


**TRANSMITTAL**

TO The City Council	DATE 06-12-23	COUNCIL FILE NO. 17-0090-S15
FROM The Proposition HHH Administrative Oversight Committee		COUNCIL DISTRICT ALL

At its meeting on June 1, 2023, the Proposition HHH (Prop HHH) Administrative Oversight Committee (AOC) considered the attached Los Angeles Housing Department (LAHD) report relative to the issuance of the final loan commitment for a Prop HHH Housing Challenge project and a Prop HHH Permanent Supportive Housing (PSH) project, and to add these two projects to the Prop HHH Fiscal Year (FY) 2020-2021 Project Expenditure Plan (PEP). The report is hereby transmitted for Council consideration.

The Prop HHH AOC recommends that the City Council, subject to the approval of the Mayor:

1. AUTHORIZE the Los Angeles Housing Department (LAHD) to issue a letter of financial commitment for 21300 West Devonshire Street (Prop HHH Housing Challenge project), not to exceed \$10,407,427, and for 714 South Grandview Street, (Prop HHH PSH project), not to exceed 12,000,000;
2. APPROVE the addition of these two projects to the FY 2020-2021 PEP and amend the PEP as follows:
  - a. \$12,000,000 for Grandview Apartments, 714 South Grand View Street (Attachment A of the LAHD report);
  - b. \$10,407,427 for 21300 West Devonshire Street (Attachment A of the LAHD report);
3. AUTHORIZE the LAHD General Manager, or designee, to negotiate and execute loan documents, covenant/regulatory agreements, and any other documents necessary to implement the Prop HHH FY 2020-2021 PEP (Attachment A of the LAHD report) with each of the borrowers on projects selected for funding, subject to the approval of the City Attorney as to form; and
4. AUTHORIZE the disbursement of Prop HHH funds to take place after the sponsors obtain enforceable commitments for all proposed funding, including, but not limited to, the full amount of funding and/or tax credits proposed.

  
 for Matthew W. Szabo  
 City Administrative Officer

Chair, Proposition HHH Administrative Oversight Committee

MSW:YC:MZ:02230158c

Attachment: ISSUANCE OF LOAN COMMITMENT FOR HHH HOUSING CHALLENGE PROJECT; AMENDMENT TO PROPOSITION HHH FY 2020-2021 PROJECT EXPENDITURE PLAN

Ann Sewill, General Manager  
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City of Los Angeles



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Daniel Huynh, Assistant General Manager  
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**INTER-DEPARTMENTAL MEMORANDUM**

TO: PROPOSITION HHH CITIZENS OVERSIGHT COMMITTEE

FROM: ANN SEWILL, GENERAL MANAGER *Ann Sewill*

DATE: LOS ANGELES HOUSING DEPARTMENT, FORMERLY LOS ANGELES HOUSING + COMMUNITY INVESTMENT DEPARTMENT  
MAY 19, 2023

REGARDING: ISSUANCE OF FINAL LOAN COMMITMENT FOR HHH HOUSING CHALLENGE PROJECT; AMENDMENT TO PROPOSITION HHH FY 2020-2021 PROJECT EXPENDITURE PLAN

**SUMMARY**

On May 9, 2019, the Mayor’s Office and the Los Angeles Housing Department (LAHD), formerly the Los Angeles Housing + Community Investment Department (HCIDLA), issued the Proposition HHH Housing Challenge Request for Proposals (RFP). On June 6, 2021 (C.F. No. 17-0090), the City Council granted LAHD authority to issue HHH Permanent Supportive Housing Loan Program conditional financial commitments in a total amount not to exceed \$23,713,427 for five projects. Through this report, LAHD is requesting authority to issue a final letter of commitment for one Proposition HHH Innovative Housing Challenge (Housing Challenge) project (see Table 1).

The Los Angeles Housing Department (LAHD) requests authorization to amend the Fiscal Year (FY) 2020-2021 Project Expenditure Plan (PEP), to include one project from the Proposition HHH Permanent Supportive Housing Loan Program (HHH Program) and one project from the HHH Housing Challenge. The two projects have a total HHH loan commitment of \$22,407,427 (Attachment A).

**RECOMMENDATIONS**

- I. The General Manager of LAHD respectfully requests that the Proposition HHH Citizens Oversight Committee (COC) recommend to the Proposition HHH Administrative Oversight Committee (AOC), for further consideration by the City Council and the Mayor, to address the following actions:

- A. AUTHORIZE LAHD to issue letters of financial commitment for one HHH Housing Challenge project identified in Table 1. The recommended project is the result of the Housing Challenge RFP, and the final Housing Challenge HHH financial commitment will not exceed \$10,407,427, per the breakdown provided in Table 1;
- B. APPROVE the FY 2020-2021 PEP to be amended and increased as follows:
  - i. \$12,000,000 for Grandview Apartments (Attachment A)
  - ii. \$10,407,427 for 23100 Devonshire (Attachment A)
- C. AUTHORIZE the LAHD General Manager, or designee, to negotiate and execute loan documents, covenant/regulatory agreements, and any other documents necessary to implement the Proposition HHH Project Expenditure Plan Fiscal Year 2020-2021 (Attachment A) with each of the borrowers on projects selected for funding, subject to the approval of the City Attorney as to form; and
- D. AUTHORIZE the disbursement of HHH funds to take place after the sponsors obtain enforceable commitments for all proposed funding, including, but not limited to, the full amount of funding and/or tax credits proposed.

