

TRANSMITTAL

To: **THE COUNCIL**

Date: **06/03/19**

From: **THE MAYOR**

TRANSMITTED FOR YOUR CONSIDERATION. PLEASE SEE ATTACHED.

A handwritten signature in blue ink, appearing to be 'Eric Garcetti', is written over a light blue circular watermark.

(Ana Guerrero) for

ERIC GARCETTI
Mayor



Eric Garcetti, Mayor
Rushmore D. Cervantes, General Manager

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May 21, 2019

Council File: 17-0090-S11
Council Districts: Citywide
Contact Persons: Edwin Gipson: (213) 808-8597
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Honorable Eric Garcetti
Mayor, City of Los Angeles
City of Los Angeles
Room 303, City Hall
200 N. Spring Street
Los Angeles, CA 90012

Attention: Mandy Morales, Legislative Coordinator

**COUNCIL TRANSMITTAL: REPORT BACK REGARDING STATUS OF THE PROPOSITION
HHH PERMANENT SUPPORTIVE HOUSING LOAN PROGRAM**

SUMMARY

In accordance with Executive Directive No. 3, the General Manager of the Los Angeles Housing + Community Investment Department (HCIDLA) respectfully requests that your office review and approve this transmittal and forward it to the City Council for further consideration. Through this transmittal, HCIDLA is providing a response to a request from the Homelessness and Poverty Committee (C.F. Nos. 17-0090-S11 and 17-0090-S10) for a report back detailing the status of the Proposition HHH (Prop HHH) program.

RECOMMENDATIONS

- I. That the Mayor review this transmittal and forward to the City Council for further action;
- II. That the City Council, subject to the approval of the Mayor:
 - A. REVIEW the status of Proposition HHH Program (Prop HHH) projects in the HCIDLA Managed Pipeline, which includes the:
 - i. Total number of units to be developed with Prop HHH funds
 - ii. Per unit cost for construction
 - iii. Project construction completion timeline

- B. REVIEW Prop HHH projects identified in the Highest, High, and Moderate Resource areas, and details regarding the Prop HHH Supplemental Funding program; and
- C. REVIEW the status of Pledge 222 Resolution projects that includes the total number of supportive housing (SH) units to be developed in each Council District.

BACKGROUND

Los Angeles City voters approved the Proposition HHH Bond Measure in November 2016, thereby authorizing up to \$1.2 billion in bond proceeds to support the development of housing and facilities for low income individuals and families. The Los Angeles City Council further pledged to support a minimum of 222 new units of Supportive Housing (SH) per Council District (3,330 SH units Citywide), to be funded by Prop HHH funds over a three-year period beginning on February 21, 2018 (C.F. No. 17-0090-S3).

As a response to the City Council's request for the feasibility of providing additional subsidies or more favorable allocation terms to High and Highest Opportunity Areas to ensure that there is equitable distribution of funding for Proposition HHH projects (C.F. No. 17-0090-S10), HCIDLA is reporting on the Prop HHH Supplemental Funding program to provide a financial boost to Prop HHH projects that are within Opportunity Areas. The Prop HHH supplemental funding serves to incentivize developers to seek property located in higher resourced census tract areas, thereby spreading supportive housing developments more equitably throughout the City. In order to qualify for Prop HHH supplemental funding, an applicant must demonstrate that the property is located in Highest, High, or Moderate Poverty Resource Areas, by utilizing the California Tax Credit Allocation Committee's (CTCAC) Opportunity Mapping Tool. Table 2 of this report provides Prop HHH-funded projects in each Council District. Table 3 depicts the projects located within Highest, High, and Moderate Resource areas.

REPORT BACK

Status of Proposition HHH Projects in HCIDLA’s Managed Pipeline

As of March 31, 2019, \$39,611,562 has been expended for Prop HHH SH projects. There have been 79 HHH PSH Loan Program commitments for 4,120 supportive housing units, 1,181 affordable units and 87 manager units, totaling 5,388 units and \$809,713,423. Details of current Prop HHH funding, projects, and number of units can be found in Table 1, below.

