

0220-05443-0003

**TRANSMITTAL**

TO The City Council	DATE 5/7/18	COUNCIL FILE NO. 17-0090
FROM Richard H. Llewellyn, Jr., City Administrative Officer		COUNCIL DISTRICT ALL

At its April 26, 2018 meeting, the Proposition HHH (Prop HHH) Administrative Oversight Committee (AOC) considered the attached report from the City Administrative Officer (CAO) and the Housing and Community Investment Department (HCID) regarding the Second Quarterly Report for the Prop HHH Fiscal Year 2017-18 Bond Issuance.

That AOC recommends that the City Council receive and file this report inasmuch as no action is requested at this time.



Richard H. Llewellyn, Jr.  
City Administrative Officer

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

Date: April 18, 2018

To: Proposition HHH Citizens Oversight Committee

From: Office of the City Administrative Officer  
Housing and Community Investment Department

Subject: **QUARTERLY REPORT – FISCAL YEAR 2017-18 PROPOSITION HHH BOND ISSUANCE**

**RECOMMENDATION**

That the Citizens Oversight Committee (COC) review the Quarterly Report for the Fiscal Year 2017-18 Proposition HHH bond issuance and forward the report to the Administrative Oversight Committee (AOC).

**SUMMARY**

The first Proposition HHH (Prop HHH) bond issuance in Fiscal Year (FY) 2017-18 of \$89,739,879, included \$87,879,381 for nine (9) projects under the Prop HHH Permanent Supportive Housing (PSH) Loan Program and four (4) projects (two (2) projects withdrew) under the Prop HHH Facilities Program. An additional \$1,203,933 was included for staff costs (C.F. 17-0090).

As previously discussed, this report outlines the recommended reprogramming of \$789,824 from two (2) withdrawn Facilities Program projects and ineligible City Attorney staff costs, to the Department of Public Works, Bureau of Engineering (BOE) for the implementation of City-sponsored Prop HHH Facilities Projects. The report also describes items of note for Prop HHH projects approved in the first issuance.

The attached Quarterly Report provides the following information for each Prop HHH project:

- Project Information:
  - Project name, developer, address and council district, population served;
  - Total number of units, number of PSH units, units for chronically homeless, affordable units, manager units, and non-HHH funded units (PSH Loan Program projects only); and
  - Project type (Facilities Program projects only).
- Prop HHH Project Award Amount;
- Total Development Cost;
- Loan Agreement Execution Date (PSH Loan Program projects only) and Contract

- Execution Date (Facilities Program projects only);
- Commitment Date (PSH Loan Program projects only);
- Cost Per Unit (PSH Loan Program projects only);
- Construction Start Date;
- Construction Completion Date;
- Permanent Loan Conversion Date (PSH Loan Program projects only);
- Prop HHH Quarterly Expenditures and Fiscal Year Totals; and
- Notes (outlining delays, concerns, etc.).

## **PROPOSITION HHH STATUS REPORT – ITEMS OF NOTE**

### Proposition HHH Permanent Supportive Housing Program

Of the nine (9) PSH projects approved in the first bond issuance, three (3) have started construction and two (2) are set to begin construction before the end of the fiscal year. These projects include, PATH Metro Villas II, Six Four Nine Lofts, 88<sup>th</sup> and Vermont, (McCadden Youth) AMRC TAY, and RISE Apartments. The remaining four (4) projects, which were delayed due to cost increases, have acquired the remaining gap funding necessary or have California Debit Limit Allocation Committee (CDLAC) (private activity bonds) allocation dates and estimated construction start dates. These projects include, Casa del Sol, SP7 Apartment RECAP, The Pointe on Vermont, and the FLOR 401 Lofts.

