

Habitat Homes

Los Angeles Harbor Industrial Center Redevelopment Project
 (outside of Project Area) S/E corner of L Street and Lecouvreur Avenue

Project Description:
 •8 Craftsman style single-family homes, for very low-income first time homebuyers.
 •3-4 bedrooms, 2-car garages .
 •1.36 Acre Property (59,177 s.f.)

Developer:
Habitat for Humanity-Greater Los Angeles.
Robert Dwelle, (310) 396-9851

Status:
 •CRA/LA is conducting additional soil vapor assessment at the request of LA County Fire Department in order to obtain a "No Further Action Notice." Until this document is obtained, LAHD cannot process the loan assistance.

Next Quarterly Milestone:
Obtain No Further Action Notice from LA County Fire Dept.

Agency Assistance:
 •Financial \$100,000, Leverage Ratio 1:31
 •Issued RFP for City of LA.
 •Remediated property.
 •Monitor Construction.
 •Assist the City in the disposition and development of their L St. and Lecouvreur Ave. surplus property which includes resolving complications arising from soil remediation and removal of toxic contamination from the former onsite oil well operations.

Total Development Costs:
\$3.2 million

Community Benefit
Home ownership opportunities to very low-income families earning less than 50% of median income and 30 year first mortgage of \$100,000 at zero percent interest rate.

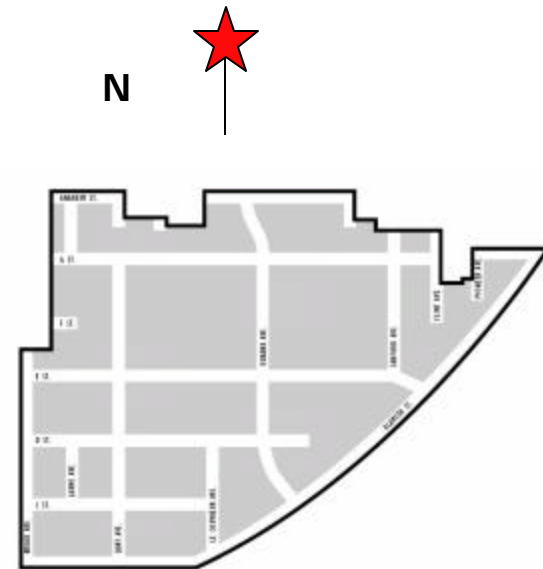
Jobs Generated To be determined.	Affordable Housing Eight for sale units to very low income families
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Rendering



Current Condition



Site outside Project Area