TABLE 1: PROPOSITION HHH SUPPORTIVE HOUSING & FACILITIES PROGRAM STATUS				
Commitments	Prop HHH Funds Committed	Number of Projects	Number of Units	Prop HHH Average Per-Unit Subsidy
2017 Round 0	\$73,157,162	9	615	\$118,954
2017-2018 Round 1	\$203,752,031	20	1,349	\$151,039
2017-2018 Round 2	\$115,898,480	11	825	\$140,483
2018-2019 Round 1	\$160,885,750	15	922	\$174,496
2018-2019 Round 2	\$256,020,000	24	1,677	\$152,665
Prop HHH Housing Challenge Request for Proposals	\$120,000,000			
Funds Committed to Facilities (FY 2017-18 and 2018-19)	\$48,934,788		N/A	N/A
Staffing Costs	\$1,545,399		N/A	N/A
Total Encumbrance	\$980,193,610	79 projects	5,388 units	

Per Unit Cost for Construction

The 79 projects in the HHH pipeline total \$510,210 on average per unit. This compares to \$521,105 for projects in HCIDLA’s managed pipeline for primarily family and senior programs.

Project Construction Completion Timeline

Twelve projects with 869 units are in construction. Five projects with 329 units have closed their construction loans and will start construction shortly. In the next 90 days, it is expected that five additional projects, making up a total of 308 units, will close their construction loans. All 79 projects are expected to be complete by July 2022 (Table 2).

Pledge 222 Resolution Status

Table 2, below, provides specific information regarding HHH projects funded in each Council District. There are projects located in 14 of the 15 Council Districts. The number of projects ranges from one to 13 and the number of units ranges from 13 to 816. The goal to build 222 units has been met in seven Council Districts.

TABLE 2: PLEDGE 222 RESOLUTION STATUS BY COUNCIL DISTRICT				
Council District	Number of HHH Projects	Supportive Housing Units	Total Number of Units	Construction Completion
1	11	679	920	June 2022
2	2	121	174	December 2021
3	1	13	26	August 2021
4	3	104	179	December 2021
5	1	49	50	September 2021
6	3	116	119	December 2021
7	3	140	153	December 2021
8	11	522	717	June 2022
9	8	366	399	December 2021
10	7	325	441	January 2022
11	4	190	230	November 2021
12	0	0	0	N/A
13	8	475	636	December 2022
14	13	816	1,136	July 2022
15	4	204	208	November 2021
TOTAL	79	4,120	5,388	By December 2022

Strategies addressing the City’s Supportive Housing goals

The Proposition HHH Housing Challenge Request for Proposals

HCIDLA, with various esteemed community partners, conceived a strategy to finance new SH units in a unique, expedient, and innovative manner via a Request for Proposals (RFP) process. The City Council and Mayor approved a set-aside of \$120 million of the Proposition HHH bond authorization to finance up to 1,000 new supportive housing units (C.F. No. 17-0090-S4). Through the RFP process, the City seeks to fund innovative housing typologies that clearly respond to the urgency of the City’s homeless crisis. The goal of the RFP is to identify innovative housing production and/or financial models that can produce supportive and/or affordable units in a time frame of no more than two years from the date of execution of the Prop HHH Loan Agreement. RFP proposers must demonstrate that their projects are ineligible or unfeasible under the current HCIDLA Proposition HHH Call for Projects guidelines.

Major features of the RFP include:

- All housing typologies are eligible, including shared housing
- The maximum subsidy is \$140,000 per SH unit
- Projects with site control will receive a 12-month conditional commitment. However, the commitment will expire if the project has not received necessary approvals for construction loan closing, and is unable to complete construction within 18 months of contract execution
- Alternative development strategies will receive a four-month reservation of funds, in an amount not to exceed \$40 million. During the four-month period, the developer/development team(s) must secure site control for the project. The conditional project commitment(s) will last 12 months, with construction completion within 18 months
- Certain projects may qualify for an exception to the Prevailing Wage requirements under Section 1720 of the CA Labor Code, if the project's only source of public funding is Proposition HHH.

Projects will be evaluated, scored, and ranked based in part on the following criteria, which includes:

- **Creativity** - Is the proposed solution innovative, effective and efficient? Will the approach improve, expand, and/or amplify existing practices?
- **Achievable** - Is the project development plan, timeline, and budget practical (i.e., lower unit costs resulting from a streamlined development plan and timeline)?
- **Meaningful** - Is the development approach effective with a high potential to succeed and result in SH housing units?
- **Scalable** - Is the proposal replicable and/or well-positioned to become a model that can potentially impact SH development on a larger scale?