Other items of note include:

- The Six Four Nine Lofts project increased the total PSH units from 27 to 28 units, decreasing the affordable units by one (1) unit.
- The Casa del Sol project has received its CDLAC allocation and will start construction on July 5, 2018.
- The SP7 Apartments RECAP project received a CDLAC bond allocation in March and is currently working to close other lending agreements, including a Housing Opportunities for Persons with AIDS (HOPWA) loan. The estimated construction start date is September 1, 2018.
- The Pointe on Vermont project is applying for a CDLAC bond allocation in May 2018, with funding provided in June 2018. These funds would cover any previously reported funding gaps. The estimated construction start date is September 1, 2018.
- The FLOR 401 Loft project also is applying for a CDLAC bond allocation in May 2018, with funding provided in June 2018. These funds would cover any previously reported funding gaps. The estimated construction start date is December 1, 2018.

### Proposition HHH Facilities Program

- The Joshua House Health Center began construction on February 15, 2018.
- The contracts for the remaining two (2) privately sponsored Facilities Program projects were executed this quarter.

- The loan agreement with Los Angeles Family Housing, the project sponsor for the South Campus project, was executed on March 7, 2018 (C-130925). The project is expected to begin construction in June 2018.
- The loan agreement with Community Build, the project sponsor for the 88<sup>th</sup> and Vermont project, was executed on March 28, 2018 (C-131078). The project began construction on April 2, 2018.
- The City-sponsored Council District 8 Navigation Center project is expected to begin construction in June 2018. BOE is finalizing the project scope, design and construction schedule. An additional \$1.8 million is recommended for this project in the FY 2018-19 Facilities Program Project Expenditure Plan (PEP) to add space for job training services, for a total project cost of \$4.9 million.

## **REPROGRAMMING RECOMMENDATIONS**

The FY 2018-19 Facilities Program PEP report included recommendations to reprogram \$789,824 from the FY 2017-18 PEP to BOE for staff and consulting costs for project management, design, environmental studies and other work to implement City-sponsored Prop HHH Facilities Projects. The COC considered these recommendations on March 16, 2018. These funds will be reprogrammed from the following line items:

- Staff costs - \$133,259  
Based on updated advice from the City Attorney regarding allowable use of Prop HHH funds for City staff costs, the \$133,259 allocated for the City Attorney for staffing costs is ineligible and is being recommended for reprogramming. Eligible Housing and Community Investment Department staff costs will be reimbursed to the Department. Any remaining funds will be reprogrammed.
- Withdrawn Facilities Program Projects:
  - Corner of Hope - \$435,800  
The John Wesley Community Health Institute, project sponsor for Corner of Hope, withdrew due to increased costs associated with Prop HHH funding requirements.
  - Homeless Vets at the Marion - \$220,765  
The Volunteers of America Los Angeles, project sponsor for Homeless Vets at the Marion project, withdrew due to the former Community Redevelopment Agency's Wiggins settlement, which disallows conversion of single room occupancy units to transitional housing.

Reprogrammed funds for BOE will be reflected in the third Quarterly Report upon Council and Mayor approval of the FY 2018-19 PEP.

Attachment – Proposition HHH Quarterly Report – March 2018

Proposition HHH Quarterly Report - March 2018

Proposition HHH Permanent Supportive Housing (PSH) Loan Program GOB Series 2017-A (Taxable)

