



Prop HHH Housing Challenge

COC Special Meeting
8.23.2019

Eric
Garcetti
@MayorOfLA

RFP Review Panel

Alan Greenlee, Executive Director, SCANPH

Ari Briski, City Planning Associate, City Planning

Blair Miller, Principal Project Coordinator, CAO

Cally Hardy, City Planning Associate, City Planning

David Howden, Executive Director, CSH

Donna Gallup, Consultant

Elizabeth Selby, Senior Project Manager, Mayor's Office

William Pavao, Former Director, CTCAC

Emilyzen Cervantes, Senior Administrative Analyst II, CAO

Fred White, Senior Finance Officer, Mayor's Office

Helmi Hisserich, Director of Housing Strategies & Services, HCID

Jen Kim, Housing Innovation Program Director, Mayor's Office

Joan Ling, Professor of Urban Planning, UCLA

Lynn Katano, Director of Housing Investment & Finance, LACDA

Maria Sanchez, PSH Inventory Coordinator, LAHSA

Miguel Fernandez, PSH Coordinator, LAHSA

RFP Design Subcommittee

Christopher Hawthorne, Chief Design Officer, Mayor's Office

Deborah Weintraub, Architect, Chief Deputy City Engineer, Dept. of Public Works

Julie Eizenberg, Architect, Koning Eizenberg

Milton Curry, Dean of Architecture, USC

Sharon Johnston, Architect, Johnston Marklee

RFP Results

Applications Received	19
<i>Failed Threshold</i>	4
<i>Application Withdrawn</i>	1
<i>Application Disqualified</i>	2
<i>Applications Scored <75</i>	6
Recommended Applications	6

- Reasons for low scores include 1) lack of innovation or ability to scale, 2) unrealistic construction timeline, 3) construction costs unreasonably low, 4) lacked detailed information for panel to determine feasibility

Overview of Recommended Applications

- 6 proposals recommended for reservation of \$120M

Total Units	PSH Units	PSH Bedrooms	TDC / Unit	TDC / PSH Bedroom	HHH Subsidy / PSH Unit	HHH Subsidy / PSH Bedroom
1,003	975	1,235	\$351,965	\$277,867	\$123,000	\$97,166

- Ave TDC/unit in traditional HHH pipeline is \$511K
- Brings total HHH commitments to 8,625 total units; 6,848 PSH
- Proposals include innovative approaches to land use, simplified capital stacks, and new construction methods including wide usage of modular/prefab

Recommended Applications

Lead Developer	Recommended Funding	New PSH Units	Estimated HHH per Unit	Estimated TDC per Unit
RNLA*	\$10M	95	\$95,000	\$200,000
Daylight*	\$23.8M	132	\$125,000	\$288,444
Abode, Mercy, LAFH	\$40M	360	\$97,000	\$436,000
Flyaway Homes*	\$19.5M	195	\$100,000	\$322,301
Brilliant Corners*	\$7M	53	\$125,000	\$386,042
Bridge Housing	\$19.7M	140	\$140,000	\$479,000
Total or Average	\$120M	975	\$123,000	\$351,965

*Non-LIHTC

Restore Neighborhoods LA

HOPICS (service provider), Genesis LA

- \$10M for 95 PSH units (full funding)
- TDC estimate of \$200K / unit
- “One Stop Shop” model with broad team with broad expertise
- Smaller by-right sites with conventional construction
- Capital stack: HHH and private debt
- Will serve chronically homeless, disabled, TAY, single and older adults with substance abuse disorders, those with mental health challenges



Daylight Community Development

The People Concern (service provider), Decro, Hollywood Community Housing, IndieDwell (manufacturer)

- \$23.8M (\$16.5M after payback)
for 132 PSH units (full funding)
- TDC estimate of \$288K / unit
- Capital stack: HHH and NPLH, two tranches
- \$180k per PSH subsidy, w/ \$55k paid back within 3 years, flexibility w/ some TBVs
- Replicable smaller sites with modular
- Will serve homeless, and chronically homeless with co-occurring disorders



Abode Communities

Mercy Housing, LA Family Housing (service provider),
FactoryOS (manufacturer)

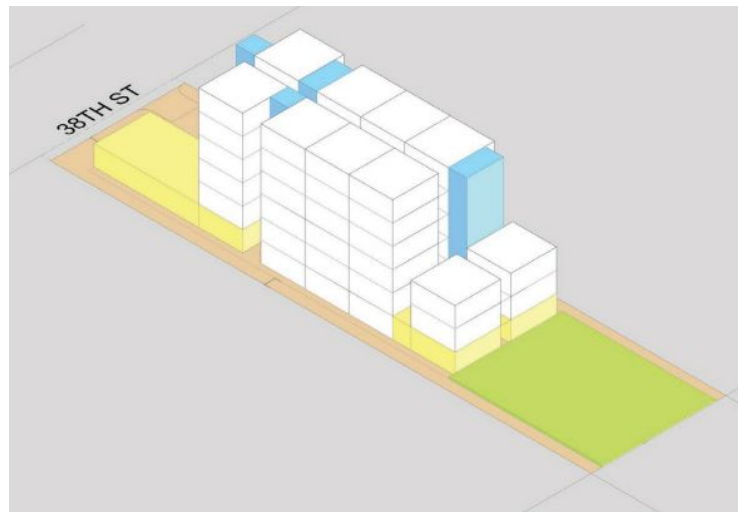
- \$40M for 360 PSH units (full funding)
- TDC estimate of \$436K / unit
- Standardized modular design
- Innovative fund to expedite development timeline
- By-right zoning
- Capital stack: HHH with revolving loan fund, NPLH, 4% LIHTCs
- Will serve homeless, and chronically homeless with co-occurring disorders



Flyaway Homes

The People Concern (service provider), CBRE, Gensler, TruCo Stack (manufacturer)

- \$19.5M for 195 PSH units
(max: \$40m, min: \$16m)
- TDC estimate of \$322K / unit
- Modular shared housing
- Capital stack: HHH and private debt/equity
- Will serve chronically homeless single adults



Brilliant Corners

- \$7M for estimated 53 PSH units
(full funding)
- TDC estimate of \$386K / unit
- Adaptive reuse of obsolete or underutilized buildings
- Capital stack: HHH, NPLH, AHP, LA County Trust Fund
- Will serve chronically homeless higher acuity adults age 26 or older



Bridge Housing

PATH & Social Justice Learning Center (service provider), Prescient (prefab building material)

- \$19.7M award for 140 PSH units
(max: \$39.6m, min: \$19.7m)
- TDC estimate of \$479K / unit
- Innovative building system with prefab steel structure that saves 40% of construction time
- Capital stack: HHH, Opportunity Zone, NPLH, 4% LIHTCs, PBV Subsidy Debt
- Will serve formerly homeless families, TAY



Next Steps

May 9	RFP Released
June 24 2019	Proposals due
July / mid August	Review period
Aug 23 / Aug 29	COC and AOC review
Sept 4 or 18	H&P Committee
Oct to Nov	MOU Process w/ Selected Applicants
Dec 2019 to April 2020	HHH Reservation Period (Acquiring Site Control)
April 2020 to April 2021	Conditional Approval Period
April 2021 to Oct 2022	Construction Period