October 17, 2018

Proposition HHH Citizens Oversight Committee

Office of the City Administrative Officer

Housing and Community Investment Department

QUARTERLY REPORT – FISCAL YEAR 2017-18 PROPOSITION HHH BOND ISSUANCE (JULY 1 – SEPTEMBER 30, 2018)

RECOMMENDATION

That the Citizens Oversight Committee (COC) review the Quarterly Report for the Fiscal Year 2017-18 Proposition HHH Bond Issuance (July 1 – September 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

● As of September 30, 2018, $5,794,521 (8%) has been expended on Prop HHH PSH Loan Program projects.
● Three (3) projects are under construction:
   o The 88th and Vermont project is 23% complete.
   o The Path Metro Villas project is 19% complete.
   o The 649 Lofts project is 21% complete.
● Loans closed for three (3) projects this quarter:
   o The SP7 Apartments loan closed on September 28, 2018. Construction is expected to start date on October 15, 2018.
   o The Casa del Sol loan closed on September 27, 2018. Construction is expected to start on November 16, 2018.
   o The McCadden Youth/AMRC TAY loan closed on September 24, 2018. The construction start date has been revised to December 2018 from October 2018 due to a necessary Department of Water and Power (DWP) electrical line re-routing that affects this site and neighboring property.
● RISE Apartments experienced delays due to construction cost increases. Community Redevelopment Agency (CRA) Low- and Moderate-Income Housing Funds (LMIHF) have been identified to fill the gap. These funds were approved by the Housing Committee on October 10, 2018 (C.F. 17-1244-S1) and are pending approval by the City Council and Mayor. Loan closing is now estimated for October 22, 2018. The estimated construction start date has been revised from October 2018 to November 30, 2018.
● The FLOR 401 Lofts project received a California Debt Limit Allocation Committee (CDLAC) bond allocation in July 2018, which will fill the previously reported funding gap. The estimated construction start date remains December 2018.
● The Pointe on Vermont project’s CDLAC bond allocation was delayed to December 2018 due to funding gaps that will be filled with CRA funds. The new estimated construction start date has been changed to June 2019 from January 2019.

Proposition HHH Facilities Program

● As of September 30, 2018, $2,032,384 (17%) has been expended on Prop HHH Facilities projects.
● The 88th and Vermont project 23% complete.
● The Joshua House project is 21% complete.
● The South Campus is 10% complete.
• The Council District 8 Navigation Center construction start date has been changed from September 2018 to October 2018 due to required plan check revisions. The previously reported necessary redesign of the DWP power pole has been completed.

Attachment – Proposition HHH Quarterly Report – September 2018
### Proposition HH Expenditures - 2018

<table>
<thead>
<tr>
<th>Project Description</th>
<th>City/Address</th>
<th>Populations</th>
<th>Project Vote</th>
<th>2017-18 HH Project</th>
<th>Total Project Cost</th>
<th>Construction Start Date</th>
<th>Construction Completion Date</th>
<th>Construction Completion Notes</th>
<th>HHF Expenditures FY 2017-18</th>
<th>HHF Expenditures FY 2018-19</th>
<th>HHF Expenditures FY 2019-20</th>
<th>Fiscal Year 2018-19 Total</th>
<th>Fiscal Year 2019-20 Total</th>
<th>Fiscal Year 2020-21 Total</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Campus</td>
<td>University Housing</td>
<td>Project Type</td>
<td>M, M, Y, Y</td>
<td>1,701,304</td>
<td>6,941,500</td>
<td>3/27/2018</td>
<td>6/12/2019</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Contract Number: C-149192</td>
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<tr>
<td>Joshua House Youth Center</td>
<td>Los Angeles Christian Youth Centers</td>
<td>Project Type</td>
<td>M, M, Y, Y</td>
<td>6,944,269</td>
<td>20,238,847</td>
<td>11/19/2017</td>
<td>6/22/2018</td>
<td>-</td>
<td>1,573,627</td>
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<td>-</td>
<td>1,573,627</td>
<td>1,573,627</td>
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<td>Contract Number: C-130663</td>
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<td>CD 8 Navigation Center</td>
<td>City of Los Angeles</td>
<td>Project Type</td>
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<td>3,245,000</td>
<td>3,100,000</td>
<td>12/19/2017</td>
<td>2/15/2018</td>
<td>-</td>
<td>1,939,745</td>
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<td>-</td>
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<td></td>
</tr>
</tbody>
</table>

| Reappropriated Prop HHF Facilities Program Funds for 2018-19 Projects | Previous Funds (already appropriated) | Project Type | M, M, Y, Y | 32,483 | - | - | - | - | - | - | - | - | - | - | | $151,045 allocated to these projects was reprogrammed for Public Works, Bureau of Engineering staff and consultant costs to implement 2018-19 City-sponsored projects. |

| TOTAL for 2017-18 Bond Issuance | | | | 12,136,019 | 14,933,392 | 92,639 | 177,505 | - | 1,972,228 | 2,064,867 | | | | | |

*Project sponsors for the Corner of Hope (435,800) and Increase and Home at the Mission (1326,703) projects withdrew from Prop HHF Facilities Program. $145,000 well dedicated to the CD 8 Navigation Center listed above as well as $511,565 to Fiscal Year 2019-20 Prop HHF project.