Proposition HHH PSH Project	Developer Name	Address	Council District	HHH Project Award	Total Development Cost	Cost Per Unit	Population Served	Total Units	Total PSH Units	Chronic PSH Units	Affordable Units	Non-HHH Funded Units	Manager Units	Commitment Date	Loan Agreement Execution Date	Construction Start Date	Construction Completion Date	Estimated Permanent Loan Conversion Date	Fiscal Year 2017-18 Expenditures				HHH Project Funds Remaining	Notes
																			HHH Expenditures as of January 2018	HHH Expenditures Q1	HHH Expenditures Q2	Fiscal Year 2017-18 Total		
88th and Vermont	WORKS	8730 S. Vermont Avenue, Los Angeles, CA 90044	8	\$ 9,680,000	\$ 36,285,371	\$ 385,248	HF, H, I, CH	62	46	23	14	14	2	6/23/2017	3/29/2018	4/2/2018	10/1/2019 (Estimated)	1/1/2020	\$ -	\$ -	\$ -	\$ -	\$ 9,680,000	Contract Number: C-131079
PATH Metro Villas II	PATH Ventures	320 North Madison Avenue, Los Angeles, CA 90004	13	\$ 3,513,721	\$ 54,278,996	\$ 444,910	H, HD, I, CH	122	90	46	80	0	2	2/27/2017	12/13/2017	12/20/2017	12/15/2019 (Estimated)	8/1/2020	\$ -	\$ -	\$ -	\$ -	\$ 3,513,721	Contract Number: C-130583
Six Four Nine Lofts	Skid Row Housing Trust	649 S. Wall St., Los Angeles, CA, 90014	14	\$ 5,500,000	\$ 28,407,348	\$ 516,497	H, I, CH	55	28	14	26	0	1	9/25/2017	12/19/2017	2/15/2018	8/1/2019 (Estimated)	12/1/2020	\$ -	\$ -	\$ -	\$ -	\$ 5,500,000	Contract Number: C-130639
(McCadden Youth) AMRC TAY	Thomas Safran	McCadden Pl., Los Angeles, CA 90038	4	\$ 5,018,298	\$ 10,036,596	\$ 386,023	Y, HS, CH	26	25	13	0	0	1	9/25/2017	4/30/2018 (Estimated)	5/5/2018 (Estimated)	5/6/2020 (Estimated)	8/6/2020	\$ -	\$ -	\$ -	\$ -	\$ 5,018,298	Number of chronic PSH units has been corrected to reflect 13 units.
Casa del Sol	A Community of Friends	10966 W. Ratner St., Sun Valley, CA, 91352	6	\$ 8,065,143	\$ 19,655,785	\$ 446,722	HS, M, CH	44	43	22	0	0	1	9/25/2017	6/29/2018 (Estimated)	7/5/2018 (Estimated)	2/1/2020 (Estimated)	11/29/2020	\$ -	\$ -	\$ -	\$ -	\$ 8,065,143	The project is scheduled to receive bond allocation from Californian Debt Limit Allocation Committee(CDLAC) on May 16 and will be ready to close construction financing on June 29.
FLOR 401 Lofts	Flor 401 Lofts (SRHT)	401 E. 7th St., Los Angeles, CA, 90014	14	\$ 11,980,000	\$ 51,995,407	\$ 525,206	H, HV, CH	99	49	25	49	12	1	9/25/2017	12/1/2018 (Estimated)	12/1/2018 (Estimated)	7/23/2020 (Estimated)	1/25/2021	\$ -	\$ -	\$ -	\$ -	\$ 11,980,000	The project sponsor will apply to CDLAC on May 18 and will receive bond allocation on July 18
RISE Apartments	SRO Housing	4060 S. Figueroa Street, Los Angeles, CA, 90037	9	\$ 9,500,000	\$ 21,038,903	\$ 369,104	HV, CH	57	56	42	0	0	1	9/25/2017	6/15/2018 (Estimated)	6/26/2018 (Estimated)	02/28/2020 (Estimated)	9/8/2020	\$ -	\$ -	\$ -	\$ -	\$ 9,500,000	
SP7 Apartments RECAP	SP7 Apartments LP (SRHT)	513 E. 7th St., Los Angeles, CA	14	\$ 12,000,000	\$ 35,035,594	\$ 350,356	I, HV, CH, IHA	100	55	28	44	0	1	9/25/2017	8/1/18 (Estimated)	9/1/2018 (Estimated)	4/23/2020 (Estimated)	9/28/2020	\$ -	\$ -	\$ -	\$ -	\$ 12,000,000	Project sponsor received CDLAC bond allocation in March and is currently closing a Housing Opportunities for Persons With AIDS (HOPWA) loan which will be followed by closing of construction financing on August 1.
The Pointe on Vermont*	EAH Inc.	7600 S. Vermont Ave., Los Angeles, CA	8	\$ 7,900,000	\$ 20,744,980	\$ 414,900	HF, CH	50	25	13	24	24	1	9/25/2017	9/1/2018 (Estimated)	9/1/2018 (Estimated)	12/1/2019 (Estimated)	1/25/2021	\$ -	\$ -	\$ -	\$ -	\$ 7,900,000	The project sponsor will apply to CDLAC on May 18 and will receive bond allocation on July 18.
<b>Subtotal for 2017-18 Bond Issuance</b>				\$ 79,157,162	\$ 277,478,975			615	417	226	187	50	11						\$ -	\$ -	\$ -	\$ -	\$ 79,157,162	
Housing and Community Investment Department PSH Loan Program Staff Costs	N/A	N/A	N/A	\$ 1,070,674	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$ -	\$ -	\$ -	\$ -	\$ 1,070,674	Balance remaining at the end of FY 2017-18 will be recommended for reprogramming.
Funds Pending Reprogramming	N/A	N/A	N/A	\$ 133,259	N/A	N/A	N/A	n	N/A	N/A	N/A	n	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$ 133,259	Based on City Attorney advice, funds for City Attorney staff costs recommended for reprogramming for Department of Public Works, Bureau of Engineering staff costs to implement City-sponsored projects.
<b>TOTAL for 2017-18 Bond Issuance</b>				\$ 74,227,836	\$ 277,478,975			615	417	226	187	50	11						\$ -	\$ -	\$ -	\$ -	\$ 74,227,836	

