

# CITY OF LOS ANGELES

CALIFORNIA

Matthew W. Szabo  
CITY ADMINISTRATIVE OFFICER



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MAYOR

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BEN CEJA  
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## AGENDA

### Proposition HHH

# Citizens Oversight Committee (COC)

To be conducted by telephone/videoconference in accordance with  
California Assembly Bill No. 361

(Filed with the Secretary of State on September 16, 2021)

**\*SPECIAL MEETING\***

Friday, December 10, 2021

2:00 PM

To Join the Meeting Please Call:

+1-669-900-6833

Meeting ID: 992 2963 3203

To Access Meeting Materials Please Visit:

<http://cao.lacity.org/Homeless/index.htm>

#### Instructions to join the meeting telephonically:

- Public participants should dial the phone number +1 669 900 6833
- Public participants will be asked for a Meeting ID. Please enter the following: 992 2963 3203 followed by the # (pound sign)
- Participants will be asked to enter a participant ID, they should press # (pound sign) to continue
- Participants will then be joined into the meeting.

#### MEMBERS

Nicholas Halaris, Chair  
Tunua Thrash-Ntuk, Vice Chair  
Harout Semerdjian

Kerry Morrison  
Bernice Noflin  
Amelia Williamson

1. Roll Call
2. General Public Comment, Multiple Agenda Item Comment
3. Findings to Continue Teleconference Meetings Pursuant to Assembly Bill (AB) 361
  - a. Action by COC:
    - i. *Determination in accordance with AB 361 Section 3(e)(3) that, while the state of emergency due to the Covid-19 pandemic, as originally proclaimed by the Governor on March 4, 2020, remains active and state or local officials have imposed or recommended*

*measures to promote social distancing, this legislative body has reconsidered the circumstances of the state of emergency and that the state of emergency continues to directly impact the ability of the members to meet safely in person and state or local officials continue to impose or recommend measure to promote social distancing.*

4. Approval of the Minutes for the November 10, 2021 Special Meeting
5. Prop HHH Housing Challenge Update  
*Verbal Presentation from the Mayor's Office*
6. Update on Executive Directive No. 30 Streamlining Efforts  
*Verbal Presentation from the Mayor's Office*
7. Follow-up Discussion on Lease-Up, Occupancy, and Staffing at Prop HHH PSH Projects  
*Discussion with LAHD and the Los Angeles Homeless Services Authority (LAHSA)*
8. Future Agenda Items:
  - i. Policy Changes for Future PSH Bond Program Requirements and Lessons Learned from Prop HHH Regulations
  - ii. Positive Outcomes of Prop HHH
  - iii. Prop HHH PSH Loan Program Cost Overview including Impacts of Parking Requirements on PSH Projects
  - iv. Update on Prop HHH Uncommitted Balance NOFAs
9. Adjournment – Next Meeting – **\*Special Meeting\* , January 7<sup>th</sup> 2022 at 2:00 PM**

## **GENERAL INFORMATION**

For information regarding the COC and its operations, please contact Elyse Matson at (213) 473-7460. This contact may answer questions and provide materials and notice of matters scheduled before the COC.

## **NOTIFICATIONS & MATERIALS**

To receive meeting notices for the COC, subscribe through the Early Notification System at [www.lacity.org](http://www.lacity.org). Materials related to items on this Agenda will be posted to the City Administrative Officer's website at <http://cao.lacity.org/Homeless/index.htm>.

## **PUBLIC COMMENT**

An opportunity for the public to address the Committee on agenda items for which public hearings have not been held will be provided during the General Public Comment/Multiple Agenda Item comment period. During this comment period, the Committee will also provide an opportunity for general public comment on public interest items. For telephonic/videoconference meetings, after the General Public Comment/Multiple Agenda Item Comment period is called, the Committee will allow three (3) minutes for members of the public to indicate they wish to offer general public comment and/or to comment on one or more specific agenda items. Members of the public who wish to speak on items shall be allowed to speak for up to one (1) minute per item, up to a total of three (3) minutes per meeting. The Committee has determined that it is reasonable to close public comment after anyone who indicates they wish to comment during this three (3) minute window is allowed their allotted time, or after a cumulative total of twenty (20) minutes of public comment have passed, whichever comes first. The Committee shall not discuss or take action relative to any general public comment.

## **NOTICE TO PAID REPRESENTATIVES**

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code 48.01 et seq. More information

is available at [ethics.lacity.org/lobbying](https://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org).

### **SERVICES/REASONABLE ACCOMMODATIONS**

Upon request, COC staff will provide reasonable accommodations to enable individuals with disabilities to participate in its meetings, including access to Agenda materials in alternate formats, sign language interpreters, assistive listening devices or other auxiliary aids, or other services. If you have such a request, please contact Elyse Matson at (213) 473-7460 at least 72 hours prior to the COC meeting to ensure availability. Due to difficulties in securing sign language interpreters, five or more business days' notice is strongly recommended.

### **CLOSED SESSION**

The COC may meet in Closed Session on any subject permitted by law for Closed Session purposes.

