REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: January 28, 2019
To: Proposition HHH Administrative Oversight Committee
From: Richard H. Llewellyn, Jr., City Administrative Officer

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, January 18, 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 (September 30 – December 31, 2018) and first status report on Fiscal Year 2018-19 (July 1 – December 31, 2018) bond issuance was considered and forwarded to the Administrative Oversight Committee for review.
Date: January 16, 2019
To: Proposition HHH Citizens Oversight Committee
From: Office of the City Administrative Officer
Housing and Community Investment Department


RECOMMENDATION

That the Citizens Oversight Committee (COC) review and forward the Quarterly Report for the Fiscal Year 2017-18 Proposition HHH Bond Issuance and First Report for the Fiscal Year 2018-19 (July 1 – September 30, 2018) to the Administrative Oversight Committee (AOC).

SUMMARY

The first Proposition HHH (Prop HHH) bond issuance in Fiscal Year (FY) 2017-18 for $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).

The second Prop HHH bond issuance of $238,515,511 in FY 2018-19 included $238,515,511 for 24 projects under the Prop HHH PSH Loan Program and $37,720,183 for 22 projects under the Prop HHH Facilities Program (C.F. 17-0060-S6).

This report describes items of note for Prop HHH projects approved in the first and second bond issuances. 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, including original and actual costs;
• 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, including original and actual dates;
• Construction Completion Date, including original and actual dates;
• 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

FY 2017-18 Issuance
• As of December 31, 2018, $9,732,535 has been expended for Prop HHH PSH Loan Program Projects.
• Eight (8) Prop HHH PSH Loan Program projects totaling five hundred sixty-five (565) units are under construction, including three projects that are co-located with Prop HHH Facilities Program projects.
• The Pointe on Vermont project, totaling 50 units, is scheduled to close March 1, 2019. This is the ninth and final project from the first issuance.

FY 2018-19 Issuance
• As of December 31, 2018, $20,616,222 has been expended on acquisition costs for Prop HHH PSH Loan Program projects.
• Five (5) projects totaling four hundred and twenty-six (426) units have closed construction loans and will start construction shortly:
  o McCadden Campus Senior Housing closed on December 20, 2018 and is scheduled to begin construction January 31, 2019.
  o Cambria Apartments closed on December 5, 2018 and is scheduled to begin construction January 14, 2019.
  o Hartford Villas closed on November 8, 2018 and is scheduled to begin construction on January 21, 2019 (subject to the Project Labor agreement).
  o West Third Apartments and Western Avenue Apartments closed on December 27, 2018 and is scheduled to begin construction January 21, 2019.
• HCID expects seven (7) additional projects totaling five hundred and eleven units (511) units to begin construction in the next quarter.
• In the next 90 days it is expected that three additional projects, making up a total of one hundred fifty-nine (159) units, will close their construction loans:
  o Casa de Rosas Campus is scheduled to close on January 25, 2019.
  o Missouri and Bundy Housing is scheduled to close on March 18, 2019.
  o Metamorphosis on Foothill is scheduled to close on January 17, 2019.
Proposition HHH Facilities Program

FY 2017-18 Issuance
- As of December 31, 2018, $3,955,082 has been expended on Prop HHH Facilities Program projects.
- The 88th and Vermont project is 41 percent complete.
- The Joshua House project is 33 percent complete.
- The South Campus project is 65 percent complete.
- The Council District 8 Navigation Center project started construction on November 15, 2019 and is eight (8) percent complete.

FY 2018-19 Issuance
- The Council District 4 Gardner Library project started construction on November 5, 2019 and is 26 percent complete.
  - Expenditures will be reflected next quarter, once the General Services Department submits a reimbursement request.
- Two Prop HHH Facilities Program project contracts, the Midnight Mission and Jenesse Center projects, totaling $4.25 million, will be executed by January 31, 2019.
- All 15 of the remaining contracts are in active negotiations. Updated construction start dates are provided in the attached spreadsheet.

