

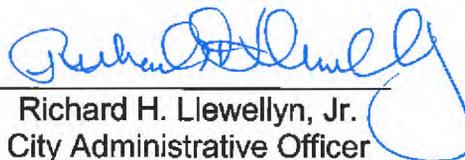
220-05151-0078

TRANSMITTAL

TO The City Council	DATE 2-11-19	COUNCIL FILE NO. 17-0090
FROM The Proposition HHH Administrative Oversight Committee		COUNCIL DISTRICT ALL

At its January 31, 2019 meeting, the Proposition HHH (Prop HHH) Administrative Oversight Committee (AOC) considered the attached report from the City Administrative Officer (CAO) and the Housing and Community Investment Department (HCID) relative to the Quarterly Report for the Prop HHH Fiscal Year 2017-18 Bond Issuance (September 30 – December 31, 2018) and First Status Report on Fiscal Year 2018-19 (July 1 – December 31, 2018) Bond Issuance.

The body of this report has been amended to reflect corrections provided by the CAO at the meeting. The AOC recommends that the report be received and filed inasmuch as no action is requested at this time.



Richard H. Llewellyn, Jr.
City Administrative Officer
Chair, Proposition HHH Administrative Oversight Committee

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: January 16, 2019

To: Proposition HHH Citizens Oversight Committee

From: Office of the City Administrative Officer
Housing and Community Investment Department

Subject: **QUARTERLY REPORT – FISCAL YEAR 2017-18 PROPOSITION HHH BOND ISSUANCE (OCTOBER 1 – DECEMBER 31, 2018) AND FIRST REPORT FOR FISCAL YEAR 2018-19 PROPOSITION HHH BOND ISSUANCE (JULY 1 – DECEMBER 31, 2018)**

RECOMMENDATION

That the City Council note and file the Quarterly Report for the Fiscal Year 2017-18 Proposition HHH Bond Issuance and First Report for the Fiscal Year 2018-19 (July 1 – September 30, 2018) Proposition HHH Bond Issuance.

SUMMARY

The first Proposition HHH (Prop HHH) bond issuance in Fiscal Year (FY) 2017-18 for \$86,365,314 included \$85,161,381 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).

The second Prop HHH bond issuance of \$276,235,694 in FY 2018-19 included \$238,515,511 for 24 projects under the Prop HHH PSH Loan Program and \$37,720,183 for 22 projects under the Prop HHH Facilities Program (C.F. 17-0060-S6).

This report describes items of note for Prop HHH projects approved in the first and second bond issuances. 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, including original and actual costs;
- 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, including original and actual dates;
- Construction Completion Date, including original and actual dates;
- 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

FY 2017-18 Issuance

- As of December 31, 2018, \$9,732,535 has been expended for Prop HHH PSH Loan Program Projects.
- Eight (8) Prop HHH PSH Loan Program projects totaling 565 units are under construction, including three projects that are co-located with Prop HHH Facilities Program projects.
- The Pointe on Vermont project, totaling 50 units, is scheduled to close March 1, 2019. This is the ninth and final project from the first issuance.

FY 2018-19 Issuance

- As of December 31, 2018, \$20,616,222 has been expended on acquisition costs for Prop HHH PSH Loan Program projects.
- Five (5) projects totaling 426 units have closed construction loans and will start construction shortly:
 - McCadden Campus Senior Housing closed on December 20, 2018 and is scheduled to begin construction January 31, 2019.
 - Cambria Apartments closed on December 5, 2018 and is scheduled to begin construction January 14, 2019.
 - Hartford Villas closed on November 8, 2018 and is scheduled to begin construction on January 21, 2019 (subject to the Project Labor agreement).
 - West Third Apartments and Western Avenue Apartments closed on December 27, 2018 and is scheduled to begin construction January 21, 2019.
- HCID expects seven (7) additional projects totaling 511 units to begin construction in the next quarter.
- In the next 90 days it is expected that three (3) additional projects, making up a total of 159 units, will close their construction loans:
 - Casa de Rosas Campus is scheduled to close on January 25, 2019.
 - Missouri and Bundy Housing is scheduled to close on March 18, 2019.
 - Metamorphosis on Foothill is scheduled to close on January 17, 2019.

