

## WEST TERRACE

### PROJECT DESCRIPTION

West Terrace is a 64-unit affordable housing and permanent supportive housing development, thoughtfully designed to include approximately 2,261 square feet of community space. Within the development, 56 units have been allocated to provide essential housing for formerly homeless individuals and families, while an additional 7 units are designated for low-income households.



The unit distribution within West Terrace is diverse, catering to various needs, with 14 studios, 29 one-bedroom residences, and 20 two-bedroom homes. Additionally, one three-bedroom unit is reserved for the onsite property manager, ensuring dedicated and responsive management.

Notably, West Terrace enjoys a strategic location, situated adjacent to Silver Star, an ACOF housing development designed to support formerly homeless veterans and completed in 2017. This proximity underscores our commitment to providing comprehensive and compassionate housing solutions within the community.

### TOTAL DEVELOPMENT COSTS

**\$31.8 million**

### TARGETED INCOME LEVEL

**30%-50% Area Median Income**

### AMENITIES

West Terrace offers a number of amenities within the building, ensuring residents have access to a wide array of conveniences. These include a spacious community room with a dedicated computer area, lounge area, fully equipped kitchen, and a large-screen television. The community room looks out onto the central outdoor courtyard complete with a generously sized playground. Additionally, West Terrace boasts a range of practical features, such as management and service offices, an on-site laundry facility, and secure bicycle storage rooms. All floors benefit from the convenience of a centrally located elevator. West terrace proudly holds a prestigious LEED® Gold Certification and an excellent Home Energy Rating System rating, underscoring our commitment to environmentally responsible living.

### RENTAL SUBSIDY

Project-Based Vouchers  
(Housing Authority of the City of Los Angeles)

### SERVICE PROVIDER

A Community of Friends

### DEVELOPMENT COSTS: PERMANENT SOURCES

1	City Community Capital – Permanent Loan	\$6.8M
2	Los Angeles County Development Authority – No Place Like Home Program	\$6.9M
3	Los Angeles Housing + Community Investment Department – Prop HHH Funding	\$5.7M
4	Federal Home Loan Bank of San Francisco – Affordable Housing Program	\$0.7M
5	Merritt Community Capital – Limited Partner Equity	\$12M