Attachment – Proposition HHH Quarterly Report – December 2018
The text is a detailed report on the Proposition HHH Quarterly Report - December 2018. It includes financial data, construction milestones, and population served details. The report provides updates on various housing initiatives, including the construction and maintenance of permanent supportive housing projects. The data is organized in tables and includes information on units for various populations such as veterans, families, disabled, and youth. The report also highlights timelines for construction and completion, and the financial status of the projects. It concludes with notes on the status of the projects and future plans.
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<thead>
<tr>
<th>Address</th>
<th>Date</th>
<th>Original Amount</th>
<th>Estimated Amount</th>
<th>Permanent Loan Conversion Date</th>
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Proposition HHH Permanent Supportive Housing (PSH) Loan Program GOB Series 2018-A (Taxable) 

HHH Expenditures as of December 31, 2018

HHH Expenditures Q3

Expected to close on 1/17/2019.

Received bond allocation on 10/17/2018. Expected to close on 4/15/2019.

Received bond allocation on 12/1/2018. Expected to close on 6/10/2019.

Funds expended for acquisition costs.

Received 9% tax credit allocation on 9/19/2018. Expected to close on 4/1/2019.


Applying to CDLAC on 3/15/2019. Expected to receive allocation on 5/15/2019. Applied for Federal Low Income Housing Tax Credit (LIHTC) and for the Affordable Housing and Preservation Program (AHPP).

Expected to close on 11/17/2018.

Expected to close on 11/17/2018.

Expected to receive allocation on 5/15/2019. Rejected based on the California Housing Finance Agency (CHFA) for the Affordable Housing and Preservation Program (AHPP).


Notes

A development that provides permanent housing (including rental subsidies) with supportive services to extremely low income, and very low income, homeless special needs individuals and seniors, homeless families, homeless transition aged youth (TAY), homeless veterans, family disabled, and homeless senior caretakers of Los Angeles County seniors.

Terms are subject to individuals in families.

1) Exempting chronic homeless veterans after 30 days after the date the PHA or another entity submits the application to the Department of Labor to receive the veteran employment training.

2) Exempting chronic homeless veterans after 30 days after the date the PHA or another entity submits the application to the Department of Labor to receive the veteran employment training.

3) Exempting chronic homeless veterans after 30 days after the date the PHA or another entity submits the application to the Department of Labor to receive the veteran employment training.

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20) Exempting chronic homeless veterans after 30 days after the date the PHA or another entity submits the application to the Department of Labor to receive the veteran employment training.
### Proposition HHH Quarterly Report - December 2018

#### Proposition HHH Facilities Loan Program GOB Series 2017-A (Taxable)

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<tr>
<th>Project Sponsor</th>
<th>Address</th>
<th>Council District</th>
<th>Project Type</th>
<th>Population Served</th>
<th>Contract Execution Date</th>
<th>Construction Completion Date</th>
<th>2017-18 HHH Project Award</th>
<th>Total Project Cost</th>
<th>HHH Expenditures Q1</th>
<th>HHH Expenditures Q2</th>
<th>HHH Expenditures Q3</th>
<th>HHH Expenditures Q4</th>
<th>Fiscal Year 2018-19 Total</th>
<th>Total Amount Expended To Date</th>
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<tbody>
<tr>
<td>Joshua House Health Center</td>
<td>649 S. Wall St., Los Angeles, CA 90014</td>
<td>17</td>
<td>Clinic</td>
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<td>CD 8 Navigation Center</td>
<td>729 W. Manchester Ave., Los Angeles, CA 90044</td>
<td>B</td>
<td>Center</td>
<td>M, V, V, M, SA</td>
<td>11/5/2018</td>
<td>11/5/2018</td>
<td>$3,245,000</td>
<td>$3,100,000</td>
<td>$92,639</td>
<td>$84,866</td>
<td>$117,100</td>
<td>$201,966</td>
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<td>Subtotal for 2017-18 Bond Issuance</td>
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#### Reprogrammed Prop HHH Facilities Program Funds for 2018-19 Projects* (Previously Funds Pending Reprogramming)