Proposition HHH Facilities Program

FY 2017-18 Issuance

- As of December 31, 2018, \$3,955,082 has been expended on Prop HHH Facilities Program projects.
- The 88th and Vermont project is 41 percent complete.
- The Joshua House project is 33 percent complete.
- The South Campus project is 65 percent complete.
- The Council District 8 Navigation Center project started construction on November 15, 2019 and is eight (8) percent complete.

FY 2018-19 Issuance

- The Council District 4 Gardner Library project started construction on November 5, 2019 and is 26 percent complete.
 - Expenditures will be reflected next quarter, once the General Services Department submits a reimbursement request.
- Two (2) Prop HHH Facilities Program project contracts, the Midnight Mission and Jenesse Center projects, totaling \$4.25 million, will be executed by January 31, 2019.
- All 15 of the remaining contracts are in active negotiations. Updated construction start dates are provided in the attached spreadsheet.

Attachment – Proposition HHH Quarterly Report – December 2018

Proposition HHH Quarterly Report - December 2018

Proposition HHH Facilities Loan Program GOB Series 2017-A (Taxable)

											Fiscal Year 2018-19 Expenditures							
Proposition HHH Facilities Project	Project Sponsor	Address	Council District	Project Type	Population Served	2017-18 HHH Project Award	Total Project Cost	Contract Execution Date	Construction Start Date	Construction Completion Date	Fiscal Year 2017-18 Total	HHH Expenditures Q1	HHH Expenditures Q2	HHH Expenditures Q3	HHH Expenditures Q4	Fiscal Year 2018-19 Total	Total Amount Expended To-Date	Notes
88th and Vermont Youth and Community Center	Community Build	8730-8550 Vermont Ave., Los Angeles CA 90044	8	Center	H, HY, YAR	\$ 3,245,154	\$ 3,792,365	3/28/2018	4/2/2018	10/2019 (Estimated)	\$ -	\$ 281,251	\$ 610,932			\$ 892,183	\$ 892,183	Contract Number: C-131078
South Campus	LA Family Housing	7817 Lankershim Blvd., North Hollywood, CA, 91605	6	Center	H, CH, HF, DV, M, D, SA, V, HIV/AIDS	\$ 1,302,500	\$ 4,802,500	3/7/2018	6/10/2018	02/2019 (Estimated)	\$ -		\$ 41,967			\$ 41,967	\$ 41,967	Contract Number: C-130925. Construction delayed by one month due to rain in the months of December and January. New estimated completion month is February 2019.
Joshua House Health Center	Los Angeles Christian Health Centers	649 S. Wall St., Los Angeles, CA 90014	14	Clinic	H, CH, V, MI, SA	\$ 3,700,000	\$ 23,238,840	12/19/2017	02/15/2018	09/2019 (Estimated)	\$ -	\$ 1,573,627	\$ 941,376			\$ 2,515,003	\$ 2,515,003	Contract Number: C-130640
CD 8 Navigation Center	City of Los Angeles	729 W. Manchester Ave., Los Angeles, CA 90044	8	Center	H, CH, Y	\$ 3,245,000	\$ 3,100,000	N/A (City-sponsored)	11/5/2019	05/29/2019 (Estimated)	\$ 92,639	\$ 84,866	\$ 117,100			\$ 201,966	\$ 294,605	\$145,000 was reprogrammed to this project for Bureau of Engineering costs for environmental review, for a Fiscal Year (FY) 2017-18 budget total of \$3,245,000. An additional \$3 million was approved 2018-19 PEP, for a total project cost of \$6.245 million. This total amount will be reflected in the first quarterly report of FY 2018-19. Construction began 11/5/2018.
Subtotal for 2017-18 Bond Issuance						\$ 11,492,654	\$ 34,933,705				\$ 92,639	\$ 1,939,745	\$ 1,711,374	\$ -	\$ -	\$ 3,651,119	\$ 3,743,758	
Reprogrammed Prop HHH Facilities Program Funds for 2018-19 Projects* (Previously Funds Pending Reprogramming)	Various	N/A	N/A	N/A	N/A	\$ 511,565	N/A	N/A	N/A	N/A	\$ -	\$ 32,483	\$ 178,841			\$ 211,324	\$ 211,324	\$511,565 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						\$ 12,004,219	\$ 34,933,705				\$ 92,639	\$ 1,972,228	\$ 1,890,215	\$ -	\$ -	\$ 3,862,443	\$ 3,955,082	

*Project sponsors for the Corner of Hope (\$435,800) and Homeless Vets at the Marion (\$220,765) projects withdrew from Prop HHH Facilities Program. \$145,000 was reallocated to the CDE_{HHH} GOB.