**BACKGROUND**

Housing Challenge RFP

On May 9, 2019, the Housing Challenge RFP was released and six proposals were selected. The proposal team for 23100 Devonshire, Abode/Mercy/LA Family Housing, received a Housing Challenge award (C.F. No. 17-0090-S4). On June 6, 2021, the City Council and Mayor approved site selections and granted LAHD authority to issue conditional financial commitments in a total amount not to exceed \$25,125,000 for three projects, including \$10,407,427 for the project at 21300 Devonshire St. (C.F. No. 17-0090). On August 11, 2022, authority to waive terms of the RFP application and MOU to allow the use \$5,000,000 of the development group’s award as a permanent source and the authority to increase the HHH per unit to \$103,126 and the total HHH award to \$10,407,427 approved by City Council (C.F. No. 17-0090-S4). The 23100 Devonshire project has been underwritten by LAHD staff, and expects to close construction financing by the 2nd quarter of FY 2023-2024. The staff report for the project is provided in Attachment B.

Therefore, LAHD is requesting authority to issue a final financial letter of commitment for one project, totaling \$10,407,427 in HHH funds, The proposed Housing Challenge project represents a total of 100 units (99 supportive housing units and 1 manager’s unit).

TABLE 1: HHH Housing Challenge Project Seeking Final Loan Commitment						
No.	Project Name	Total Units	Total HHH Funding Request	HHH Per Unit Cost	Total Development Cost (TDC)	TDC Per Unit Cost
1.	23100 Devonshire	100	\$10,407,427	\$104,074	\$56,299,883	\$562,999
		<b>100</b>	<b>\$10,407,427</b>	<b>\$104,074</b>	<b>\$56,299,883</b>	<b>\$562,999</b>

FY 2020-2021 PEP Amendment

To date, there are 106 projects in the HHH Permanent Supportive pipeline, 98 of which have been included in the four PEPs. To date, there are 15 projects in the Innovative Housing Challenge pipeline, 7 of which have been included in the four PEPs. The FY 2020-2021 PEP was approved by City Council on September 14, 2020, (C.F. No. 17-0090-S15) for a total funding of \$106,516,646. There have been nine subsequent amendments presented through the Citizens Oversight Committee with Council approval, adding \$241,648,467 for an additional 31 projects. Additionally, there has been one Project Homekey 2.0 amendment presented through Council with approval for \$96,328,982 for an additional 13 projects (C.F. No. 21-0012). Currently, there are a total of 57 projects in the FY 2020-21 PEP, totaling \$444,494,096 in funding.

LAHD recommends that the FY 2020-2021 PEP be amended and increased by \$22,407,427 (Table 2 and Attachment A). This amount comprises the two projects described below. Staff reports for the two projects are provided in Attachment B.

1. PEP FY 2020-2021 – Amendment for Grandview Apartments

LAHD recommends that the FY 2020-2021 PEP be amended and increased by \$12,000,000. The Project received an HHH Program award as part of the 2018-2019 Proposition HHH Call for Projects Round 1 and received an HHH loan commitment approved by City Council (C.F. No. 17-0090-S8). This project was submitted for an allocation of LIHTCs and tax-exempt bonds from CDLAC and TCAC. The project is projected to receive an award for tax-exempt bonds and LIHTCs on May 10, 2023, and is targeted to close construction financing by November 10, 2023. Both CDLAC and TCAC require that projects close within 180 days of their respective award dates. In order to close, the Project must be in a PEP.

2. PEP FY 2020-2021 – Amendment for 23100 Devonshire

LAHD recommends that the FY 2020-2021 PEP be amended and increased by \$10,407,427. The Project received a Housing Challenge award (C.F. No. 17-0090-S4) and received the authority to issue a HHH Program conditional financial commitment approved by City Council (C.F. No. 17-0090). This project is targeted to close construction financing by August 1, 2023. In order to close, the Project must be in a PEP.

TABLE 2: FY 2020-2021 PEP Amendments					
PEP Fiscal Year	Number of Projects	Total HHH Funding Request	HHH Per Unit Cost	Total Development Cost (TDC)	TDC Per Unit Cost
2020-2021 PEP (FY20)	13	\$106,516,646	\$143,941	\$416,188,707	\$562,417
2020-2021 PEP (FY20) (First Amendment Increase)	4	\$37,590,000	\$141,849	\$156,061,671	\$588,912
2020-2021 PEP (FY20) (Second Amendment Increase)	5	\$26,335,000	\$86,628	\$202,502,949	\$666,128
2020-2021 PEP (FY20) (Third Amendment Increase)	2	\$13,757,200	\$89,332	\$101,938,662	\$661,939
2020-2021 PEP (FY20) (Fourth Amendment Increase)	5	\$30,786,602	\$111,546	\$170,725,756	\$618,572
2020-2021 PEP (FY20) (Fifth Amendment Increase)	6	\$54,615,556	\$114,980	\$275,899,093	\$580,840

2020-2021 PEP (FY20) (Sixth Amendment Increase)	2	\$18,400,000	\$149,593	\$84,599,682	\$687,802
2020-2021 PEP (FY20) (Seventh Amendment Increase)	4	\$30,675,000	\$116,193	\$150,178,285	\$568,857
2020-2021 PEP (FY20) (PHK Amendment Increase)	13	\$96,328,982	\$83,619	\$452,413,029	\$392,719
2020-2021 PEP (FY20) (Eighth Amendment Increase)	2	\$21,200,000	\$137,662	\$98,119,434	\$637,139
2020-2021 PEP (FY20) (Ninth Amendment Increase)	1	\$8,289,109	\$102,335	\$47,981,184	\$592,360
2020-2021 PEP (FY20) (Current Amendment Increase)	2	\$22,407,427	\$112,037	\$138,137,925	\$690,690
<b>TOTAL</b>	<b>59</b>	<b>\$466,901,522</b>	<b>\$110,956</b>	<b>\$1,913,867,792</b>	<b>\$454,816</b>

To summarize the above, LAHD recommends that the FY 2020-2021 Project Expenditure Plan be amended to include one project from the Proposition HHH Permanent Supportive Housing Loan Program and one project from the HHH Housing Challenge.

