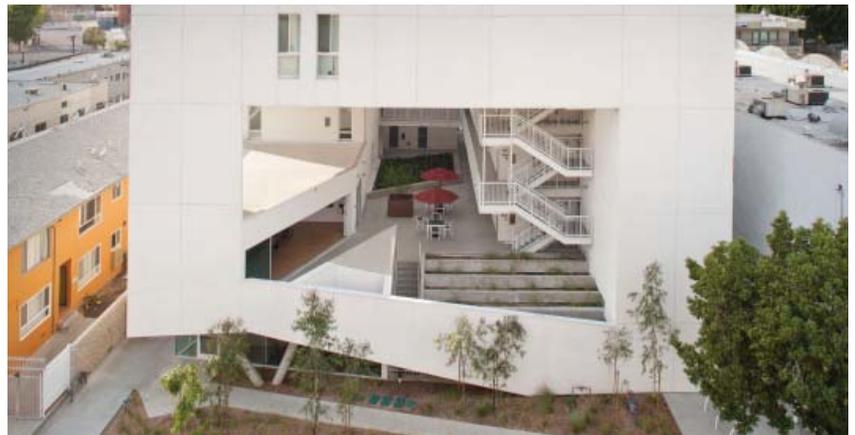




THE SIX

PROJECT DETAILS

Completed	2015
Location	811 South Carondelet Street Los Angeles, CA
Project Type	Veterans Supportive Housing
Total Units	52
Mix of Residences	45 studio; 5-1 br; 2 manager
Limited Partnership	The Six Veterans Housing, LP
Tax Credit Equity	\$11.2 million
Total Project Costs	\$16 million
Sponsor	Skid Row Housing Trust
Permanent Lender	City of Los Angeles Housing Department



PROJECT DESCRIPTION

The Six is a new five-story 52-unit apartment complex in Los Angeles' MacArthur Park neighborhood housing formerly homeless and chronically homeless individuals and veterans with special needs. Consisting of 45 studios, five one-bedroom apartments and two manager residences, The Six is affordable to households with incomes at or below 50 percent of Area Median Income, with all 50 LIHTC units subsidized by Project Based Section 8 vouchers.

Designed for independent living, apartments include a refrigerator, microwave, kitchenette with dining table/chairs, full private bathroom and bedroom furniture.

The four-story residential portion is situated over a one-story podium housing 19 ground-level garage parking spaces and a common area. Amenities include on-site management, a business center, group therapy meeting space, laundry room, courtyard, secured-entry lobby and solar panels to help reduce energy costs.

On-site supportive services focus on the residents' health and wellness and are provided by sponsor, Skid Row Housing Trust (SRHT). Comprehensive case management and access to a wide array of services addressing the needs of the target population are available, along with individualized treatment plans, crisis intervention and outside referrals. SRHT also partners with Chrysalis, a non-profit employment program for homeless persons, which helps with transportation, benefits advocacy, food aid and employment assistance.

National Equity Fund invested \$11.2 million of LIHTC equity in The Six, its 15th collaboration with long-term partner SRHT, one of the largest, most experienced providers of service-enriched, affordable housing for the homeless in California.

	YEAR 1	ONGOING
Jobs Created *	63	16
Community Impact * (In Millions)	\$4.1	\$1.2

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* Based on a model created by the National Home Builders Association to estimate economic benefits