Proposition HHH Quarterly Report - December 2018
Proposition Facilities Loan Program GOB Series 2018-A (Taxable)

Proposition HHH Facilities Project	Project Sponsor	Address	Council District	Project Type	Population Served	HHH Project Award	Total Project Cost	Contract Execution Date	Estimated Construction Start Date	Construction Completion Date	Fiscal Year 2018-19 Expenditures				Fiscal Year 2018-19 Total	Notes
											HHH Expenditures Q1	HHH Expenditures Q2	HHH Expenditures Q3	HHH Expenditures Q4		
St. Barnabas Senior Center of Los Angeles	St. Barnabas Senior Center	675 South Carondelet St. Los Angeles, CA 90057	1	Service Center	Seniors	\$ 276,955	\$ 276,955		1/2019 (Original) 3/1/2019 (Updated)	8/1/2019 (Original) 10/2019 (Updated)	\$ -	\$ -	\$ -	\$ -	\$ -	Pending contract negotiation
La Posada	New Economics for Women	375 Columbia Ave. Los Angeles, CA 90017-1274	1	Transitional Housing	Single Women and their children	\$ 2,974,841	\$ 2,974,841		9/2018 (Original) 2/1/2019 (Updated)	12/2018 (Original) 5/1/2019 (Updated)	\$ -	\$ -	\$ -	\$ -	\$ -	Pending contract negotiation
Service Center Minor Rehabilitation Project	Haven Hills	Domestic Violence Shelter locations are confidential. Main office located in zip code 91335	3	DV Shelter	Domestic Violence Survivors	\$ 100,000	\$ 100,000		3/1/2019 (Original)	6/2020 (Original)	\$ -	\$ -	\$ -	\$ -	\$ -	Pending contract negotiation
Crisis Shelter ADA Accessibility Compliance Project	Haven Hills	Domestic Violence Shelter locations are confidential. Main office located in zip code 91335	3	DV Shelter	Domestic Violence Survivors	\$ 278,338	\$ 278,338		7/2018 (Original) 3/1/2019 (Updated)	3/1/2019 (Original) 6/2020 (Updated)	\$ -	\$ -	\$ -	\$ -	\$ -	Pending contract negotiation. Updated construction start dates at the request of the Borrower in order to synchronize all three approved projects
H2 Seismic Retrofit & ADA Accessibility Project	Haven Hills	Domestic Violence Shelter locations are confidential. Main office located in zip code 91335	3	DV Shelter	Domestic Violence Survivors	\$ 599,824	\$ 623,824		9/2018 (Original) 3/1/2019 (Updated)	4/28/2020 (Original) 6/2020 (Updated)	\$ -	\$ -	\$ -	\$ -	\$ -	Pending contract negotiation. Updated construction start dates at the request of the Borrower in order to synchronize all three approved projects
Beverly Health Center Renovation Project	Saban Community Clinic	8405 Beverly Blvd. Los Angeles, CA 90048-3401	5	Hygiene Center	Individuals, Veterans, Chronically Homeless, HIV-Positive and Mentally ill patients	\$ 784,036	\$ 4,262,867		N/A	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	Pending contract negotiation