Last reporting period listed the Prop HHH award for the Pointe on Vermont at \$10.6 Million. This was a reporting error. The Prop HHH award is \$7.9 Million.

Proposition HHH Permanent Supportive Housing (PSH) Loan Program GOB Series 2017-A (Taxable)

Proposition HHH Facilities Project	Project Sponsor	Address	Council District	Project Type	Population Served	HHH Project Award	Total Project Cost	Contract Execution Date	Construction Start Date	Construction Completion Date	Fiscal Year 2017-18 Expenditures				HHH Project Funds Remaining	Notes
											HHH Expenditures as of January 2018	HHH Expenditures Q1	HHH Expenditures Q2	Fiscal Year 2017-18 Total		
88th and Vermont Youth and Community Center	Community Build	8730-8550 Vermont Ave., Los Angeles CA 90044	8	Center	H, HY, YAR	\$ 3,245,154	\$ 3,792,365	3/28/2018	Apr-18	10/2019 (Estimated)	\$ -	\$ -	\$ -	\$ -	\$ 3,245,154	Contract Number: C-131078
South Campus	LA Family Housing	7817 Lankershim Blvd., North Hollywood, CA, 91605	6	Center	H, CH, HF, DV, M, D, SA, V, HIV/AIDS	\$ 1,802,500	\$ 4,802,500	3/7/2018	06/2018 (Estimated)	01/2019 (Estimated)	\$ -	\$ -	\$ -	\$ -	\$ 1,802,500	Contract Number: C-130925
Joshua House Health Center	Los Angeles Christian Health Centers	649 S. Wall St., Los Angeles, CA 90014	14	Clinic	H, CH, V, MI, SA	\$ 3,700,000	\$ 23,288,840	12/19/2017	02/15/2018	09/2019 (Estimated)	\$ -	\$ -	\$ -	\$ -	\$ 3,700,000	Contract Number: C-130640
CD 8 Navigation Center	City of Los Angeles	729 W. Manchester Ave., Los Angeles, CA 90044	8	Center	H, CH, Y	\$ 3,100,000	\$ 3,100,000	N/A (City-sponsored)	06/2018 (Estimated)	05/2019 (Estimated)	\$ -	\$ 24,686	\$ -	\$ 24,686	\$ 3,075,314	An additional \$1.8 million is recommended in the 2018-19 PEP, for a total project cost of \$4.9 million.
<b>Subtotal for 2017-18 Bond Issuance</b>						\$ 11,847,654	\$ 34,933,705				\$ -	\$ 24,686	\$ -	\$ 24,686	\$ 11,979,968	
Funds Pending Reprogramming*	Various	N/A	N/A	N/A	N/A	\$ 656,565	N/A	N/A	N/A	N/A	\$ -	\$ -	\$ -	\$ -	\$ 656,565	Project sponsors for the Corner of Hope and Homeless Vets at the Marlon projects withdrew from Prop HHH Facilities Program. \$656,565 allocated to these projects is recommended for reprogramming for Public Works, Bureau of Engineering staff costs to implement City-sponsored projects.
<b>TOTAL for 2017-18 Bond Issuance</b>						\$ 12,504,219	\$ 34,933,705				\$ -	\$ 24,686	\$ -	\$ 24,686	\$ 11,979,533	

