REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: August 24, 2018
To: Proposition HHH Administrative Oversight Committee
From: Richard H. Llewellyn, Jr., City Administrative Officer
Subject: COMMUNICATION FROM THE PROPOSITION HHH CITIZENS OVERSIGHT COMMITTEE RELATIVE TO A REPORT FROM THE CITY ADMINISTRATIVE OFFICER AND THE HOUSING AND COMMUNITY INVESTMENT DEPARTMENT ON THE QUARTERLY REPORT FOR THE PROPOSITION HHH FISCAL YEAR 2017-18 BOND ISSUANCE (APRIL 1 – JUNE 30, 2018)

RECOMMENDATIONS

That the Proposition HHH Administrative Oversight Committee forward the report to the City Council with the recommendation that it be received and filed inasmuch as no action is requested at this time.

SUMMARY

The Proposition HHH (Prop HHH) Citizens Oversight Committee (COC) held a meeting on Friday, August 17, 2018. The attached report from the City Administrative Officer (CAO) and the Housing and Community Investment Department (HCID) relative to the Quarterly Report for the Prop HHH Fiscal Year 2017-18 Bond Issuance (April 1 – June 30, 2018) was considered and forwarded to the Administrative Oversight Committee for review.
Date: 

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 (APRIL 1 – JUNE 30, 2018)

RECOMMENDATION

That the Citizens Oversight Committee (COC) review the Quarterly Report for the Fiscal Year 2017-18 Proposition HHH Bond Issuance (April 1 – June 30, 2018) 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 under the Prop HHH Facilities Program. An additional $1,203,933 was included for staff costs (C.F. 17-0090).

This report describes items of note for Prop HHH projects approved in this 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

• The 88th and Vermont project began construction on April 2, 2018.
• As of June 30, 2018, $3,751,066 has been expended on Proposition HHH PSH Loan Program projects.
• McCadden Youth/AMRC TAY and RISE Apartments projects experienced delays due to construction cost increases. Both projects are now estimated to begin construction in October 2018.
  o HCID has requested funding for the RISE Apartments from the City’s allocation from the State of California Homeless Emergency Aid Program (HEAP) increased construction costs.
• The Casa del Sol project received a CDLAC allocation in May 2018 and will start construction in September 2018.
• The FLOR 401 Lofts project applied for a CDLAC bond allocation in May 2018, with funding to be provided in July 2018. These funds would cover any previously reported funding gaps. The estimated construction start date remains December 2018.
• The SP7 Apartments RECAP project received a CDLAC bond allocation in March and closed the Housing Opportunities for Persons with AIDS (HOPWA) loan in June. The estimated construction start date is now October 2018.
• The Pointe on Vermont project’s CDLAC bond allocation has been delayed to October 2018 due to new funding gaps. The project applied to the HCID Pipeline and HCID has requested funding from the City’s HEAP allocation to cover previously reported funding gaps, and is now awaiting the results of additional gap funding applications. The new estimated construction start date has been changed to January 2019.
  o Previous reports incorrectly noted 26 Non-HHH Funded units in this project. This number has been corrected to zero (0) in the attached Quarterly Report.

Proposition HHH Facilities Program

• The 88th and Vermont Youth and Community Center Project began construction on April 2, 2018. Funds for this project are fully encumbered and expenditures are expected in the next quarterly report.
• The South Campus project began construction on June 10, 2018. Funds for this project are fully encumbered and expenditures are expected in the next quarterly report.
• The Joshua House Health Center submitted funding draws this quarter, which are pending approval. Expenditures are expected to be reflected in the next quarterly report.
The City-sponsored Council District 8 Navigation Center project is now expected to begin construction in September 2018 due to a necessary redesign.

FY 2018-19 Proposition HHH Issuance

In June 2018, the Mayor and Council approved the FY 2018-19 Prop HHH Project Expenditure Plan (PEP; C.F. 17-0090-S6) and the City issued bonds in the total amount of $276,235,694 on July 13, 2018. The FY 2018-19 PEP includes $37,720,183 for Prop HHH Facilities Program projects, and $238,515,511 for Prop HHH PSH Loan Program Projects. The first Quarterly Report for the FY 2018-19 Prop HHH Bond Issuance will be provided in January 2019.