Wraparound Recuperative Care Center	Volunteers of America Los Angeles	6800 S. Avalon Blvd. Los Angeles, CA 90003	9	Shelter	Individuals	\$ 1,742,200	\$ 2,344,380	HV, IHA, I, CH	8/2018 (Original) 2/1/2019 (Updated)	6/1/2019 (Original) 10/2019 (Updated)	\$ -	\$ -	\$ -	\$ -	\$ -	Pending contract negotiation
Primary Care Wellness Project	St. John's Well Child and Family Center	6800 S. Avalon Blvd. Los Angeles, CA 90003	9	Clinic	Individuals and Families	\$ 3,500,000	\$ 3,500,000		8/2018 (Original) 2/2019 (Updated)	8/31/2019 (Original) 2/2020 (Updated)	\$ -	\$ -	\$ -	\$ -	\$ -	Pending contract negotiation
Ruth's Place	Coalition for Responsible Community Development	4775 S. Broadway Los Angeles, CA 90037	9	Shelter	Transitional-Age Youth	\$ 3,500,000	\$ 3,500,000		10/2018 (Original) 3/2019 (Updated)	3/1/2019 (Original) 9/2019 (Updated)	\$ -	\$ -	\$ -	\$ -	\$ -	Pending contract negotiation
Fannie Lou Hammer Emergency Shelter	Jenessee Center	Domestic Violence Shelter locations are confidential. Main office located in zip code 90008.	10	DV Shelter	Domestic Violence Survivors	\$ 750,800	\$ 750,800		1/2019 (Original) 2/1/2019 (Updated)	12/31/2020 (Original)	\$ -	\$ -	\$ -	\$ -	\$ -	Pending City signatures and document recordation. Estimated contract execution date 1/23/2019.
The Good Seed	Good Seed Community Development Corp.	6568 5th Avenue Los Angeles, CA 90043	8	Emergency Supportive Housing, Office, and Storage	Transitional-Age Youth	\$ 172,500	\$ 172,500		10/2018 (Original) 2/2019 (Updated)	4/1/2019 (Original) 6/1/2019 (Updated)	\$ -	\$ -	\$ -	\$ -	\$ -	Pending contract negotiation
Veteran Opportunity Center	New Directions, Inc.	11303 Wilshire Blvd., Bldg. 116 Los Angeles, CA 90073	11	Transitional Housing Facility	Women Veterans, Chronically Homeless, Individuals with mental health and/or disabilities	\$ 826,980	\$ 926,980		10/2018 (Original) 5/2019 (Updated)	4/1/2019 (Original) 12/2019 (Updated)	\$ -	\$ -	\$ -	\$ -	\$ -	Pending contract negotiation
PATH's Interim Facility	People Assisting the Homeless (PATH)	340 N. Madison Ave. Los Angeles, CA 90004	13	Transitional Housing	Individuals, Veterans, Chronically Homeless, and Families	\$ 1,945,468	\$ 1,945,468		9/2018 (Original) 7/2019 (Updated)	6/15/2019 (Original) 11/2019 (Updated)	\$ -	\$ -	\$ -	\$ -	\$ -	Pending contract negotiation
Viki's House	Los Angeles House of Ruth	Domestic Violence Shelter locations are confidential. Main office located in zip code 90033.	14	DV Shelter	Domestic Violence Survivors	\$ 1,219,185	\$ 1,432,675		8/2018 (Original) 3/1/2019 (Updated)	1/1/2019 (Original) 7/1/2019 (Updated)	\$ -	\$ -	\$ -	\$ -	\$ -	Pending contract negotiation