**ATTACHMENTS:**

Attachment A: Proposition HHH Project Expenditure Plan FY 2020-2021 Amendment

Attachment B: Project Staff Reports

# Attachment A.

## Proposition HHH Project Expenditure Plan FY 2020-21 Tenth Amendment

No.	Project Name	Developer	Address	CD	Leverage Source	Total Units	PSH Units	Non-PSH units	Mgr Units	Total HHH Request	Population Served	Est. Date Applying to CDLAC	CDLAC Allocation Meeting	Est. Construction Loan Closing	Est. Construction Start Date	Est. Construction End Date
1	11010 Santa Monica	Weingart Center Association; Values Housing II, LLC	11010 W SANTA MONICA BLVD CA 90025	5	4%	51	50	0	1	\$ 7,000,000	HS, HV	9/24/2020 (Actual)	12/21/2020 (Actual)	6/18/2021 (Actual)	7/20/2021 (Actual)	2/10/2023 (Actual)
2	Amani Apartments (fka PICO)	Wakeland Housing and Development Corporation	4200 W PICO BLVD CA 90019	10	4%	54	53	0	1	\$ 11,410,000	HS, CH	1/17/2020 (Actual)	2/18/2020 (Actual)	11/5/2020 (Actual)	11/24/2020 (Actual)	10/17/2022 (Actual)
3	Bell Creek Apartments	Western Community Housing, Inc.; Meta Housing Corporation	6940 N OWENSMOUTH AVE CA 91303	3	4%	80	41	38	1	\$ 6,226,546	HF, H, F, CH	1/17/2020 (Actual)	4/14/2020 (Actual)	11/17/2020 (Actual)	11/23/2020 (Actual)	9/23/2022 (Actual)
4	Chesterfield (fka 4719 Normandie)	Wakeland Housing and Development Corporation	4719 S NORMANDIE AVE CA 90037	8	4%	43	42	0	1	\$ 8,990,000	HS, CH	1/17/2020 (Actual)	2/18/2020 (Actual)	11/13/2020 (Actual)	11/30/2020 (Actual)	8/3/2022 (Actual)
5	Hope on Broadway	Hope Street Development Group, LLC; CHAPA Inc. (or affiliate)	5138 S BROADWAY CA 90037	9	4%	49	48	0	1	\$ 6,720,000	H, CH	1/17/2020 (Actual)	4/14/2020 (Actual)	1/29/2021 (Actual)	3/4/2021 (Actual)	11/1/2022 (Actual)
6	Hope on Hyde Park	Hope Street Development Group, LLC; CHAPA Inc. (or affiliate)	6501 S CRENSHAW BLVD CA 90043	8	4%	98	97	0	1	\$ 9,280,000	H, CH	1/17/2020 (Actual)	4/14/2020 (Actual)	1/29/2021 (Actual)	4/7/2021 (Actual)	5/15/2023
7	Silva Crossing (fka Link at Sylmar)	Sylmar II, LP; Meta Housing Corporation	12667 N SAN FERNANDO ROAD CA 91342	7	4%	56	55	0	1	\$ 10,900,000	H, I, CH	1/17/2020 (Actual)	4/14/2020 (Actual)	10/16/2020 (Actual)	12/1/2020 (Actual)	10/11/2022 (Actual)
8	NoHo 5050	Decro Corporation; Daylight Community Development, LLC	5050 N BAKMAN AVE CA 91601	2	4%	40	32	7	1	\$ 3,833,200	DV, F, CH	2/4/2021 (Actual)	4/28/2021 (Actual)	10/21/2021 (Actual)	12/1/2021 (Actual)	8/24/2023
9	Sherman Oaks Senior	Mercy Housing California	14536 W BURBANK BLVD VAN NUYS, CA 91411	4	4%	55	54	0	1	\$ 11,880,000	HS, M, CH	6/11/2020 (Actual)	9/16/2020 (Actual)	5/12/2021 (Actual)	5/21/2021 (Actual)	6/1/2023
