

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

Date: March 20, 2017

To: Proposition HHH Administrative Oversight Committee

From: Richard H. Llewellyn, Jr., Interim City Administrative Officer

Subject: **RECOMMENDATIONS FROM THE PROPOSITION HHH CITIZENS OVERSIGHT COMMITTEE RELATIVE TO THE HOUSING AND COMMUNITY INVESTMENT DEPARTMENT'S RECOMMENDED FISCAL YEAR 2017-18 PROJECT EXPENDITURE PLAN**

### RECOMMENDATION

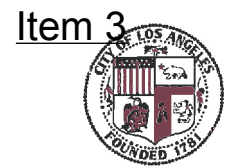
That the Proposition HHH Administrative Oversight Committee:

1. Review and approve the Proposition HHH Citizens Oversight Committee recommendations; and
2. Approve and forward the amended report to the City Council for consideration.

### SUMMARY

The Proposition HHH (Prop HHH) Citizens Oversight Committee (COC) held a meeting on Friday, March 17, 2017. The attached report from the Housing and Community Investment Department (HCID) was considered and recommended for approval with the following amendments:


1. Recommendation I.B was amended to state "Approval of \$1,203,933 in 2017-18 salary expenditures to implement the HHH PSH Program, which includes salary expenditures for one Deputy City Attorney III."
2. Recommendation I.C was amended to state "Approval of the 2017-18 Project Expenditure Plan in the amount of \$77,079,095, which is comprised of the project funding amounts and salary expenditures as detailed in the Background section of this report, and salary expenditures for one Deputy City Attorney III."



Eric Garcetti, Mayor  
Rushmore D. Cervantes, General Manager

**DATE:** March 17, 2017

**TO:** Proposition HHH Citizens Oversight Committee

**FROM:** Rushmore D. Cervantes, General Manager   
Los Angeles Housing and Community Investment Department

**SUBJECT: REVISED - PROPOSITION HHH PERMANENT SUPPORTIVE HOUSING  
LOAN PROGRAM - PROPOSED FISCAL YEAR 2017-18 PROJECT  
EXPENDITURE PLAN**

### SUMMARY

At the Citizens Oversight Committee (COC) meeting held on February 17, 2017, the Los Angeles Housing and Community Investment Department (HCIDLA) presented the proposed Proposition HHH Permanent Supportive Housing Loan Program (HHH PSH Program) and initial staffing plan.

The COC requested HCIDLA to report back to the COC at its March 17, 2017, meeting with a proposed 2017-18 Project Expenditure Plan (PEP) comprised of projects that are currently in the City's Affordable Housing Pipeline (Pipeline). This report provides details of the PEP, including salary requirements to staff and implement the program.

### RECOMMENDATIONS

HCIDLA respectfully requests that:

- I. The COC review the report recommendations contained herein and propose the following actions at the next available meeting of the Administrative Oversight Committee (AOC):
  - A. Approval to issue \$75,875,162 in conditional HHH PSH Program commitments to the projects listed in Table 1;
  - B. Approval of \$930,716 in 2017-18 salary expenditures to implement the HHH PSH Program;
  - C. Approval of the 2017-18 Project Expenditure Plan in the amount of \$76,805,878, which is comprised of the project funding amounts and salary expenditures as detailed in the Background section of this report.

### BACKGROUND

At the February 17, 2017, COC meeting, HCIDLA presented the proposed HHH PSH Program and requested authority to solicit applications from project sponsors of developments currently in the 2017 Pipeline, and sponsors whose projects applied to the Pipeline via the 2018 Call for Projects. Results of the application process will be submitted at the March 17, 2017 COC meeting as part of the fiscal year 2017-18 PEP.

FY 2017-18 PEP - Supplemental Funding for Projects in the Affordable Housing Pipeline

On February 23, 2017, HCIDLA released a funding notice to project sponsors of proposed developments in the 2017 Pipeline and 2018 Call for Projects. As a requirement for funding eligibility, project sponsors were required to provide sufficient evidence of the ability to secure entitlements and close construction financing by the end of the 2017-18 fiscal year. 2018 Call for Projects proposals assuming 9% Low Income Housing Tax Credits (LIHTC) would be required to convert to 4% LIHTC in combination with tax-exempt bond financing in order to meet the construction closing eligibility requirement.

Additional eligibility criteria included:

- Conformance with HHH PSH Program guidelines;
- An aggregate loan limit of \$12 million, with a loan amount not to exceed 50% of the total development cost;
- Maximum subsidy of \$100,000 per unit for projects assuming 9% LIHTC;
- Maximum subsidy of \$140,000 per unit for projects assuming 4% LIHTC;
- Maximum subsidy of \$100,000 per unit for non-permanent supportive housing units;
- Additional, supplemental subsidy in 2017 of \$80,000 per unit for permanent supportive housing;
- Designation of a minimum of 50% of the total number of units as permanent supportive housing; and,
  - Designation of a minimum of 50% of the permanent supportive housing units for the chronically homeless.

HCIDLA solicited applications from 26 project sponsors and 14 proposals were received. HCIDLA recommends that conditional HHH PSH Program commitments be awarded to the nine projects in Table 1, totaling \$75,875,162. The nine developments in Table 1 will provide a total of 440 permanent supportive housing units, of which 237 units will be set aside for the chronically homeless. A detailed list of the recommended projects is provided in Attachment 1 of this report and staff reports for each of the recommended projects is provided as Attachment 2.