**City of Los Angeles  
Proposition HHH (Prop HHH)  
Citizens Oversight Committee (COC)  
Minutes for the Special Meeting held on:  
Wednesday, November 10, 2021  
2:00 PM**

**COC members in attendance:**

Nicholas Halaris, Chair  
Kerry Morrison

Bernice Noflin  
Amelia Williamson

The meeting was called to order at 2:16 p.m. by Nicholas Halaris, Chair.

**1. Roll Call**

- Nicholas Halaris, Chair, Kerry Morrison, Bernice Noflin, and Amelia Williamson were in attendance.

**2. General Public Comment, Multiple Agenda Item Comment**

- Members of the public were given an opportunity to give Public Comment after the Meeting was called to order.
- No public comment was heard.

**3. Findings to Continue Teleconference Meetings Pursuant to Assembly Bill (AB) 361**

*i. Determination in accordance with AB 361 Section 3(e)(3) that, while the state of emergency due to the Covid-19 pandemic, as originally proclaimed by the Governor on March 4, 2020, remains active and state or local officials have imposed or recommended measures to promote social distancing, this legislative body has reconsidered the circumstances of the state of emergency and that the state of emergency continues to directly impact the ability of the members to meet safely in person and state or local officials continue to impose or recommend measure to promote social distancing.*

- The COC voted unanimously to adopt the findings that the state of emergency continues to directly impact the ability of the members to meet safely in person, and state or local officials continue to impose or recommend measures to promote social distancing.

**4. Approval of the Minutes for the October 15, 2021 Meeting**

- The minutes were approved without objection.

- 5. Proposition HHH (Prop HHH) Quarterly Report - Fiscal Years (FYs) 2017-18 and 2018-19 Bond Issuances and FYs 2017-18, 2018-19, 2019-20, and 2020-21 Project Expenditure Plans (PEPs) (July 1 – September 30, 2021)**
  - Presentation from Elyse Matson, Office of the City Administrative Officer (CAO), and Andre Perry, Los Angeles Housing Department (LAHD)
  - This item was forwarded to the Prop HHH Administrative Oversight Committee for consideration.
  
- 6. Update on FY 2017-18 and 2018-19 Prop HHH Permanent Supportive Housing (PSH) Loan Program Letter of Commitment Projects**
  - Presentation from Andre Perry, LAHD.
  - No action was required on this item.
  
- 7. Prop HHH Housing Challenge Update**
  - Presentation from Fred White, Mayor's Office.
  - No action was required on this item.
  
- 8. Future Agenda Items:**
  - i. Policy Changes for Future PSH Bond Program Requirements and Lessons Learned from Prop HHH Regulations
  - ii. Positive Outcomes of Prop HHH
  - iii. Prop HHH PSH Loan Program Cost Overview including Impacts of Parking Requirements on PSH Projects
  - iv. Update on Prop HHH Uncommitted Balance NOFAs
  
- 9. Adjournment - Meeting was adjourned at 3:18 p.m.**

**HOUSING CHALLENGE PROJECTS AS OF December 2021 (Pre-Development & Construction)**

#	Developer	PSH Project Name	Project Address	HHH Loan Amount	HHH Per SH Unit	Total Development Cost	TDC Per Unit	Total Units	Total PSH Units	Total Manager Units	Projected Constr. Start Date	Projected Completion Date
1	Abode/Mercy/LA Family Housing	Whittier PSH	3554 Whittier Blvd.	\$6,125,000	\$97,222	\$27,130,000	\$423,906	64	63	1	June 2022	December 2023
2	Abode/Mercy/LA Family Housing	Beacon Landing PSH	311-345 N. Beacon St.	\$8,750,000	\$97,222	\$39,431,000	\$433,308	91	90	1	March 2022	June 2023
3	Abode/Mercy/LA Family Housing	Western PSH	25820-25820 Western Ave.	\$8,094,665	\$105,126	\$36,679,381	\$470,248	78	77	1	December 2022	July 2024
4	Abode/Mercy/LA Family Housing	Sherman Way PSH	18722 Shertman Way	\$6,622,908	\$105,126	\$29,290,120	\$457,658	64	63	1	March 2023	April 2024
5	Abode/Mercy/LA Family Housing	Devonshire PSH	21300 Devonshire St.	\$10,407,427	\$105,126	\$43,005,263	\$430,053	100	99	1	March 2023	April 2024
6	Bridge Housing	New Hampshire PSH	701-719 S. New Hampshire	\$12,980,000	\$139,570	\$50,256,255	\$529,013	95	93	2	December 2022	July 2024
7	Flyaway	West Anaheim PSH	828 West Anaheim Street	\$4,900,000	\$100,000	\$18,864,065	\$377,281	50	49	1	May 2022	May 2023
8		Lagoon	724-728 Lagoon	\$3,900,000	\$100,000	\$15,604,392	\$390,110	40	39	1	May 2022	May 2023
9	Daylight	South Harvard (McDaniels House)	1043-1051 South Harvard (McDaniels House)	\$6,440,000	\$140,000	\$22,042,881	\$468,997	47	46	1	November 2021	April 2023
10		Vanowen	11604-11616 Vanowen	\$4,900,000	\$102,083	\$21,626,660	\$441,360	49	48	1	March 2021	May 2022
11		Sherman Way (Oatsies Place)	16015 W. Sherman Way (Oatsies Place)	\$6,300,000	\$136,957	\$20,214,658	\$439,449	46	45	1	November 2021	June 2023
12	RNLA	Figueroa	5900 Figueroa	\$5,740,000	\$140,000	\$10,537,816	\$250,900	42	41	1	April 2022	April 2023
13		Westlake	405 N Westlake	\$620,000	\$34,444	\$6,187,310	\$325,648	19	18	1	May 2022	May 2023
14		62nd Street	1408 W 62nd St	\$3,640,000	\$140,000	\$7,468,929	\$276,627	27	26	1	April 2022	April 2023
15	Brilliant Corners	Avalon	1355 Avalon	\$7,000,000	\$132,075	\$29,002,817	\$537,089	54	53	1	March 2022	June 2023
				<b>\$96,420,000</b>	<b>N/A</b>	<b>\$377,341,547</b>	<b>N/A</b>	<b>866</b>	<b>850</b>			
				<b>\$6,428,000</b>	<b>\$111,339</b>	<b>\$25,156,103</b>	<b>\$435,729</b>	<b>58</b>	<b>57</b>			