10	Sun King Apartments	MANY MANSIONS	12128 SHELDON ST Los Angeles, CA 91352	6	4%	26	25	0	1	\$ 5,500,000	HF, CH	6/11/2020 (Actual)	9/16/2020 (Actual)	6/18/2021 (Actual)	7/22/2021 (Actual)	7/1/2023
11	VA Building 207	Thomas Safran & Associates Development, Inc.	11301 WILSHIRE BLVD #207 Los Angeles, CA 90025	11	4%	60	59	0	1	\$ 8,260,000	HS, CH	1/17/2020 (Actual)	4/14/2020 (Actual)	11/13/2020 (Actual)	11/30/2020 (Actual)	12/22/2022 (Actual)
12	West Terrace (fka Silver Star II)	A Community of Friends	6576 S WEST BLVD CA 90043	8	4%	64	56	7	1	\$ 6,404,900	HF, H, I, CH	6/11/2020 (Actual)	9/16/2020 (Actual)	3/24/2021 (Actual)	4/5/2021 (Actual)	5/24/2023
13	Cadence (fka 11408 S. Central)	LINC Housing Corporation	11408 S CENTRAL AVE CA 90059	15	4%	64	63	0	1	\$ 10,112,000	H, CH	8/15/2019 (Actual)	10/16/2019 (Actual)	4/29/2020 (Actual)	5/15/2020 (Actual)	3/4/2022 (Actual)
14	First PEP 2 Amendment: Ambrose (fka 1615 Montana St.)	Domus	1615 W MONTANA ST CA 90026	13	9%	64	63	0	1	\$ 6,300,000	HS, CH	7/1/2020 (Actual)	10/14/2020 (Actual)	4/16/2021 (Actual)	5/19/2021 (Actual)	3/22/2023 (Actual)
15	First PEP 2 Amendment: 6th and San Julian	Mercy Housing	401 E 6TH ST CA 90014	14	4%	94	93	0	1	\$ 15,320,000	O, I, CH	9/24/2020 (Actual)	12/21/2020 (Actual)	7/30/2021 (Actual)	9/2/2021 (Actual)	5/29/2023
16	First PEP 2 Amendment: La Guadalupe (fka First and Boyle)	Many Mansions	100 S BOYLE AVE CA 90033	14	4%	44	43	0	1	\$ 9,460,000	HF, H, CH	9/24/2020 (Actual)	12/21/2020 (Actual)	10/27/2021 (Actual)	12/16/2021 (Actual)	3/20/2024
17	First PEP 2 Amendment: The Lake House fka Westlake Housing)	Community Development Partners	437 and 503 S WESTLAKE AVE CA 90057	1	4%	63	62	0	1	\$ 6,510,000	H, M, CH	9/24/2020 (Actual)	12/21/2020 (Actual)	6/9/2021 (Actual)	7/15/2021 (Actual)	7/7/2023
18	Second PEP 4 Amendment: The Wilcox (fka 4906-4926 Santa Monica)	Wakeland Housing and Development Corporation	4912 W SANTA MONICA BLVD CA 90029	13	4%	62	61	0	1	\$ 5,225,000	HS, CH	2/4/2021 (Actual)	4/28/2021 (Actual)	10/21/2021 (Actual)	11/4/2021 (Actual)	11/4/2023
19	Second PEP 4 Amendment: The Quincy (fka 2652 Pico)	Wakeland Housing and Development Corporation	2652 W PICO BLVD CA 90006	1	4%	54	53	0	1	\$ 3,550,000	HS, CH	2/4/2021 (Actual)	4/28/2021 (Actual)	10/21/2021 (Actual)	11/4/2021 (Actual)	11/4/2023
20	Second PEP 4 Amendment: La Veranda	Abode Communities	2420 E CESAR E CHAVEZ AVE CA 90033	14	4%	77	38	38	1	\$ 9,120,000	HF, M, F, CH	6/11/2020 (Actual)	9/16/2020 (Actual)	7/1/2021 (Actual)	8/3/2021 (Actual)	8/1/2023
21	Second PEP 4 Amendment: Los Lirios Apartments	BRIDGE Housing Corporation	119 S SOTO ST CA 90033	14	9%	64	20	43	1	\$ 2,000,000	HF, H, F, CH	3/8/2021 (Actual)	6/16/2021 (Actual)	12/8/2021 (Actual)	12/22/2021 (Actual)	10/10/2023