**TABLE 1:  
 FY 2017-18 HHH PROJECT RECOMMENDATIONS**

Project	CD	Total Units	PSH Units	CH* Units	TDC	HHH Recommendation
<b>2017 Pipeline Projects</b>						
88th & Vermont	8	62	46	23	\$36,285,371	\$9,680,000
PATH Metro Villas II	13	122	90	46	\$53,717,019	3,513,721
Six Four Nine Lofts	14	55	27	14	\$26,478,534	5,500,000
<b>Subtotal</b>		<b>239</b>	<b>163</b>	<b>83</b>	<b>\$116,480,924</b>	<b>\$18,693,721</b>
<b>2018 Call for Projects</b>						
AMRC TAY	4	26	25	12	\$10,036,596	\$5,018,298
Casa del Sol	6	44	43	22	\$19,655,785	8,065,143
FLOR 401 Lofts	14	99	49	25	\$39,369,988	11,980,000
RISE Apartments	9	57	56	42	\$21,038,903	9,500,000
SP7 Apartments RECAP	14	100	55	28	\$35,035,594	12,000,000
The Pointe on Vermont	8	50	49	25	\$21,236,930	10,618,000
<b>Subtotal</b>		<b>376</b>	<b>277</b>	<b>154</b>	<b>\$146,373,796</b>	<b>\$57,181,441</b>
<b>TOTAL</b>		<b>615</b>	<b>440</b>	<b>237</b>	<b>\$262,854,720</b>	<b>\$75,875,162</b>

\*Chronically Homeless

Five projects were found to be ineligible for funding. Table 2 below describes why the five projects were denied a recommendation.

**TABLE 2:  
 HHH-INELIGIBLE PROJECTS**

<b>Project</b>	<b>CD</b>	<b>Total Units</b>	<b>PSH Units</b>	<b>HHH Request</b>	<b>Reason for Ineligibility</b>
AMRC Senior	4	82	41	\$11,720,000	\$5.3 million in AHTF funds was requested in addition to the \$11.7 million in HHH funds; the AHTF balance is insufficient to fulfill the request, making the project infeasible.
Arminta Square	6	110	109	14,242,000	Request exceeded \$12 million loan limit.
Colorado East	14	41	25	5,500,000	Project was not in 2017 Pipeline or 2018 Call for Projects.
LAMP Lodge	14	82	75	17,200,000	Request exceeded \$12 million loan limit.
Sun Commons	2	100	49	12,000,000	\$10.5 million in AHTF funds was requested in addition to the \$12 million in HHH funds; the AHTF balance is insufficient to fulfill the request, making the project infeasible.
<b>TOTAL</b>		<b>415</b>	<b>299</b>	<b>\$60,662,000</b>	

As illustrated in Table 2 above, the Arminta Square and LAMP Lodge projects were denied because their respective HHH requests were over the \$12 million loan limit. Colorado East was ineligible to apply because it was neither in the 2017 Pipeline nor the 2018 Call for Projects Pipeline. The sponsors of the AMRC Senior and Sun Commons projects requested funding from the Affordable Housing Trust Fund (AHTF) in combination with their HHH funding request, however the AHTF's available balance is insufficient to award the requested AHTF amounts. Without the AHTF funding, the projects are infeasible. If HHH funds were used as a replacement source for the AHTF funds, the total loan amount for each project would exceed the \$12 million HHH loan limit.

Staffing Plan

Included in the 2017-18 PEP are the salary requirements for seven HCIDLA positions necessary to implement the HHH PSH Program. These positions were reviewed by the COC at its February 17, 2017, meeting. Not included in the request are salary requirements for City Attorney and HCIDLA Technical Services staff who perform legal, architectural, environmental, construction and wage review and compliance work, as these duties will be assigned on an as-needed basis. All of the aforementioned staff, including the Technical Services positions, will charge time worked to project-specific Work Order numbers in order to track salary expenditures.

The total 2017-18 salary request for the seven positions is \$930,716. A five-year salary projection for the seven proposed HCIDLA positions is provided as Attachment 3.

**FISCAL IMPACT**

The fiscal impact to the HHH PSH Program for fiscal year 2017-18 is \$76,805,878 (\$75,875,162 in project expenditures and \$930,716 in salaries).

Attachments:

- 1) FY 2017-18 Project Recommendations
- 2) Staff Reports for FY 2017-18 Recommended Projects
- 3) Five-year salary projection for seven HCIDLA HHH PSH Program positions
- 4) Funding Map of HHH PSH Program projects