# EXECUTIVE DIRECTIVE 30

Expediting Affordable Housing

December 10, 2021

Eric  
Garcetti  
@MayorOfLA

# Executive Directive 30

- **Signed April 2021**
- **Builds on Executive Directive 13**
- **Expands the Mayor's Affordable Housing Cabinet**
- **Implements new streamlining initiatives**
- **Expedited Affordable Housing**



# Mayor's Affordable Housing Cabinet

- **11 City Departments**

- LACP
- LADBS
- LAFD
- BOE
- DWP
- DOT

- LASAN
- BSS
- BSL
- BCA
- LAHD

# Executive Directive 30

- **Mandates expediting of affordable housing projects**
  - **Planning: 25%**
  - **LADBS: 25%**
  - **LAFD: 30%**
  - **DWP: 30%**
  - **BOE: 25%**
  - **LADOT: 25%**

# Expediting

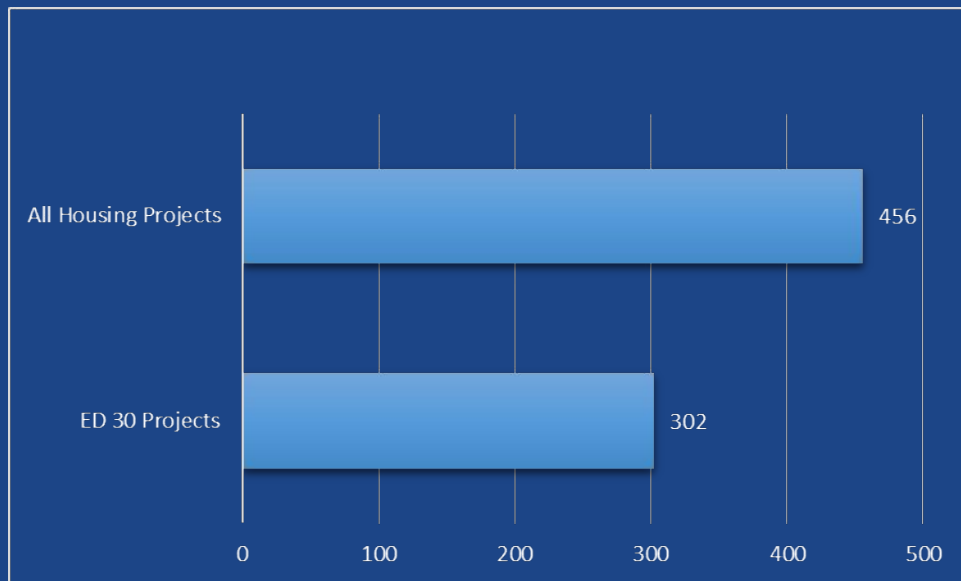
- **LADBS: 63% Reduced Assignment Times**
- **Planning: 59% Reduced Entitlement Times**
- **DWP: 32% Reduced Total Project Timeline**
- **LAFD: 40% Reduced Corrections Timeline**
  
- **In Progress**
  - **DOT**
  - **BOE**

# ACHIEVEMENTS: PROCESS ENHANCEMENTS

- LACP Housing Services Unit & Priority Housing Program
- DBS Affordable Housing Section
- Housing Streamlined Approval Process (HSAP)
- Streamlined Infill Projects Memo
- Density Bonus Processing Memo
- DWP Revised Transformer Staging Area Standards
- Inter-Departmental Funding Forms Memo
- BOE-DOT Lane Closure Standard Plans
- COVID-Encouraged Digitization

# Expediting

## Days to RTI





**QUESTIONS?**