Attachment – Proposition HHH Quarterly Report – June 2018
<table>
<thead>
<tr>
<th>Proposition HHH PSH Project</th>
<th>Address</th>
<th>City</th>
<th>Council District</th>
<th>Expenditures Q4 2018</th>
<th>Expenditures Q3 2018</th>
<th>Expenditures Q2 2018</th>
<th>Expenditures Q1 2018</th>
<th>Total PSH Units</th>
<th>Chronic PSH Units</th>
<th>Commitment Date</th>
<th>Conversion Date</th>
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</thead>
<tbody>
<tr>
<td>Proposition HHH Facilities Project</td>
<td>Project Sponsor</td>
<td>Address</td>
<td>Council District</td>
<td>Project Type</td>
<td>Population Served</td>
<td>HHH Project Award</td>
<td>Total Project Cost</td>
<td>Contract Execution Date</td>
<td>Construction Completion Date</td>
<td>HHH Expenditures as of January 2018</td>
<td>HHH Expenditures Q3</td>
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<tr>
<td>-----------------------------------</td>
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</tr>
<tr>
<td>88th and Vermont Youth and Community Center</td>
<td>Community Build</td>
<td>8730-8550 Vermont Ave., Los Angeles CA 90044</td>
<td>8</td>
<td>Center</td>
<td>H, H, Y, M</td>
<td>$3,245,154</td>
<td>$3,705,145</td>
<td>3/28/2018</td>
<td>4/2/2018</td>
<td>10/2019 (Estimated)</td>
<td>$-</td>
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<tr>
<td>South Campus</td>
<td>LA Family Housing</td>
<td>7817 Lankershim Blvd., North Hollywood, CA, 91605</td>
<td>6</td>
<td>Center</td>
<td>H, OH, HE, D, M, E, SA, Y</td>
<td>$1,302,500</td>
<td>$4,802,500</td>
<td>3/7/2018</td>
<td>6/10/2018</td>
<td>10/2019 (Estimated)</td>
<td>$-</td>
</tr>
<tr>
<td>Joshua House Health Center</td>
<td>Los Angeles Christian Health Centers</td>
<td>469 S. Wall St., Los Angeles, CA 90014</td>
<td>14</td>
<td>Clinic</td>
<td>H, OH, V, M, SA</td>
<td>$3,700,000</td>
<td>$24,238,840</td>
<td>12/19/2017</td>
<td>02/15/2018</td>
<td>08/2019 (Estimated)</td>
<td>$-</td>
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<tr>
<td>CD 8 Navigation Center</td>
<td>City of Los Angeles</td>
<td>729 W. Manchester Ave., Los Angeles, CA 90044</td>
<td>8</td>
<td>Center</td>
<td>H, OH, Y</td>
<td>$3,245,000</td>
<td>$3,100,000</td>
<td>N/A (Estimated)</td>
<td>08/2018</td>
<td>02/15/2019 (Estimated)</td>
<td>$24,846</td>
</tr>
</tbody>
</table>

Subtotal for 2017-18 Bond issuance

| $11,892,654 | $34,933,705 | $- | $24,846 | $67,953 | $92,639 | $11,400,015 |

Reprogrammed Prop HHH Facilities Program Funds for 2018-19 Projects* (Previously Funds Pending Reprogramming)

| Various | N/A | N/A | N/A | N/A | $511,565 | N/A | N/A | N/A | N/A | N/A | $- | $- | $- | $- | $511,565 |

$596,565 allocated to these projects is recommended for reprogramming for Public Works, Bureau of Engineering staff costs to implement City-sponsored projects. |

Subtotal for 2017-18 Bond issuance

| $12,094,219 | $34,933,705 | $- | $24,846 | $67,953 | $92,639 | $11,991,580 |

*Project sponsors for the Corner of Hope ($435,800) and Homeless Vets at the Marion ($220,765) projects withdrew from Prop HHH Facilities Program. $145,000 was reprogrammed to this project for Bureau of Engineering costs for environmental review, for a Fiscal Year (FY) 2017-18 budget total of $3,245,000. An additional $3 million was approved 2018-19 PEP, for a total project cost of $6.245 million. This total amount will be reflected in the first quarterly report of FY 2018-19. Construction start date moved to September 2018 due to a necessary redesign to accommodate a power pole. |