**ATTACHMENT 1**

**FY 2017-18 PROJECT RECOMMENDATIONS**

PSH Loan Program  
03.17.2017

Count	Project Name	Address	CD	9% or 4%?	Total Units	PSH Units	PSH Chronic	Non-PSH Units	Mgrs. Unit	HHH PSH Units	HHH Non-PSH	TDC	TDC / Unit	HHH \$ / HHH Unit	HHH \$ / Total Units	HHH Request	HCID HOME Request	HCID HOPWA	TOTAL Request	HHH % of TDC	Project Type	Location Type	Applicant Name	Estimated Date of Approval of Entitlement	Estimated Construction Loan Closing Date	Estimated Construction Start Date	Estimated Construction End Date
<b>PIPELINE PROJECTS</b>																											
1	88th & Vermont	8730 S. Vermont Ave	8	9%	62	46	23	14	2	46	14	36,285,371	585,248	161,333	156,129	9,680,000	1,900,000		11,580,000	31.9%	New Construction	TOD	WORKS	Approved	1-Dec-17	1-Jan-18	1-Jan-20
2	PATH Metro Villas II	320 N MADISON AVE	13	4%	122	90	46	30	2	16	0	53,717,019	440,303	219,608	28,801	3,513,721	4,200,000		7,713,721	14.4%	New Construction	TOD	PATH Ventures	Approved	1-Nov-17	1-Nov-17	1-Nov-19
3	Six Four Nine Lofts	649 S. WALL ST.	14	4%	55	27	14	27	1	25	0	26,478,534	481,428	220,000	100,000	5,500,000	0		5,500,000	20.8%	New Construction	TOD	Skid Row Housing Trust	1-Aug-17	1-Oct-17	31-Oct-17	31-Oct-19
		<b>Subtotal</b>			<b>239</b>	<b>163</b>	<b>83</b>	<b>71</b>	<b>5</b>	<b>87</b>	<b>14</b>	<b>116,480,924</b>				<b>18,693,721</b>	<b>6,100,000</b>		<b>24,793,721</b>								
<b>CALL FOR PROJECTS APPLICANTS</b>																											
4	AMRC Tay	1136 N MCCADDEN PI	4	4%	26	25	12	0	1	25	0	10,036,596	386,023	200,732	193,011	5,018,298	0		5,018,298	50.0%	New Construction	TOD	Thomas Safran	Approved	1-Oct-17	1-Nov-17	1-Nov-19
5	Casa del Sol	10966 W RATNER ST	6	4%	44	43	22	0	1	43	0	19,655,785	446,722	187,561	183,299	8,065,143	0		8,065,143	41.0%	New Construction	TOD	A Community of Friends	1-Jul-17	1-Mar-18	31-Mar-18	31-Mar-20
6	FLOR 401 Lofts	401 E 7TH ST	14	4%	99	49	25	49	1	49	12	39,369,988	397,677	196,393	121,010	11,980,000	1,001,892		12,981,892	33.0%	New Construction	TOD	Flor 401 Lofts LP (SRHT)	1-Sep-17	1-May-18	1-Jun-18	1-Jun-20
7	RISE Apartments	4060 S FIGUEROA ST	9	4%	57	56	42	0	1	56	0	21,038,903	369,104	169,643	166,667	9,500,000	0		9,500,000	45.2%	New Construction	TOD	SRO Housing	1-Jul-17	1-Oct-17	1-Oct-17	1-Oct-19
8	SP7 Apartments RECAP	513 E 7TH ST	14	4%	100	55	28	44	1	55	0	35,035,594	350,356	218,182	120,000	12,000,000		3,000,000	15,000,000	42.8%	Rehab & New	TOD	SP7 Apartments LP (SRHT)	1-Sep-17	1-Jul-18	1-Jul-18	1-Jul-20
9	The Pointe on Vermont	7600 S VERMONT AVE	8	4%	50	49	25	0	1	49	0	21,236,930	424,739	216,694	212,360	10,618,000	0		10,618,000	50.0%	New Construction	TOD	EAH Inc.	1-Jul-17	17-Jan-18	22-Jan-18	1-Jul-19
		<b>Subtotal</b>			<b>376</b>	<b>277</b>	<b>154</b>	<b>93</b>	<b>6</b>	<b>277</b>	<b>12</b>	<b>146,373,796</b>				<b>57,181,441</b>	<b>1,001,892</b>	<b>3,000,000</b>	<b>61,183,333</b>								
												<b>Avg</b>	<b>431,289</b>	<b>198,905</b>	<b>142,364</b>												
		<b>TOTALS</b>			<b>615</b>	<b>440</b>	<b>237</b>	<b>164</b>	<b>11</b>	<b>364</b>	<b>26</b>	<b>262,854,720</b>				<b>75,875,162</b>	<b>7,101,892</b>	<b>3,000,000</b>	<b>85,977,054</b>								

**ATTACHMENT 2**

**STAFF REPORTS FOR FY 2017-18 RECOMMENDED  
PROJECTS**

**STAFF REPORT****88<sup>th</sup> & Vermont**

8730-8738 &amp; 8742-8752 S. Vermont Ave., Los Angeles, CA 90044

8707 S. Menlo Ave., Los Angeles, CA 90044

Council District No: 8

**PROJECT DESCRIPTION**

The 88<sup>th</sup> & Vermont apartments entails a demolition and new construction of 62 units. The development sits on five parcels of primarily City- owned vacant land and will include 46 permanent supportive housing units designated for homeless and chronically homeless individuals, and transition aged youth. The development will consist of two buildings and a semi-subterranean parking garage. Site amenities will include: elevators, courtyard, laundry rooms, and offices for onsite tenant services and case management, including a family and youth source center. The project sponsors are Woman Organizing Resources, Knowledge and Services, and Community Build, Inc., both California non-profit corporations.