# Attachment A.

## Proposition HHH Project Expenditure Plan FY 2020-21 Tenth Amendment

No.	Project Name	Developer	Address	CD	Leverage Source	Total Units	PSH Units	Non-PSH units	Mgr Units	Total HHH Request	Population Served	Est. Date Applying to CDLAC	CDLAC Allocation Meeting	Est. Construction Loan Closing	Est. Construction Start Date	Est. Construction End Date
22	Second PEP 4 Amendment: McDaniel House (fka South Harvard)	Daylight Community Development	1049 1/2 S HARVARD BLVD Los Angeles, CA 90006	10	4%	47	46	0	1	\$ 6,440,000	HS, CH	2/4/2021 (Actual)	4/28/2021 (Actual)	10/29/2021 (Actual)	12/16/2021 (Actual)	12/27/2023
23	Third PEP 4 Amendment: Thatcher Yard Housing	Thomas Safran & Associates Development, Inc.	3233 S THATCHER AVE CA 90292	11	4%	98	49	48	1	\$ 11,660,000	HF, HS, F, S, CH	2/4/2021 (Actual)	4/28/2021 (Actual)	11/4/2021 (Actual)	11/29/2021 (Actual)	11/29/2023
24	Third PEP 4 Amendment: Washington Arts Collective	Meta Housing Corporation	4615 W WASHINGTON BLVD CA 90016	10	4%	56	20	35	1	\$ 2,097,200	HF, F, CH	2/4/2021 (Actual)	4/28/2021 (Actual)	10/25/2021 (Actual)	11/10/2021 (Actual)	8/31/2023
25	Fourth PEP 4 Amendment: The Iris (fka Barry Apartments)	Affirmed Housing Group, Inc.	2454 S BARRY AVE CA 90064	11	4%	61	34	26	1	\$ 6,918,400	H, F, I, CH	5/25/2021 (Actual)	8/11/2021 (Actual)	2/2/2022 (Actual)	2/10/2022 (Actual)	3/7/2024
26	Fourth PEP 4 Amendment: Central Apartments	Highridge Costa Development Company	2106 S CENTRAL AVE CA 90011	9	4%	57	56	0	1	\$ 7,840,000	H, HV, CH	5/25/2021 (Actual)	8/11/2021 (Actual)	2/24/2022 (Actual)	7/19/2022 (Actual)	7/26/2024
27	Fourth PEP 4 Amendment: Lorena Plaza	A Community of Friends	3401 E 1ST ST CA 90063	14	9%	49	32	16	1	\$ 2,903,202	HF, H, F, CH	3/8/2021 (Actual)	6/16/2021 (Actual)	11/30/2021 (Actual)	12/08/2021 (Actual)	3/11/2024
28	Fourth PEP 4 Amendment: Lumina (fka Topanga Apartments)	Affirmed Housing Group, Inc.	10243 N TOPANGA CANYON BLVD CA 91311	12	4%	55	54	0	1	\$ 7,560,000	H, CH	5/25/2021 (Actual)	8/11/2021 (Actual)	12/16/2021 (Actual)	1/3/2022 (Actual)	12/31/2023
29	Fourth PEP 4 Amendment: My Angel (fka The Angel)	Los Angeles Family Housing	8547 N SEPULVEDA BLVD CA 91343	6	4%	54	53	0	1	\$ 5,565,000	H, HV, CH	5/25/2021 (Actual)	8/11/2021 (Actual)	2/16/2022 (Actual)	3/2/2022 (Actual)	3/7/2024
30	Fifth PEP 4 Amendment: Avalon 1355	Brilliant Corners	1355 N. AVALON BLVD LOS ANGELES, CA 90006	15	4%	54	53	0	1	\$ 7,000,000	H, CH	5/25/2021 (Actual)	8/11/2021 (Actual)	2/9/2022 (Actual)	2/10/2022 (Actual)	2/9/2024
31	Fifth PEP 4 Amendment: Beacon Landing (fka Beacon PSH)	Abode/Mercy/LA Family Housing	319 N. BEACON STREET LOS ANGELES, CA 90731	15	4%	89	88	0	1	\$ 8,555,556	H, CH	5/25/2021 (Actual)	8/11/2021 (Actual)	2/4/2022 (Actual)	3/16/2022 (Actual)	6/30/2023
32	Fifth PEP 4 Amendment: The Journey (FKA Lincoln Apartments)	Venice Community Housing Corporation	2467 S LINCOLN BLVD LOS ANGELES, CA 90291	11	4%	40	39	0	1	\$ 5,460,000	Y, O, CH	5/25/2021 (Actual)	8/11/2021 (Actual)	2/25/2022 (Actual)	3/14/2022 (Actual)	9/29/2023
33	Fifth PEP 4 Amendment: Rousseau (fka Enlightenment Plaza - Phase I)	Flexible PSH Solutions	316 N JUANITA AVE LOS ANGELES, CA 90004	13	4%	105	103	0	2	\$ 9,600,000	H, HV, CH	5/25/2021 (Actual)	8/11/2021 (Actual)	2/10/2022 (Actual)	5/25/2022 (Actual)	3/5/2024
34	Fifth PEP 4 Amendment: Santa Monica & Vermont Apartments Phase I	LTSC (Little Tokyo Service Center) Community Development Corporation	4718 W SANTA MONICA BLVD LOS ANGELES, CA 90029	13	4%	94	47	46	1	\$ 12,000,000	M, O, F, I, CH	5/25/2021 (Actual)	8/11/2021 (Actual)	2/23/2022 (Actual)	3/1/2022 (Actual)	2/7/2024
35	Fifth PEP 4 Amendment: Santa Monica & Vermont Apartments Phase II	LTSC (Little Tokyo Service Center) Community Development Corporation	4718 W SANTA MONICA BLVD LOS ANGELES, CA 90029	13	4%	93	47	45	1	\$ 12,000,000	M, O, F, I, CH	5/25/2021 (Actual)	8/11/2021 (Actual)	2/23/2022 (Actual)	3/1/2022 (Actual)	2/7/2024
36	Sixth PEP 4 Amendment: 4507 Main St	EAH Inc.	4507 MAIN ST LOS ANGELES, CA 90037	9	9%	61	31	29	1	\$ 6,000,000	H, I, CH	7/1/2021 (Actual)	10/20/2021 (Actual)	4/29/2022 (Actual)	5/12/2022 (Actual)	12/1/2023
37	Sixth PEP 4 Amendment: Vermont Manchester Senior (fka Vermont/Manchester)	BRIDGE Housing Corporation; Coalition for Responsible Community Development	8400 S VERMONT AVE LOS ANGELES, CA 90044	8	4%	62	60	0	2	\$ 12,400,000	HF, HS, F, CH	9/9/2021 (Actual)	12/8/2021 (Actual)	6/3/2022 (Actual)	6/17/2022 (Actual)	5/29/2024