\* Project sponsors for the Corner of Hope and Homeless Vets at the Marlon projects withdrew from Prop HHH Facilities Program. \$656,565 allocated to these projects is recommended for reprogramming for Public Works, Bureau of Engineering staff costs to implement City-sponsored projects.

**Definitions**  
 PSH Units: A development that provides permanent housing (including rental subsidy) with supportive services to extremely low income, and very low income, homeless special needs individuals and veterans, homeless families, homeless transition-aged youth (TAY), homeless seniors, homeless disabled, and homeless frequent users of Los Angeles County services.  
 Units reserved for individuals or families:  
 Chronic PSH Units:  
 (a) Experiencing chronic homelessness as defined in 24 CFR 578.3;  
 (b) Residing in a transitional housing project that will be eliminated and meets the definition of chronically homeless in effect at the time in which the individual or family entered the transitional housing project;  
 (c) Residing in a place not meant for human habitation, emergency shelter, or safe haven; but the individuals or families experiencing chronic homelessness as defined in 24 CFR 578.3 had been admitted and enrolled in a permanent housing project within the last year and were unable to maintain a housing placement;  
 (d) Residing in transitional housing funded by a Joint Transitional Housing and Permanent Housing Rapid Re-Housing component project and who were experiencing chronic homelessness as defined in 24 CFR 578.3 prior to entering the project;  
 (e) Residing and has resided in a place not meant for human habitation, a safe haven, or emergency shelter for at least 12 months in the last three years, but has not done so on four separate occasions; or  
 (f) Receiving assistance through the Department of Veterans Affairs (VA)-funded homeless assistance programs and met one of the above criteria at intake to the VA's homeless assistance system.  
 Affordable Units: A structure or set of structures with rental housing units restricted by department regulations and operated under landlord-tenant law, with common financing, ownership and management.  
 Non-HHH Funded Units: Units which are not funded by the Prop HHH PSH Loan Program (e.g. HOPIWA or HOME funded units, market rate, etc.)  
 Commitment Date: Executed date of Commitment Letter of Prop HHH PSH Loan Program funds issued to the applicant by HCID.  
 Permanent Loan Conversion Date: Date by which the construction loan is converted (replaced with) the permanent financing loan.

**Legend for Populations Served**  
 SA = Substance Abuse      D = Non-homeless disabled      CH = Chronically Homeless      HS = Homeless Senior      M = Homeless Mental Illness      DV = Homeless survivors of domestic violence & sex trafficking  
 YAR = Youth at Risk of Homelessness      V = Non-homeless Veterans      HF = Homeless Families      Y = Homeless Youth      O = Other Homeless  
 I = Non-homeless Individuals      H = Homeless Individuals      HV = Homeless Veterans      HD = Homeless Disabled      IHA = Homeless Individuals with HIV/AIDS