<table>
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<tr>
<th>Project Sponsor</th>
<th>Address</th>
<th>Council District</th>
<th>Project Type</th>
<th>Population Served</th>
<th>Contract Execution Date</th>
<th>Construction Completion Date</th>
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<th>Total Project Cost</th>
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<th>HHH Expenditures Q2</th>
<th>HHH Expenditures Q3</th>
<th>HHH Expenditures Q4</th>
<th>Fiscal Year 2018-19 Total</th>
<th>Total Amount Expended To Date</th>
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<tr>
<td>CD 8 Navigation Center</td>
<td>729 W. Manchester Ave., Los Angeles, CA 90044</td>
<td>B</td>
<td>Center</td>
<td>M, V, V, M, SA</td>
<td>11/5/2018</td>
<td>11/5/2018</td>
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*Project sponsors for the Corner of Hope ($435,800) and Homeless Vets at the Marines ($220,765) projects withdrew from Prop HHH Facilities Program. $1,650,000 was reallocated to the CD8. **

#### Notes
- Various project sponsors for the CD8 Navigation Center ($511,565) were reprogrammed for Public Works, Bureau of Engineering staff and consultant costs to implement 2018-19 City-sponsored projects.
- $511,565 was reprogrammed to the project for Bureau of Engineering costs for environmental review, for a Fiscal Year (FY) 2017-18 budget total of $3,245,000. An additional $1 million was approved 2018-19 PEP, for a total project cost of $4.245 million. This total amount will be reflected in the first quarterly report at FY 2018-19. Construction began 11/5/2018.
- $145,000 was reallocated 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 $1 million was approved 2018-19 PEP, for a total project cost of $4.245 million. This total amount will be reflected in the first quarterly report at FY 2018-19. Construction began 11/5/2018.
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<th>Project Title</th>
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<th>Project Type</th>
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<th>Total Project Cost</th>
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<th>HHF Expenditures Q4</th>
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<th>Notes</th>
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<td>475 South Casavant St, Los Angeles, CA 90037</td>
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<td>New Economics for Women</td>
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<td>PATH'S Interim Facility</td>
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<td>$ -</td>
<td>Pending contract negotiation</td>
</tr>
</tbody>
</table>
## Proposition HHH Quarterly Report - December 2018

### Proposition Faculties Loan Program GOB Series 2018 A (Taxable)

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Project Sponsor</th>
<th>Council District</th>
<th>Project Type</th>
<th>Project Location</th>
<th>Estimated Construction Start Date</th>
<th>Estimated Construction Completion Date</th>
<th>Fiscal Year 2018-19 Expenditures</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Subtotal for 2018-19 City-Sponsored Projects</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$11,668,000</td>
</tr>
<tr>
<td><strong>Subtotal for 2018-19 Bond Issuance</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$37,720,183</td>
</tr>
</tbody>
</table>

### Notes

- Estimated construction start date moved from January 2019 to March 2019 due to required re-design to remove bathroom from Day Labor Center. The redesign was necessary to stay within the project budget.
- Construction started on 11/5/2019. Estimated construction completion date updated to 7/2019 to account for the construction delay caused by numerous break-ins. Security was brought to the site and construction has begun. Funds were appropriated to the General Services Department (GSD) for Construction in the First Construction Projects Report (C.F. 18-0829). Expenditures will be reflected after GSD submits a reimbursement request.
- The Fiscal Year 2018-19 Project Expenditure Plan authorized $133,049 for Bureau of Engineering consultant costs. These costs were allocated to the Council District 8 Navigation Center Project ($65,131) and the Council District 6 Navigation Center Project ($65,134). As funds are expended, expenditures will be reflected through this line item.