# Attachment A.

## Proposition HHH Project Expenditure Plan FY 2020-21 Tenth Amendment

No.	Project Name	Developer	Address	CD	Leverage Source	Total Units	PSH Units	Non-PSH units	Mgr Units	Total HHH Request	Population Served	Est. Date Applying to CDLAC	CDLAC Allocation Meeting	Est. Construction Loan Closing	Est. Construction Start Date	Est. Construction End Date	
38	Seventh PEP 4 Amendment: Whittier HHH (fka Whittier PSH)	Mercy Housing	3554 WHITTIER BLVD LOS ANGELES, CA 90023	14	4%	64	63	0	1	\$ 6,125,000	H, CH	9/9/2021 (Actual)	12/8/2021 (Actual)	6/16/2022 (Actual)	7/13/2022 (Actual)	10/1/2023	
39	Seventh PEP 4 Amendment: Oak Apartments (fka 2745-2759 Francis Ave)	Koreatown Youth and Community Center	2745 W FRANCIS AVE LOS ANGELES, CA 90005	1	4%	64	63	0	1	\$ 6,610,000	HS, CH	9/9/2021 (Actual)	12/8/2021 (Actual)	6/24/2022 (Actual)	7/25/2022 (Actual)	7/6/2024	
40	Seventh PEP 4 Amendment: The Banning (fka 841 N Banning)	Century Affordable Development, Inc.	841 N BANNING BLVD WILMINGTON, CA 90744	15	4%	64	63	0	1	\$ 8,000,000	H, CH	9/9/2021 (Actual)	12/8/2021 (Actual)	6/2/2022 (Actual)	6/17/2022 (Actual)	7/8/2024	
41	Seventh PEP 4 Amendment: Voltaire Villas (fka Montesquieu Manor/Enlightenment Plaza-Phase II)	Flexible PSH Solutions; The Pacific Companies	316 N JUANITA AVE LOS ANGELES, CA 90004	13	4%	72	71	0	1	\$ 9,940,000	H, CH	9/9/2021 (Actual)	12/8/2021 (Actual)	6/30/2022 (Actual)	8/12/2022 (Actual)	7/6/2024	
42	Eighth PEP 4 Amendment: Ambrosia	Domus Development, LLC	823 W MANCHESTER AVE LOS ANGELES, CA 90044	8	4%	90	80	9	1	\$ 11,200,000	H, I, CH	8/9/2022 (Actual)	11/30/2022 (Actual)	5/30/2023	6/30/2023	12/31/2024	
43	Eighth PEP 4 Amendment: Villa Vanowen (fka Confianza)	Century Affordable Development, Inc.	14142 W VANOWEN ST VAN NUYS, CA 91405	2	4%	64	63	0	1	\$ 10,000,000	H, CH	8/9/2022 (Actual)	11/30/2022 (Actual)	5/30/2023	6/30/2023	10/31/2024	
44	PHK PEP 4 Amendment: 7639 Van Nuys	Linc-Van Nuys Apts, LP	7639 Van Nuys	6	N/A	36	34	0	1	\$ 2,772,000	H,CH,at Risk H	N/A	N/A	9/30/2023	6/15/2023	7/12/2023	
45	PHK PEP 4 Amendment: 1654 Florence	Linc-Florence Apts, LP	1654 W Florence	8	N/A	128	126	0	2	\$ 7,009,120	H,CH,at Risk H	N/A	N/A	9/30/2023	6/15/2023	7/12/2023	
46	PHK PEP 4 Amendment: Temple/Alvarado	Alvarado & Temple, LLC	2812 Temple / 916 Alvarado	13	N/A	69	67	0	2	\$ 11,457,300	H,CH,at Risk H	N/A	N/A	9/30/2023	6/15/2023	7/12/2023	
47	PHK PEP 4 Amendment: 6531 Sepulveda	6531 Sepulveda LP	6531 S Sepulveda	11	N/A	99	97	0	2	\$ 15,245,538	H,CH,at Risk H	N/A	N/A	9/30/2023	6/15/2023	7/12/2023	
48	PHK PEP 4 Amendment: 18602 Vermont	CRCD Vermont LP	18602 S Vermont	15	N/A	136	134	0	2	\$ 4,969,012	H,CH,at Risk H	N/A	N/A	9/30/2023	6/15/2023	7/12/2023	
49	PHK PEP 4 Amendment: 20205 Ventura	Volunteers of America of Los Angeles	20205 Ventura	3	N/A	146	144	0	2	\$ 5,525,465	H,CH,at Risk H	N/A	N/A	9/30/2023	6/15/2023	7/12/2023	
50	PHK PEP 4 Amendment: 19325 Londelius	Volunteers of America of Los Angeles	19325 Londelius	12	N/A	117	115	0	2	\$ 14,368,535	H,CH,at Risk H	N/A	N/A	9/30/2023	6/15/2023	7/12/2023	
51	PHK PEP 4 Amendment: 2010 Highland	Highland PSH, LLC	2010 Highland	4	N/A	62	61	0	1	\$ 8,320,000	H,CH,at Risk H	N/A	N/A	9/30/2023	6/15/2023	7/12/2023	
52	PHK PEP 4 Amendment: 21121 Vanowen	Vanowen CP PSH, LLC	21121 Vanowen	3	N/A	101	99	0	2	\$ 20,132,519	H,CH,at Risk H	N/A	N/A	9/30/2023	6/15/2023	7/12/2023	
53	PHK PEP 4 Amendment: 5050 Pico	HACLA	5050 Pico	10	N/A	79	78	0	1	\$ 143,394	H,CH,at Risk H	N/A	N/A	TBT	TBT	TBT	
54	PHK PEP 4 Amendment: 10150 Hillhaven	HACLA	10150 Hillhaven	7	N/A	34	33	0	1	\$ 1,125,000	H,CH,at Risk H	N/A	N/A	TBT	TBT	TBT	
55	PHK PEP 4 Amendment: 740 Alvarado	HACLA	740 Alvarado	1	N/A	80	79	0	1	\$ 636,099	H,CH,at Risk H	N/A	N/A	TBT	TBT	TBT	
56	PHK PEP 4 Amendment: 1044 Soto	HACLA	1044 Soto	10	N/A	85	84	0	1	\$ 4,625,000	H,CH,at Risk H	N/A	N/A	TBT	TBT	TBT	
57	Ninth PEP 4 Amendment: Western Landing	Abode/Mercy/LA Family Housing	25820-25896 S WESTERN AVE LOS ANGELES, CA 90710	15	4%	81	80	0	1	\$ 8,289,109	H, CH	8/9/2022 (Actual)	11/30/2022 (Actual)	5/30/2023	6/30/2023	1/31/2025	
58	Current PEP 4 Amendment: Grandview Apartments	Abode Communities	714 S GRAND VIEW ST CA 90057	1	4%	100	54	45	1	\$ 12,000,000	HF, H, F, CH	2/7/2023 (Actual)	5/10/2023	11/10/2023	12/10/2023	12/10/2025	
59	Current PEP 4 Amendment: 23100 Devonshire	LA Family Housing Corporation	21300 W DEVONSHIRE ST CA 91311	15	4%	100	99	0	1	\$ 10,407,427	HF, CH	2/7/2023 (Actual)	5/10/2023	11/10/2023	11/30/2023	11/28/2025	
<b>TOTAL</b>						<b>4208</b>	<b>3707</b>	<b>432</b>	<b>68</b>	<b>\$ 466,901,522</b>							
<b>Average</b>						<b>71</b>	<b>63</b>	<b>7</b>	<b>1</b>	<b>\$ 110,956</b>							

Notes:



## Attachment A.

# Proposition HHH Project Expenditure Plan FY 2020-21 Tenth Amendment

No.	Project Name	Developer	Address	CD	Leverage Source	Total Units	PSH Units	Non-PSH units	Mgr Units	Total HHH Request	Population Served	Est. Date Applying to CDLAC	CDLAC Allocation Meeting	Est. Construction Loan Closing	Est. Construction Start Date	Est. Construction End Date
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All figures are HHH relevant unless specifically noted otherwise, and are subject to change until loan closing.

Bold dates denote actuals.

Proposition HHH PSH Loan Program funds are available for homeless units (PSH) as well as low-income (affordable) units.