**AFFORDABILITY STRUCTURE**

Unit Type	PSH Total	PSH Chronically	Non-PSH	Mgrs.	Total	HHH PSH funded	HHH Non-PSH funded
Studio	12	8	0	0	12	12	0
1 Bedroom	15	15	5	0	20	15	5
2 Bedroom	17	0	5	2	24	17	5
3 Bedroom	2	0	4	0	6	2	4
<b>Total</b>	<b>46</b>	<b>23</b>	<b>14</b>	<b>2</b>	<b>62</b>	<b>46</b>	<b>14</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
Proposition HHH PSH	\$8,280,000
Proposition HHH Non-PSH	1,400,000
HCIDLA- HOME	1,900,000
9% Tax Credit Equity	15,310,217
Proposition HHH Facilities or CDBG	3,245,154
Conventional Loan	1,650,000
Land Value – LADOT/LA R&P Parcels	4,500,000
<b>Total</b>	<b>\$36,285,371</b>

**USES**

	Total	Per Unit
Acquisition Costs	\$ 5,700,000	\$ 91,935
Hard Construction Costs	22,912,266	369,553
Soft Costs	7,673,105	123,760
<b>Total Development Cost</b>	<b>\$36,285,371</b>	<b>\$585,248</b>



**FUNDING RECOMMENDATION**

A funding commitment in the amount of up to \$9,680,000 in Proposition HHH funds is recommended.

**CONSTRUCTION TIMELINE**

Construction is currently estimated to start on January 2018, and be completed by January 2020.

Prepared: March 9, 2017; Revised: March 17, 2017

**STAFF REPORT****PATH Metro Villas Phase 2**

320 & 333 N. Madison Avenue, Los Angeles, CA 90004,  
Council District No: 13

**PROJECT DESCRIPTION**

The PATH Metro Villas Phase 2 project entails demolition and new construction in order to provide a total of 122 residential units (including two manager's units). The development will provide permanent supportive housing for homeless and chronically homeless individuals and veterans, low income individuals and veterans. Site amenities will include: subterranean parking, social programming space, a health clinic, mental health clinic, several community rooms, 9 washing machines and dryers. The project sponsor is PATH Ventures, a California non-profit corporation.

**AFFORDABILITY STRUCTURE**

Unit Type	PSH Total	PSH Chronically	Non-PSH	Mgrs.	Total	HHH PSH funded	HHH Non-PSH funded
Studio	45	23	15	0	60	8	
1 Bedroom	45	23	15	0	60	8	
2 Bedroom	0	0	0	2	2	0	
<b>Total</b>	<b>90</b>	<b>46</b>	<b>30</b>	<b>2</b>	<b>122</b>	<b>16</b>	

**PERMANENT FUNDING SOURCES**

Source	Amount
Proposition HHH	\$ 3,513,721
HCID-HOME	4,200,000
4%Tax Credit Equity	21,845,123
Conventional Loan	1,200,000
VHHP	6,173,180
MHSA	1,500,000
AHSC (Sustain. Transp.)	1,192,345
AHSC (Afford. Hsng)	12,413,648
GP Contribution	200,000
Deferred Dev. Fee	900,000
Foundation Grants	55,000
City of LA Fee Waiver	524,000
<b>Total</b>	<b>\$53,717,019</b>

**USES**

	Total	Per Unit
Acquisition Costs	\$ 4,655,800	\$ 38,162
Hard Construction Costs	32,412,749	265,678
Soft Costs	<u>16,648,470</u>	<u>136,463</u>
<b>Total Development Cost</b>	<b>\$53,717,019</b>	<b>\$440,303</b>

Staff Report: PATH Metro Villas Phase 2  
March 2017  
Page 2 of 2

**FUNDING RECOMMENDATION**

A funding commitment in the amount of up to \$3,513,721 in Proposition HHH funds is recommended.

**CONSTRUCTION**

Construction is currently estimated to start on November 2017, and be completed by November 2019.

Prepared By: March 9, 2017

**STAFF REPORT****Six Four Nine Lofts**

649 South Wall Street, Los Angeles, CA 90014

Council District No: 14

**PROJECT DESCRIPTION**

The Six Four Nine Lofts project entails demolition and new construction in order to provide a total 55 residential units (including 1 manager's unit). The development will provide permanent supportive housing to individuals experiencing homelessness and/or chronic homelessness, and individuals with special needs. This residential development will be located within a multi-use building that contains both residential units and a federally qualified health clinic. Site amenities will also include: supportive services offices, spaces designed for resident case management, a group therapy space, a community room with a large kitchen, laundry facilities, community gardens and open exterior space. The project sponsor is Skid Row Housing Trust, a California non-profit corporation.

**AFFORDABILITY STRUCTURE**

<b>Unit Type</b>	<b>PSH Total</b>	<b>PSH Chronically</b>	<b>Non-PSH</b>	<b>Mgrs.</b>	<b>Total</b>	<b>HHH PSH funded</b>	<b>HHH Non-PSH funded</b>
Studio	27	14	up to 27	0	54	25	0
2 Bedroom	0	0	0	1	1	0	0
<b>Total</b>	<b>27</b>	<b>14</b>	<b>up to 27</b>	<b>1</b>	<b>55</b>	<b>25</b>	<b>0</b>

**PERMANENT FUNDING SOURCES**

<b>Source</b>	<b>Amount</b>
Proposition HHH	\$5,500,000
4% Tax Credit Equity	8,280,002
MHP - committed	3,898,032
LACDC - committed	1,500,000
AHSC - committed	3,200,000
AHP	1,340,000
Permanent Loan	1,262,000
GP Equity	200,000
Deferred Developer Fee	1,298,500
<b>Total</b>	<b>\$26,478,534</b>

**USES**

	<b>Total</b>	<b>Per Unit</b>
Acquisition Costs	\$ 2,238,530	\$ 40,701
Hard Construction Costs	13,906,292	252,842
Soft Costs	<u>10,333,712</u>	<u>187,886</u>
<b>Total Development Cost</b>	<b>\$26,478,534</b>	<b>\$481,428</b>

Staff Report: Six Four Nine Lofts  
March 2017  
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**FUNDING RECOMMENDATION**

A funding commitment in the amount of up to \$5,500,000 in Proposition HHH funds is recommended.

