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## JOINT-USE JUMPIN'



LA City Councilman **Eric Garcetti** proves he's not too cool for school as he flashes the **thumbs-up** sign at the opening of **Abode Communities'** Rio Vista Apartments in Glassell Park. The other folks, including Abode president **Robin Hughes** (wielding the big scissors... perhaps she planned to pop the balloons, because it looks like someone forgot the ribbon), former state Assemblywoman **Jackie Goldberg**, and reps from the LA Housing Department and LA Unified School District, look mighty happy too. This is LA County's **first joint-use development** combining affordable housing and an early education center on **LAUSD surplus land**.



Abode designed and developed the residential portion of Rio Vista—50 two- and three-bedroom units for families earning **30% to 60%** of the area median income. It shares two levels of parking with the **Gonzalez Goodale Architects**-designed early education center, which is being developed by LAUSD. Financing for the **\$27M**, LEED for Homes Platinum-rated residences was provided by various sources, including private tax credit equity loans from US Bank and US Bancorp Community Development Corp. In addition, LAUSD provided a **66-year ground lease** and an **equity contribution**.