**Legend for Populations Served**

- |                              |                           |                        |  |
|------------------------------|---------------------------|------------------------|--|
| F = Non-homeless Families    | V = Non-homeless Veterans | HV = Homeless Veterans | M = Homeless Mental Illness                                    |
| S = Non-homeless Seniors     | H = Homeless Individuals  | HS = Homeless Senior   | O = Other Homeless   |
| I = Non-homeless Individuals | CH = Chronically Homeless | Y = Homeless Youth     | IHA = Homeless individuals with HIV/AIDS                       |
| D = Non-homeless disabled    | HF = Homeless Families    | HD = Homeless Disabled | DV = Homeless survivors of domestic violence & sex trafficking |

# Attachment B - Project Staff Reports

## STAFF REPORT

May 19, 2023

**Grandview Apartments**  
**714 S. Grand View Street**  
**Los Angeles, CA 90057**

**New Construction**  
**Council District 1**

### PROJECT DESCRIPTION

Grandview Apartments is a new-construction 100-unit multifamily residential project on contiguous parcels located at 714 to 760 South Grand View Street in the Westlake area of Los Angeles. The units consist of 54 permanent supportive housing units, 45 affordable units, and 1 manager's unit. The unit mix includes 53 one bedroom, 28 two bedrooms, and 19 three bedroom units.

The site currently consists of 18 residential duplexes. It is anticipated that 30 households must be permanently relocated. A relocation consultant has been engaged as part of the development team and expenses budgeted. These units will be demolished and replaced with 100 dwelling units consisting of 53 one-bedrooms, 28 two-bedrooms, and 19 three-bedroom units ranging from 600 – 1,100 square feet. The construction of Grandview Apartments will produce a net gain of 70 dwelling units. The project sponsor is Abode Communities. St. Joseph Center will be the supportive service provider.

### BORROWER AND PROPOSED OWNERSHIP STRUCTURE

Grandview Apartments is currently owned by Grandview Apartments, Limited Partnership, whose general partner is Grandview Apartments GP, LLC, whose sole member is Abode Communities. The Limited Partnership's current limited partner is Abode Community Housing. At tax credit closing, Abode Community Housing will exit and will be replaced by a tax credit investor. The ownership structure will consist of the following:

1. Grandview Apartments GP LLC, as Managing General Partner (0.01%)
2. TBD, as Investor Limited Partner (99.99%)

### PROJECT FINANCE SUMMARY

The borrower has secured a tax exempt construction loan in the amount of \$41,287,000, a taxable loan in the amount of \$18,946,913 and has been awarded an allocation of 4% Federal Low Income Housing Tax Credits that will generate approximately \$38,814,240 in tax credit equity to partially finance the construction of the project. Moreover, the project was awarded \$2,450,000 from LA County CDC AHTF, \$9,054,838 in State HCD – AHSC, \$4,160,552 in State HCD – Infill/TOD, \$4,100,000 in State HCD – MHP, as well as \$12,000,000 from LAHD – HHH programs. The tax exempt and taxable construction loans will convert to a \$8,929,200 permanent loan when the project is completed and operating.

## CONSTRUCTION FUNDING SOURCES

Construction	Total Sources	Per Unit	% Total
Tax Exempt Construction Loan	\$41,287,000	\$412,870	50%
Taxable Construction Loan	\$18,946,913	\$189,469	23%
LAHD - HHH	\$12,000,000	\$120,000	15%
LACDA - AHTF	\$2,350,000	\$23,500	3%
IIG Loan	\$2,000,000	\$20,000	2%
Costs Deferred to Conversion	\$2,064,223	\$20,642	3%
Deferred Developer Fee	\$300,000	\$3,000	0%
LP Capital Contribution	\$2,860,694	\$28,607	3%
<b>Total</b>	<b>\$81,808,830</b>	<b>\$818,088</b>	<b>100%</b>

## PERMANENT FUNDING SOURCES

Permanent	Total Sources	Per Unit	% Total
Permanent Loan	8,929,200	\$89,292	11%
LAHD - HHH	12,000,000	\$120,000	15%
HCD - AHSC	9,054,838	\$90,548	11%
HCD - TOD	4,160,552	\$41,606	5%
HCD - MHP	4,100,000	\$41,000	5%
LACDA - AHTF	2,450,000	\$24,500	3%
IIG Loan	2,000,000	\$20,000	2%
Deferred Developer Fee	300,000	\$3,000	0%
LIHTC Equity	38,814,240	\$388,142	47%
<b>Total</b>	<b>\$81,808,830</b>	<b>\$818,088</b>	<b>100%</b>

## USES OF FUNDS

Uses of Funds	Total Uses	Cost/Unit	% Total
Acquisition Costs	7,833,000	78,330	10%
Construction Costs	44,221,338	442,213	54%
Soft Costs	17,288,546	172,885	21%
Issuance & Financing Costs	9,965,946	99,659	12%
Developer Fee	2,500,000	25,000	3%
<b>Total</b>	<b>\$81,808,830</b>	<b>\$818,088</b>	<b>100%</b>

### **AFFORDABILITY STRUCTURE**

<b>Unit Type</b>	<b>30% AMI Units</b>	<b>40% AMI Units</b>	<b>50% AMI Units</b>	<b>60% AMI Units</b>	<b>Manager Unit</b>	<b>Total Units</b>	<b>HHH Units</b>	<b>Non-HHH Units</b>
1 Bedroom	34	19				53	34	19
2 Bedroom	20		2	5	1	28	22	6
3 Bedroom	2		6	11		19	0	19
<b>Total</b>	<b>56</b>	<b>19</b>	<b>8</b>	<b>16</b>	<b>1</b>	<b>100</b>	<b>56</b>	<b>44</b>

### **FUNDING RECOMMENDATION**

The recommended HHH loan in the amount of \$12,000,000 represents \$121,212 per LAHD restricted unit, or approximately 15% of the total development cost.

### **CONSTRUCTION TIMELINE**

Construction is currently estimated to start in December 2023 and anticipated to be completed by December 2025.