**CONSTRUCTION TIMELINE**

Construction is currently estimated to start on October 2017, and be completed by October 2019.

Prepared: March 2, 2017

**STAFF REPORT**

**AMRC McCadden Campus - TAY Housing**  
 1119 N. McCadden Place, Los Angeles, CA 90038  
 Council District No: 4

**PROJECT DESCRIPTION**

The Anita May Rosenstein Center (AMRC)/McCadden Campus TAY Housing project, entails the new construction of 25 studio residential units and 1 one-bedroom manager's unit. The development will provide supportive housing for low income transition age youth, ages 18 through 24. Site amenities will include: subterranean parking, community room, computer room, and laundry facilities. The project will also have outdoor space with landscaped areas and pathways. TAY Housing will be directly across the street from the LGBT Center campus' service center. Project residents will have access to the comprehensive supportive services, job training, counseling, media classrooms, administrative offices, retail, theater and galleries at the campus. Project sponsors are Los Angeles LGBT Center, a California non-profit corporation, and Thomas Safran and Associates Development, Inc.

**AFFORDABILITY STRUCTURE**

<b>Unit Type</b>	<b>PSH Total</b>	<b>PSH Chronically</b>	<b>Non-PSH</b>	<b>Mgrs.</b>	<b>Total</b>	<b>HHH PSH funded</b>	<b>HHH Non-PSH funded</b>
Studio	25	12	0	0	25	25	0
1 Bedroom	0	0	0	1	1	0	0
<b>Total</b>	<b>25</b>	<b>12</b>	<b>0</b>	<b>1</b>	<b>26</b>	<b>25</b>	<b>0</b>

**PERMANENT FUNDING SOURCES**

<b>Source</b>	<b>Amount</b>
Proposition HHH	\$5,018,298
Land Contribution	1,425,000
4% Tax Credit Equity	2,683,988
HCIDLA-HOME	500,000
AHP	250,000
Deferred Developer Fee	159,310
<b>Total</b>	<b>\$10,036,596</b>

**USES**

	<b>Total</b>	<b>Per Unit</b>
Acquisition Costs	\$1,498,850	\$ 57,648
Hard Construction Costs	5,639,094	216,888
Soft Costs	<u>2,898,652</u>	<u>111,487</u>
<b>Total Development Cost</b>	<b>\$10,036,596</b>	<b>\$386,023</b>

Staff Report: AMRC McCadden TAY  
March 2017  
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**FUNDING RECOMMENDATION**

A funding commitment in the amount of up to \$5,018,298 in Proposition HHH funds is recommended.

**CONSTRUCTION TIMELINE**

Construction is currently estimated to start on November 2017, and be completed by November 2019.

Prepared: March 9, 2017

**STAFF REPORT****Casa del Sol**

10966 W. Ratner St. Sun Valley, CA 91352

10970 W. Ratner St. Sun Valley, CA 91352

Council District No: 6

**PROJECT DESCRIPTION**

The Casa del Sol project will be new construction of a 3-story residential building consisting of 43 affordable units, including 17 studio apartments and 26 one-bedroom units, and 1 manager's unit. The development will provide permanent supportive housing for homeless and chronically homeless individuals who are experiencing mental illness. Site amenities will include: a community room with shared kitchen, lounge areas, a gym, and laundry facilities. Units will include energy star appliances along with room furnishings. Onsite supportive services will be provided to tenants free of charge. The project sponsor is A Community of Friends, a California non-profit corporation.

**AFFORDABILITY STRUCTURE**

Unit Type	PSH Total	PSH Chronically	Non-PSH	Mgrs.	Total	HHH PSH funded	HHH Non-PSH funded
Studio	17	17	0	0	17	17	0
1 Bedroom	26	5	0	0	26	26	0
2 Bedroom	0	0	0	1	1	0	0
<b>Total</b>	<b>43</b>	<b>22</b>	<b>0</b>	<b>1</b>	<b>44</b>	<b>43</b>	<b>0</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
Proposition HHH	\$8,065,143
Bank of America	1,232,100
SNHP (CalHFA)	1,400,000
LACDC	1,500,000
FHLB-SF (AHP)	1,000,000
4% Tax Credit Equity	6,458,542
<b>Total</b>	<b>\$19,655,785</b>

**USES**

	Total	Per Unit
Acquisition Costs	\$ 1,900,000	\$ 43,182
Hard Construction Costs	10,893,009	247,568
Soft Costs	<u>6,862,776</u>	<u>155,972</u>
<b>Total Development Cost</b>	<b>\$19,655,785</b>	<b>\$446,722</b>



Staff Report: Casa del Sol  
March 2017  
Page 2 of 2

**FUNDING RECOMMENDATION**

A funding commitment in the amount of up to \$8,065,143 in Proposition HHH funds is recommended.