Proposition HHH Quarterly Report - December 2018

Proposition Facilities Loan Program GOB Series 2018-A (Taxable)

Proposition HHH Facilities Project	Project Sponsor	Address	Council District	Project Type	Population Served	HHH Project Award	Total Project Cost	Contract Execution Date	Estimated Construction Start Date	Construction Completion Date	Fiscal Year 2018-19 Expenditures				Fiscal Year 2018-19 Total	Notes
											HHH Expenditures Q1	HHH Expenditures Q2	HHH Expenditures Q3	HHH Expenditures Q4		
Kosumosu Transitional Facility	Little Tokyo Service Center Community Development corporation	Domestic Violence Shelter locations are confidential. Main office located in zip code 90013.	14	DV Shelter	Domestic Violence Survivors	\$ 943,191	\$ 2,914,471		9/2018 (Original) 3/1/2019 (Updated)	6/1/2019 (Original) 12/1/2019 (Updated)	\$ -	\$ -			\$ -	Pending contract negotiation
The Midnight Mission Center	Midnight Mission	601 S. Pedro St., Los Angeles, CA 90014	14	Shelter	Individuals, Families, & Youth	\$ 3,100,000	\$ 3,100,000		10/2018 (Original) 2/1/2019 (Updated)	6/30/2019 (Original) 11/2019 (Updated)	\$ -	\$ -			\$ -	Pending City signatures and document recordation. Estimated contract execution date 1/23/2019.
Village Renovation	The People Concern	526 San Pedro St., Los Angeles, CA 90013	14	Transitional Housing	Chronically homeless, Individuals with AIDS, mental illness, physical disability, and/or substance use disorders	\$ 1,367,150	\$ 1,367,150		9/2018 (Original) 3/1/2019 (Updated)	3/1/2019 (Original) 9/2019 (Updated)	\$ -	\$ -			\$ -	Pending contract negotiation
WLCAC Homeless and Housing Access Center	Watts Labor Action Committee	958 E. 108th St. Los Angeles, CA 90059	15	Service Center	Individuals, Chronically Homeless, Youth, Families	\$ 1,839,666	\$ 2,057,781		2/1/2019 (Original) 3/2019 (Updated)	12/31/2019 (Original) 1/31/2020 (Updated)	\$ -	\$ -			\$ -	Pending contract negotiation
Subtotal for 2018-19 Non-City Sponsored Projects						\$ 25,921,134	\$ 32,529,030				\$ -	\$ -	\$ -	\$ -	\$ -	
City-Sponsored Projects																
Sherman Way Navigation Center	City of Los Angeles	11839 W. Sherman Way, Van Nuys, CA 91405	2	Storage		\$ 2,641,000	\$ 2,641,000	N/A	3/1/2019 (Original)	10/10/2019	\$ -	\$ -			\$ -	Estimated construction start date moved from January 2019 to March 2019 due to required re-design to remove bathroom from Day Labor Center. The redesign was necessary to stay within the project budget.
Women's Bridge Housing	City of Los Angeles	1403 N. Gardner St., Los Angeles, CA 90046	4	Shelter		\$ 1,875,000	\$ 1,875,000	N/A	11/1/2018 (Actual)	7/25/2019	\$ -	\$ -			\$ -	Estimated construction completion date updated to 7/2019 to account for the construction delay caused by numerous break-ins. Security was brought to secure the site and construction has begun. Funds were appropriated to the General Services Department (GSD) for Construction in the First Construction Projects Report (C.F. 18-0829). Expenditures will be reflected after GSD submits a reimbursement request.
CD8 Navigation Center	City of Los Angeles	729 W. Manchester Ave., Los Angeles, CA 90044	8	Navigation Center		\$ 3,000,000	\$ 6,100,000	N/A	11/5/2018 (Actual)	7/26/2019	\$ -	\$ -			\$ -	Construction started on 11/5/2019. Estimated construction completion date updated to account for the additional month from the actual construction start date. Funds were appropriated to the General Services Department (GSD) for Construction in the First Construction Projects Report (C.F. 18-0829). Expenditures will be reflected after GSD reimbursement requests from Prop HHH are reviewed and approved.
Navigation Center at San Pedro Harbor Police Station	City of Los Angeles	2175 John S. Gibson Blvd, San Pedro, CA 90731	15	Navigation Center		\$ 4,150,000	\$ 4,150,000	N/A	2/1/2019 (Estimated)	3/16/2020	\$ -	\$ -			\$ -	
Subtotal for 2018-19 City Sponsored Projects						\$ 11,666,000	\$ 14,766,000				\$ -	\$ -	\$ -	\$ -	\$ -	
Bureau of Engineering 2018-19 Consultant Costs	Various	N/A	N/A	N/A	N/A	\$ 133,049	N/A	N/A	N/A	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	The Fiscal Year 2018-19 Project Expenditure Plan authorized \$133,049 for Bureau of Engineering consultant costs. These costs were allocated to the Council District 4 Women's Bridge Housing Project (\$66,525) and the Council District 8 Navigation Center Project (\$66,524). As funds are expended, expenditures will be reflected through this line item.
TOTAL for 2018-19 Bond Issuance						\$ 37,720,183	\$ 47,295,030				\$ -	\$ -	\$ -	\$ -	\$ -	