	HHH RECOMMENDATIONS SCORECARD			
	Recommendations	**Modifications/Improvements**	**Status**	**Score**
				1 - Needs improvement
				2 - Satisfactory
				3 - Excellent
1	**Declare State of Emergency and Create Pilot Program to Build 1,000 Units of Permanent Supportive Housing within 24 Months**			
	Goal: **Create accelerated development track to expedite construction of PSH units**			
	Declare a State of Emergency	**(12/14/18)** Declare "State of Urgency"		
	Develop a Pilot Program for purpose of building 1,000 units of PSH in 24 mos.	**(12/14/18)** Mayor's Office proposes $120 mil. cap		
	Release "Innovative RFP" in Q1 2019	**(12/14/18)** HCID/CAO/Mayor identified March 2019 as anticipated release date; **(12/14/18)** Draft Pilot Program Regulations to be released in January 2019; **(12/14/18)** Mayor's Office anticipates 2-step competition, will reserve $10m-$40m for 1-3 teams to carry out unique PSH programs, not necessarily funded with a Residual Receipts (RRR) Loan; no site control needed to apply; no 50% TDC requirement; will increase per-unit / per-project funding limit if applicant can demonstrate ability to repay incremental HHH contribution within shorter time-period; alternative applicant eligibility requirements, especially for non-tax credit deals		
2	**As Part of the Pilot Program, Create a "Red Team" to Expedite Project Delivery and Help Solve Public Health Emergencies**			
	Goal: **Create team to facilitate development, meet regularly, provide assistance, and reduce the average financing, development, and construction periods on HHH projects by XX%**			
	Create "Red Team" with members of COC and departments deemed necessary by Mayor & Council	**(12/14/18)** Mayor's Office will lead team	**(12/14/18)** Establishment of Mayor's Housing Crisis Solutions Team	
	Identify team members for Red Team	**(02/15/19)** Team should include LADWP and Fire Dept.		
3	**Modify Funding Restrictions**			
	Goal: **Reduce per unit costs by XX% such that 10,000 PSH units are built with HHH funds**			
	As part of Pilot Program, eliminate per-project funding restrictions	**(12/14/18)** HCID to eliminate "50% of total development cost" funding cap in Pilot Program		
	As part of Pilot Program, eliminate per-unit funding restrictions	**(12/14/18)** HCID will provide annual report on appropriate caps		
	Modify HHH Regulations to allow financing at any time for 7 projects (currently permitted) or 500 HHH-financed units per developer, whichever is greater; and permit wavier of 500 cap upon City Approval			
4	**As Part of the Pilot Program, Create an Interest Rate Incentive Program That Aligns with the Goals of HHH**			
	Goal: **Increase number of quality, cost-effective projects in HHH pipeline using innovative funding models**			

	Various incentives (see Recommendations)	**(12/14/18)** HCID will emphasize that HHH offers Residual Receipt Loans, which requires an annual payment only after funds are available following annual operating costs; **(12/14/18)** HCID/Mayor will develop interest rate incentive program for non-tax financed projects proposed during Pilot Program		
5	**Encourage Innovative Development Such as Modular, Prefabricated, or Manufactured Housing and ADUs**			
	Goal: Increase quality housing stock using innovative and time efficient methodologies			
	Modify the next Call for Projects to encourage the development of modular, prefabricated, or manufactured housing, or similarly innovative construction methodologies	**(12/14/18)** Mayor to encourage long-term vacant SROs, supportive shared housing models, small-scale scattered site developments that may include ADUs, and prefab/modular construction typologies for Pilot Program		
	Identify whether any revisions in the HHH Regulations should be made to promote the development of modular, prefabricated, or manufactured housing, similarly innovative construction methodologies, and ADUs			
	Identify whether HCID architectural guidelines require changes to make modular, prefabricated, manufactured or housing, similar innovative methodologies, and ADU construction easier			
	Identify any City land use permitting processes could be streamlined or modified to encourage modular, prefabricated, manufactured housing, similarly innovative construction methodologies, and ADUs		**(12/14/18)** HCID reported that the City streamlined ADU entitlement processes; **(12/14/18)** Mayor cited (i) ED 13 as means to prioritized supportive housing for Planning Depts. and LADBS; and (ii) TOC Program, PSH Ordinance, and Motel Conversion Ordinance as speeding up entitlement process	
	Develop public-private partnerships between the City and modular, prefabricated, or manufactured housing unit manufacturers to open a facility in the City and mass produce a certain number of units	**(12/14/18)** HCID and CAO stated they would work with the Mayor's Office and the Economic and Workforce Development Department to develop programs and initiatives	**(12/14/18)** HCID reported that the Mayor's Housing Innovation Working Group "created new pathways permitting container-based, prefabricated, and shared housing typologies"; **(12/14/18)** Mayor's Office has $4-5 mil. Revolving Loan fund to cover unique development costs for prefab construction	
	Develop incentives for the development of ADUs			
6	**Address Mandatory Federal, State, and City Requirements in the HHH Regulations That Slow Down the Development Process**			
	Goal: Reduce the average financing, development, and construction periods on HHH projects by XX%			
	Identify current federal, state, and City requirements in the HHH Regulations that are waivable	**(12/14/18)** HCID and CAO stated that for the Pilot Program they would work with the City Attorney to identify "any flexibility" with waiving applicable laws	**(12/14/18)** Relevant laws identified, but no specificity yet as to waivability	