**CONSTRUCTION TIMELINE**

Construction is currently estimated to start on March 2018, and be completed by March 2020.

Prepared: March 9, 2017; Revised: March 17, 2017

**STAFF REPORT****Flor 401 Lofts**401 East 7<sup>th</sup> Street, Los Angeles, CA 90014

Council District No: 14

**PROJECT DESCRIPTION**

The Flor 401 Lofts project entails new construction providing a total of 99 residential units (including 1 manager's unit). The development will provide permanent supportive housing for homeless and chronically homeless individuals who are veterans, and low-income individuals with special needs. The project will adaptively reuse an existing industrial warehouse as its ground floor space. A minor demolition is planned for the existing building, but project design will retain the majority of the current industrial warehouse. Site amenities will include: at-grade parking, on-site supportive services, office space, maintenance workshop, and a second-floor courtyard and community kitchen and lounge space. The project sponsor is Skid Row Housing Trust, a California non-profit corporation.

**AFFORDABILITY STRUCTURE**

Unit Type	PSH Total	PSH Chronically	Non-PSH	Mgrs.	Total	HHH PSH funded	HHH Non-PSH funded
Studio	49	25	49	0	98	49	12
2 Bedroom	0	0	0	1	1	0	0
<b>Total</b>	<b>49</b>	<b>25</b>	<b>49</b>	<b>1</b>	<b>99</b>	<b>49</b>	<b>12</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
Proposition HHH PSH	\$10,780,000
Proposition HHH Non-PSH	\$1,200,000
HCIDLA-HOME	1,001,892
4% Tax Credit Equity	12,961,457
HCD- VHHP	5,715,639
Permanent Loan	2,871,000
LACDC	1,500,000
AHP	2,000,000
Commercial Rent During Hold Period	240,000
Deferred Developer Fee	1,100,000
<b>Total</b>	<b>\$39,369,988</b>

**USES**

	Total	Per Unit
Acquisition Costs	\$ 5,050,000	\$ 51,010
Hard Construction Costs	21,132,329	213,458
Soft Costs	<u>13,187,659</u>	<u>133,209</u>
<b>Total Development Cost</b>	<b>\$39,369,988</b>	<b>\$397,677</b>

Staff Report: Flor 401 Lofts  
March 2017  
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**FUNDING RECOMMENDATION**

A funding commitment in the amount of up to \$11,980,000 Proposition HHH funds is recommended.

**CONSTRUCTION TIMELINE**

Construction is currently estimated to start on June 2018, and be completed by June 2020.

Prepared: March 9, 2017

**STAFF REPORT****RISE Apartments**

4060 S. Figueroa St. Los Angeles, CA 90037

Council District No: 9

**PROJECT DESCRIPTION**

The RISE Apartments is new construction of a 5-story, affordable residential development with a subterranean parking garage. The new development will provide 56 studio apartment units of permanent supportive housing for homeless individuals and chronically homeless veterans, and 1 manager's unit. Site amenities will include: fully furnished units, indoor community recreation space, community kitchen and lounge area, laundry room, a bicycle storage room, and onsite social service offices for tenants. The project sponsors are SRO Housing, and California non-profit corporation, and Highridge Costa Development Company.

**AFFORDABILITY STRUCTURE**

Unit Type	PSH Total	PSH Chronically	Non-PSH	Mgrs.	Total	HHH PSH funded	HHH Non-PSH funded
Studio	56	42	0	0	56	56	0
1 Bedroom	0	0	0	1	1	0	0
2 Bedroom	0	0	0	0	0	0	0
<b>Total</b>	<b>56</b>	<b>42</b>	<b>0</b>	<b>1</b>	<b>57</b>	<b>56</b>	<b>0</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
Proposition HHH	\$9,500,000
Bank of America	3,913,192
Developer Fee Note	754,266
4% Tax Credit Equity	6,871,444
<b>Total</b>	<b>\$21,038,903</b>

**USES**

	Total	Per Unit
Acquisition Costs	\$ 1,989,423	\$ 34,902
Hard Construction Costs	12,934,379	226,919
Soft Costs	<u>6,115,101</u>	<u>107,282</u>
<b>Total Development Cost</b>	<b>\$21,038,903</b>	<b>\$369,104</b>

Staff Report: RISE Apartments  
March 2017  
Page 2 of 2

**FUNDING RECOMMENDATION**

A funding commitment in the amount of up to \$9,500,000 Proposition HHH funds is recommended.

**CONSTRUCTION TIMELINE**

Construction is currently estimated to start on October 2017, and be completed by October 2019.

Prepared: March 9, 2017

**STAFF REPORT****SP7 Apartments**519 E. 7<sup>th</sup> St., Los Angeles, CA 90014

647 S. San Pedro St., Los Angeles, CA 90014

Council District No: 14

**PROJECT DESCRIPTION**

The SP7 Apartments will include rehabilitation and new construction of an affordable housing development, with a total of 99 permanent supportive housing units for homeless and chronically homeless individuals plus 1 manager's unit. The development consists of two sites: Site 1 will include 79 units, and site 2 will consist of 19 units. Each unit will be equipped with bedroom and living room furnishings and appliances. Site amenities will include: ground floor space for case management and service providers, laundry facilities, bicycle storage, onsite parking, an outdoor courtyard with community garden, and onsite property management office space. The project sponsor is Skid Row Housing Trust, a California non-profit corporation.

