
Los Angeles County Area Median Income Matrix

AMI Level	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
30%	\$34,980	\$39,990	\$44,970	\$49,980	\$53,970	\$57,960
40%	\$46,640	\$53,320	\$59,960	\$66,640	\$71,960	\$77,280
50%	\$58,300	\$66,650	\$74,950	\$83,300	\$89,950	\$96,600
60%	\$69,960	\$79,980	\$89,940	\$99,960	\$107,940	\$115,920
70%	\$81,620	\$93,310	\$104,930	\$116,620	\$125,930	\$135,240
80%	\$93,280	\$106,640	\$119,920	\$133,280	\$143,920	\$154,560
100%	\$116,600	\$133,300	\$149,900	\$166,600	\$179,900	\$193,200
120%	\$139,900	\$159,960	\$179,880	\$199,920	\$215,880	\$231,840

❏ **Source:** California Tax Credit Allocation Committee (CTCAC), 2026 Maximum Income Levels, effective May 1, 2026.

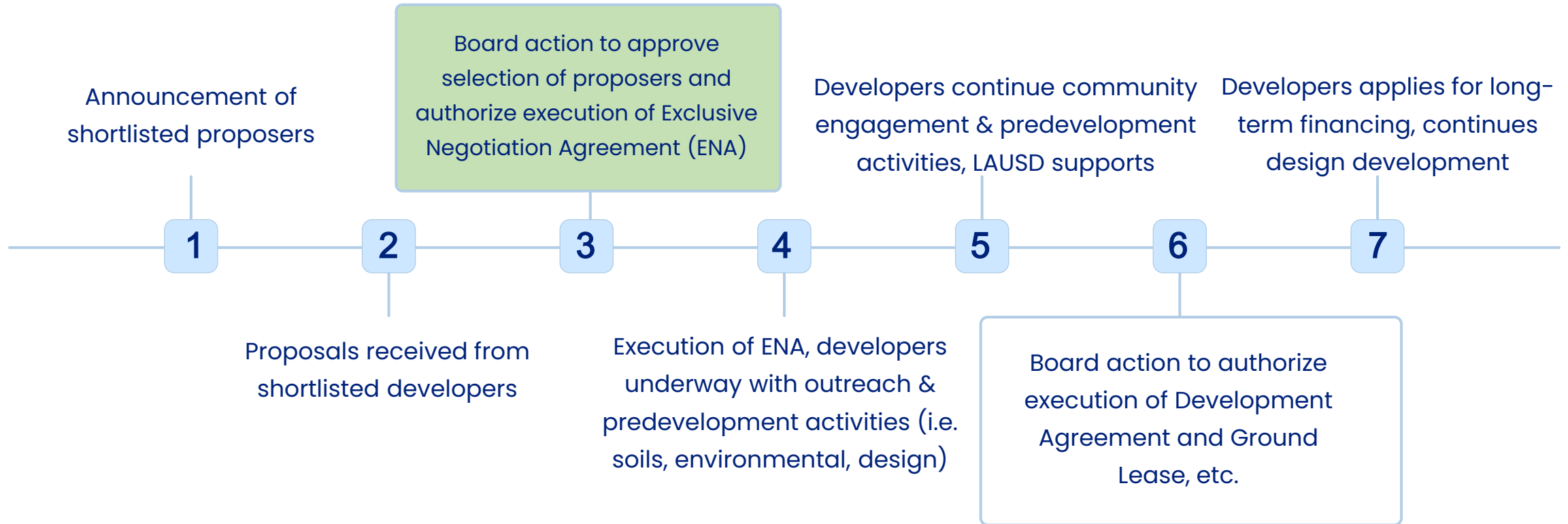
Examples of LAUSD Employees Who May Qualify

Depending on their salary, for a one-person household...



 **Note:** All household qualifications are dependent on all household income and number of household members.

Next Steps (Collins & Fairfax Sites)



☐ Proposals anticipate construction beginning in 2028 and 2029 for Fairfax and Collins, respectively.

Lessons Learned

Workforce Housing RFP

- Strong developer interest remains in partnering with LAUSD on affordable employee housing.
- Housing LIHTC financing is highly competitive, and project location and scale affect a development's ability to secure funding.
 - Site size and unit yield
 - Location within High/Highest Resource Opportunity Areas
- Gompers and Hoover were less competitive under current LIHTC financing conditions.
- Affordability mix affects both financing feasibility and District revenue.



Questions?