	Create a form to be included with the Call for Projects permitting applicants to seek a waiver of any requirements included in the HHH Regulations	**(12/14/18)** HCID stated it would provide applicants the ability to waive HHH program requirements for the Pilot Program, but Pilot Program regulations are pending (HCID has not indicated yet whether waivers would be permitted for regular Call for Projects)		
	Delete Section 2.7 of the HHH Regulations, which requires a "Letter of Acknowledgement" from the City Councilmember for a project		**(12/14/18)** Letter of Acknowledgement to be eliminated in revised HHH Regulations once published	
	Release Request for Information solicit input to improve the HHH PSH Program		**(01/08/19)** Completed	
7	**Make Housing Easier to Finance and Build by Having the City Take a More Active Role in Assisting with Property Acquisition**			
	<u>**Goal**</u>: Increase the property inventory available for PSH development			
	Develop and publish a list of all properties located within City limits that are owned by the City, the State of California, the County of Los Angeles, the Los Angeles Unified School District, federal government, etc., and currently eligible for the development of PSH; list to be updated and published weekly	**(12/14/18)** CAO stated it would report on status of available state and federal sites	**(12/14/18)** In early 2016, the CAO identified 428 surplus properties and a issued report in August 2018 (CF 166-0600-S145); 15 of 18 sites are in the "development pipeline"; 7 are in the "due diligence" phase; **(12/14/18)** HCID advises that California state property lists are not available on a regular basis; **(12/14/18)** HCID advises that it is working with LAUSD on four sites and with Metro on two sites	
	Create or improve process of inviting developers to offer proposals for developing PSH on identified public property			
8	**Make HHH More Accessible by Revising Applicant Eligibility Requirements**			
	<u>**Goal**</u>: Increase number of quality, cost-effective projects in HHH pipeline by expanding access to HHH funds			
	See Recommendations	**(12/14/18)** Will modify experience and ownership requirements for non-tax projects in Pilot Program and HHH Regulations		
9	**Make HHH More Accessible by Permitting the Submission and Review of Unsolicited Applications, and Revise Project Eligibility Requirements**			
	<u>**Goal**</u>: Reduce the average financing, development, and construction periods on HHH projects by **XX**%			
	Allow for the submission and review of unsolicited applications (i.e., proposals submitted outside of the fixed Call for Projects schedule) at any time.	**(12/14/18)** HCID reported that by July 2019, the City and County will release an online one-stop application		
	Establish minimum project eligibility requirements for non-tax-credit-financed projects in a way that more closely aligns with the HHH Bond Program Guidelines			
10	**Make HHH More Accessible by Encouraging More Non-Tax-Credit-Financed Projects**			
	<u>**Goal**</u>: Increase number of quality, cost-effective projects in HHH pipeline using innovative funding models			

	Modify "Financing Structure" provisions of HHH Regulations to clearly indicate non-tax-credit financing structures will be considered	**(12/14/18)** HCID recommended offering RRR loans where only public financing is HHH and other private sources; **(12/14/18)** HCID notes RRR loans with only HHH funding as public source could qualify for prevailing wage exception		
	Revise HHH Regulations to eliminate requirements for non-tax-credit-financed projects that are only required for tax financed projects			
11	**Reduce Construction Costs and Delays**			
	Goal: Reduce the average per-unit development cost by **XX**% and the average construction period on HHH projects by **XX**%			
	Modify competitive bidding requirements described in the HHH Regulations to encourage faster project delivery			
	Create more flexible limits on when City approval is necessary for change orders			
	Establish a process to allow waiver of construction cost requirements where compliance will not result in significant cost savings			
	Give developers the option of entering fixed price contracts, not just Guaranteed Maximum Price ("GMAX") contracts	**(12/14/18)** HCID stated time was needed to investigate whether GMAX contracts are having their desired effect, recommendation will be provided in Spring 2019		
	Revise HHH Regulations to give developers incentives to keep construction costs down	**(12/14/18)** HCID noted stronger developer incentives should be balanced with strong LDs for delay		
	Identify and implement as needed stronger controls to reduce or prevent the use of construction contingencies			