**AFFORDABILITY STRUCTURE**

Unit Type	PSH Total	PSH Chronically	Non-PSH	Mgrs.	Total	HHH PSH funded	HHH Non-PSH funded
Studio	55	28	44	0	99	55	0
1 Bedroom	0	0	0	0	0	0	0
2 Bedroom	0	0	0	1	1	0	0
<b>Total</b>	<b>55</b>	<b>28</b>	<b>44</b>	<b>1</b>	<b>100</b>	<b>55</b>	<b>0</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
Proposition HHH	\$12,000,000
HCIDLA-HOPWA	3,000,000
LA County DMH	2,000,000
LA County CDC	1,500,000
HCIDLA Recast	950,000
City National Bank – AHP	1,500,000
Deferred Developer Fee	500,000
Permanent Loan – Union Bank	1,766,000
4% Tax Credit Equity	11,819,594
<b>Total</b>	<b>\$35,035,594</b>

**USES**

	Total	Per Unit
Acquisition Costs	\$ 4,150,000	\$ 41,500
Hard Construction Costs	17,348,364	173,484
Soft Costs	13,537,230	135,372
<b>Total Development Cost</b>	<b>\$35,035,594</b>	<b>\$350,356</b>

Staff Report: SP7 Apartments  
March 2017  
Page 2 of 2

**FUNDING RECOMMENDATION**

A funding commitment in the amount of up to \$12,000,000 in Proposition HHH funds is recommended.

**CONSTRUCTION TIMELINE**

Construction is currently estimated to start on July 2018, and be completed by July 2020.

Prepared: March 9, 2017

**STAFF REPORT****The Pointe on Vermont**

7600 S. Vermont Avenue, Los Angeles, CA 90044

Council District No: 8

**PROJECT DESCRIPTION**

The Pointe on Vermont project entails the demolition of a single story retail building and one single family home, to be replaced by the new construction of a 4-story, mixed-use 100% affordable development with commercial space on the ground floor. The new development will provide 49 units and 1 manager's unit, and will provide permanent supportive housing for homeless and chronically homeless individuals. Site amenities will include onsite parking, community room with kitchen and restroom, two offices, a residential lobby, and a fitness room. The project sponsors are EAH, Inc., a California non-profit corporation, and Christian Landlord Association Serving Society, LLC.

**AFFORDABILITY STRUCTURE**

Unit Type	PSH Total	PSH Chronically	Non-PSH	Mgrs.	Total	HHH PSH funded	HHH Non-PSH funded
Studio	25	13	0	0	25	25	0
1 Bedroom	24	12	0	0	24	24	0
2 Bedroom	0	0	0	1	1	0	1
<b>Total</b>	<b>49</b>	<b>25</b>	<b>0</b>	<b>1</b>	<b>50</b>	<b>49</b>	<b>1</b>

**PERMANENT FUNDING SOURCES**

Source	Amount
Proposition HHH	\$10,618,000
4% Tax Credit Equity	7,099,172
Permanent Loan	3,514,725
Deferred Developer Fee	5,033
<b>Total</b>	<b>\$21,236,930</b>

**USES**

	Total	Per Unit
Acquisition Costs	\$ 1,210,000	\$ 24,200
Hard Construction Costs	12,980,941	259,619
Soft Costs	<u>7,045,989</u>	<u>140,920</u>
<b>Total Development Cost</b>	<b>\$21,236,930</b>	<b>\$424,739</b>

**FUNDING RECOMMENDATION**

A funding commitment in the amount of up to \$10,618,000 in Proposition HHH funds is recommended.



Staff Report: The Pointe on Vermont  
March 2017  
Page 2 of 2

**CONSTRUCTION TIMELINE**

Construction is currently estimated to start on January 2018, and be completed by July 2019.

Prepared: March 14, 2017

ATTACHMENT 3

FIVE-YEAR SALARY PROJECTION

ATTACHMENT 3 - FIVE-YEAR SALARY PROJECTION

Item 3

Prop HHH Permanent Supportive Housing Program			CF 17-0090				Sched for Council on 2/10/17		rev. 03.13.17
			Year 1 (2mo.) FY17	Year 2 FY18	Year 3 FY19	Year 4 FY20	Year 5 FY21	Year 6 FY22	
No.	Job Classification	Salaries (per Wages & Count)	Total Salaries	Total Salaries	Total Salaries	Total Salaries	Total Salaries	Total Salaries	
1	Mgmt. Analyst II (continuation)	94,705	15,784	94,705	96,599	98,531	100,502	102,512	
1	FDO I (continuation)	103,669	17,278	103,669	105,742	107,857	110,014	112,765	
1	Mgmt. Analyst II	94,705	0	71,029	96,599	98,531	100,502	102,512	
1	Mgmt. Analyst II	94,705	0	71,029	96,599	98,531	100,502	102,512	
1	FDO I	103,669	0	77,752	105,742	107,857	110,014	112,765	
1	FDO I	103,669	0	77,752	105,742	107,857	110,014	112,765	
1	Community Housing Programs Manag	123,798	0	92,849	126,274	128,799	131,375	134,660	
7	<b>Total Costs for Salaries</b>		<b>33,062</b>	<b>588,784</b>	<b>733,298</b>	<b>747,964</b>	<b>762,924</b>	<b>780,489</b>	
	Fringe Benefits & Other (CAP 38 Draft 49.67%)		16,422	292,449	364,229	371,514	378,944	387,669	
	<b>General Obligation Bond Proceeds</b>		<b>49,484</b>	<b>881,232</b>	<b>1,097,528</b>	<b>1,119,478</b>	<b>1,141,868</b>	<b>1,168,158</b>	
	Start up Equipment/Supplies (General Funds Request)		15,000	17,500	0	0	0	0	
	Lease costs @ 9.64% (General Funds Request)		3,187	56,759	70,690	72,104	73,546	75,239	
	GASP (20%) (General Funds Request)		6,612	117,757	146,660	149,593	152,585	156,098	
	<b>Total General Fund Request</b>		<b>24,800</b>	<b>192,015</b>	<b>217,350</b>	<b>221,697</b>	<b>226,131</b>	<b>231,337</b>	
	<b>Grand Total</b>		<b>74,284</b>	<b>1,073,248</b>	<b>1,314,877</b>	<b>1,341,175</b>	<b>1,367,998</b>	<b>1,399,495</b>	