Prepared by: Los Angeles Housing Department

**STAFF REPORT**  
**May 19, 2023**

**21300 Devonshire (fka Devonshire PSH)**  
**21300 Devonshire Street**  
**Los Angeles, CA 91311**  
**New Modular Construction**  
**Council District 12**

**PROJECT DESCRIPTION**

21300 Devonshire also known as Devonshire PSH is a new-modular construction 100-unit permanent supportive housing development for individuals experiencing homelessness and/or chronic homelessness. The project site is located at 21300 Devonshire Street in the Chatsworth neighborhood in the City of Los Angeles near the Chatsworth Transit Station, a major transit hub in the San Fernando Valley. The site is approximately 31,000 square feet that currently consists of two commercial properties and surface parking that will be demolished. Commercial relocation will be required for approximately 3 commercial tenants.

The new development will include 99 modular studios approximately 320 square feet in size for residents and 1 two-bedroom manager unit that will be approximately 700 square feet. Each studio unit will include a living area, kitchen and bathroom. Unit furnishings will include a full size bed, nightstand, lamp, dining table and chairs and kitchen appliances. There will be a community room, outdoor courtyard and laundry facility. The project will provide substantial supportive services in approximately 5 case management offices. All resident units will be subsidized by project-based Section 8 vouchers and will receive specific, targeted services on-site provided by LA Family Housing in effort to help the residents stabilize and thrive in permanently affordable, supportive housing.

The Devonshire PSH project is being developed as part of Streamlining Solutions, a collaboration between Abode Communities, LA Family Housing, and Mercy Housing California that was awarded \$40 million by LAHD's Proposition HHH Housing Challenge RFP to develop 360 units of permanent supportive housing faster and more efficiently through standardized site selection, replicable unit design, streamlined entitlements, and the use of offsite modular construction.

**BORROWER AND PROPOSED OWNERSHIP STRUCTURE**

The ownership structure is a limited partnership (21300 Devonshire L.P.) that will consist of 21300 Devonshire GP LLC as General Partner which L.A. Family Housing is the sole member. At closing, the Limited Partnership will admit an investor as the Investor Limited Partner. The long-term ownership structure will consist of the following:

1. 21300 Devonshire GP, LLC, as General Partner (0.01%)
2. TBD, as Investor Limited Partner (99.99%)

## PROJECT FINANCE SUMMARY

The borrower has submitted a joint application to CDLAC and CTCAC (2023 First Round) and is recommended for approval for a tax exempt construction loan in the amount of \$28,461,185, a taxable loan in the amount of \$10,704,015 and 4% federal Low Income Housing Tax Credits that will generate approximately \$18,207,290 in tax credit equity to partially finance the construction of the project. The project was awarded \$3,000,000 from Los Angeles County Development Authority (AHTF) and moreover \$10,407,427 from LAHD HHH Housing Challenge Program. The tax exempt and taxable construction loans will convert to a \$10,814,000 permanent loan when the project is completed and operating.

## CONSTRUCTION FUNDING SOURCES

Construction	Total Sources	Per Unit	% Total
Tax-Exempt Construction Loan	\$28,461,185	\$284,612	51%
Taxable Construction Loan	\$10,704,015	\$107,040	19%
LAHD - HHH	\$10,407,427	\$104,074	18%
LACDA -AHTF	\$2,900,000	\$29,000	5%
Costs Deferred until Conversion	\$2,206,639	\$22,066	4%
General Partner Capital Contribution	\$100	\$1	0%
Tax Credit Limited Partner Equity	\$1,649,729	\$16,497	3%
<b>Total</b>	<b>\$56,329,095</b>	<b>\$563,291</b>	<b>100%</b>

## PERMANENT FUNDING SOURCES

Permanent	Total Sources	Per Unit	% Total
Tax – Exempt Permanent Loan	\$10,814,000	\$108,140	19%
HCD- MHP	\$13,729,213	\$137,292	24%
LAHD - HHH	\$10,407,427	\$104,074	18%
LAHD – HHH Accrued Def. Interest	\$95,483	955	0%
LACDA - AHTF	\$3,000,000	\$30,000	5%
LACDA – AHTF Accrued Def. Interest	\$75,582	756	0%
General Partner Capital Contribution	\$100	\$1	0%
Tax Credit Limited Partner Equity 4%	\$18,207,290	\$182,073	32%
<b>Total</b>	<b>\$56,329,095</b>	<b>\$563,291</b>	<b>100%</b>

**USES OF FUNDS**

<b>Uses of Funds</b>	<b>Total Uses</b>	<b>Cost/Unit</b>	<b>% Total</b>
Acquisition Costs	\$4,899,837	\$48,998	9%
Construction Costs	\$34,784,446	\$347,844	62%
Soft Costs	\$8,632,155	\$86,322	15%
Issuance & Financing Costs	\$5,512,657	\$55,127	10%
Developer Fee	\$2,500,000	\$25,000	4%
<b>Total</b>	<b>\$56,329,095</b>	<b>\$563,291</b>	<b>100%</b>

**AFFORDABILITY STRUCTURE**

<b>Unit Type</b>	<b>30% AMI Units</b>	<b>50% AMI Units</b>	<b>Manager Unit</b>	<b>Total Units</b>	<b>HHH Units</b>
Studio	75	24	0	99	99
2 Bedroom			1	1	0
<b>Total</b>	<b>75</b>	<b>24</b>	<b>1</b>	<b>100</b>	<b>99</b>

**FUNDING RECOMMENDATION**

Subject to approval of Tax Exempt and Taxable construction financing as well as 4% Federal Low Income Housing Tax Credits, the recommended HHH loan in the amount of \$10,407,427 represents \$104,074 per unit, or approximately 18% of the total development cost.

**CONSTRUCTION TIMELINE**

Construction is estimated to start in November 2023 and anticipated to be completed by November 2025.

Prepared by: Los Angeles Housing Department