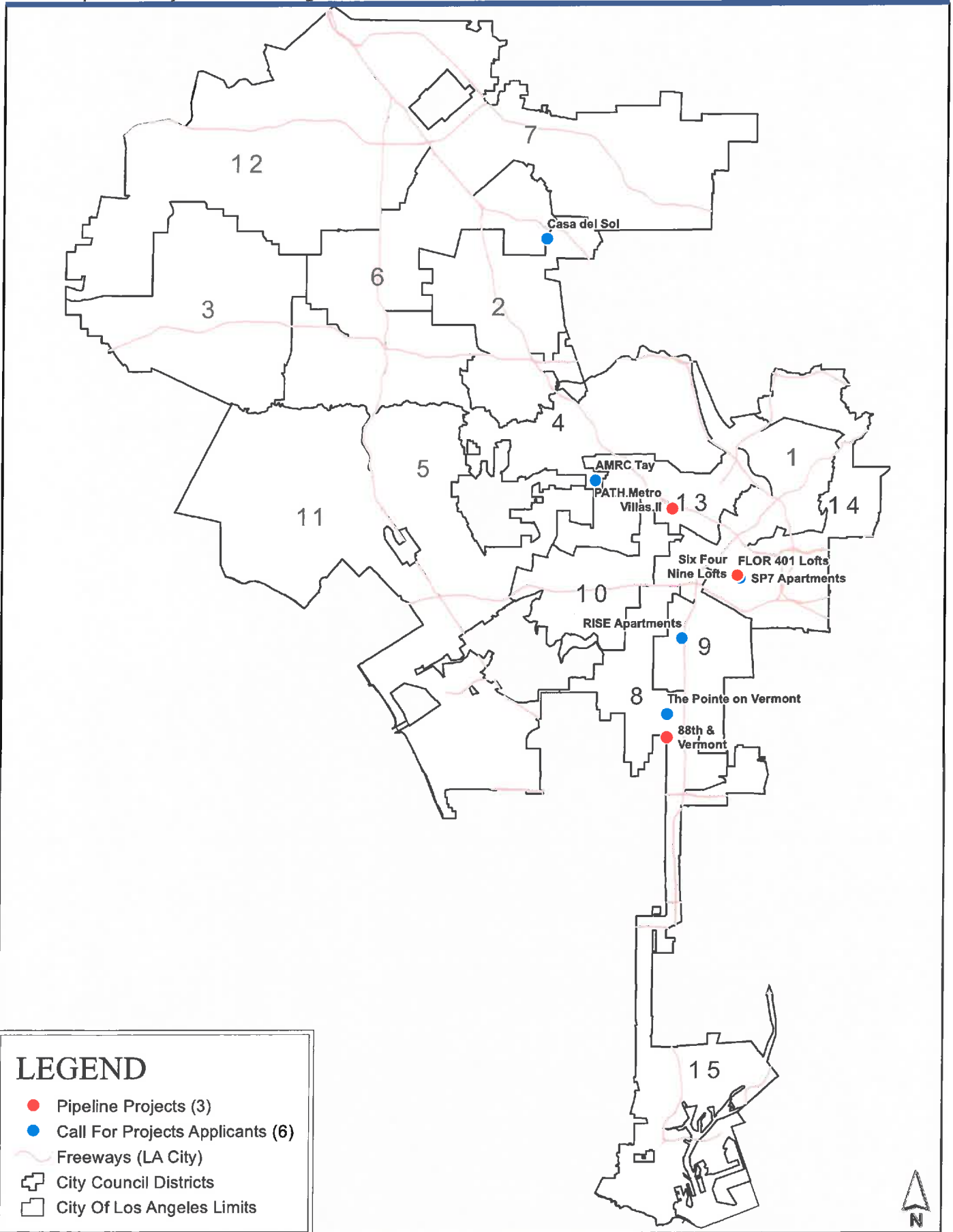
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ATTACHMENT 4

FUNDING MAP OF HHH PSH PROGRAM PROJECTS



HHH Proposed Projects for Funding



**LEGEND**

- Pipeline Projects (3)
- Call For Projects Applicants (6)
- Freeways (LA City)
- ⊕ City Council Districts
- City Of Los Angeles Limits