Proposition HHH Incentives for Geographic Diversity

Prop HHH projects located in a Highest, High, and Moderate Resource areas/census tract are eligible for \$80,000 per unfunded unit once the maximum \$12 million loan limit is reached up to a total maximum of \$16 million. Such funding increases are not available to projects where this land is donated or provided by a public agency at a discount greater than 50% of appraised value. Under HHH regulations, a project may not pay out a developer fee beyond of more than \$2.5 million. As an incentive for locating projects located in the Highest, High, and Moderate Resource areas/census tracts, applicants may budget a developer fee consistent with the CTCAC guidelines, whereby any balance in excess of \$2.5 million will be deferred and paid from cash flow. Making City land available at no cost is also an incentive to developers to locate projects in Highest, High, and Moderate Resource areas. Overall, 14 projects or 18% of the total projects, have taken advantage of the incentive for geographic diversity, as indicated in Table 3 below:

TABLE 3: PROP HHH PROJECTS IN THE HIGHEST, HIGH, AND MODERATE RESOURCE AREAS				
#	Project Name	Council District	Supportive Housing Units	Total Units
1	Mariposa Lily	1	20	41
2	Reseda Theater	3	13	26
3	Sherman Oaks Senior	4	54	55
4	Pointe on La Brea	5	49	50
5	Metamorphosis on Foothill	7	47	48
6	1141 – 1145 Crenshaw Blvd.	10	42	43
7	Amani Apartments (PICO)	10	54	55
8	Rose Apartments	11	34	35
9	Missouri & Bundy Housing	11	37	74
10	Building 205	11	66	67
11	Building 208	11	53	54
12	Montecito II Senior Housing	13	32	64
13	Colorado East	14	40	41
14	Deepwater	15	55	56
	TOTAL		596	709

Prepared By:



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Reviewed By:



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Approved By:



RUSHMORE D. CERVANTES
General Manager

ATTACHMENT:

Attachment A Prop HHH Status by Council District Report

Attachment A: Prop HHH Status by Council District Report

Project Name	Council File	Developer	Address	CD	Total Units	SH Units	Non SH Units	Mgrs Units	TDC Amount	Funding Amount	Construction Start Date	Construction End Date
Council District 1												
Mariposa Lily	17-0090-S8	West Hollywood Community Housing Corporation	1055 S MARIPOSA AVE CA 90006	1	41	20	20	1	\$28,743,963	\$6,400,000	05/15/2020 (Original)	01/15/2022 (Original)
Berendo Sage	17-0090-S8	West Hollywood Community Housing Corporation	1035 S BERENDO ST CA 90006	1	42	21	20	1	\$26,813,981	\$6,620,000	02/03/2020 (Original)	11/01/2021 (Original)
Grandview Apartments	17-0090-S8	Abode Communities	714 S GRAND VIEW ST CA 90057	1	100	54	45	1	\$63,975,453	\$12,000,000	12/14/2020 (Original)	06/01/2022 (Original)
The Brine Residential	17-0090-S8	Decro Corporation	1829 N HANCOCK ST CA 90031	1	97	49	47	1	\$49,521,687	\$11,560,000	04/01/2020 (Estimated)	10/01/2021 (Estimate)
Washington View Apartments	17-0090-S8	Western Pacific Housing, LLC	1912 S BONSALLO AVE CA 90007	1	92	74	17	1	\$37,845,454	\$15,105,750	03/31/2020 (Estimated)	07/01/2021 (Estimate)
Ingraham Villa Apartments	17-0090-S5	Ingraham Apartments, L.P.	1218 W INGRAHAM ST CA 90017	1	121	90	30	1	\$52,472,377	\$12,000,000	06/01/2020 (Original)	12/01/2021 (Original)
Bryson II	17-0090-S5	Los Angeles Housing Partnership; The Richman Group of California Development Company	2701 W WILSHIRE BLVD CA 90057	1	68	34	33	1	\$22,518,068	\$10,095,000	01/13/2020 (Estimated)	08/02/2021 (Estimate)
Firmin Court	17-0090-S2	Decro Corporation	418 N FIRMIN ST CA 90026	1	64	45	18	1	\$38,673,468	\$11,700,000	11/25/2019 (Estimated)	06/04/2021 (Estimate)
West Third Apartments	17-0090-S2	Figueroa Economical Housing Development Corporation	1900 W 3RD ST CA 90057	1	137	136	0	1	\$42,389,586	\$10,291,998	06/14/2019 (Estimated)	11/10/2020 (Estimate)
Hartford Villa Apartments	17-0090-S2	Single Room Occupancy Housing Corporation	445 S Hartford AVE Los Angeles, CA 90017	1	101	100	0	1	\$44,859,535	\$12,000,000	01/24/2019 (Actual)	02/18/2021 (Revised)
Aria Apartments (fka Cambria Apts)	17-0090-S2	Affirmed Housing Group, Inc	1532 W CAMBRIA ST CA 90017	1	57	56	0	1	\$28,478,153	\$12,000,000	02/07/2019 (Actual)	09/30/2020 (Contract)
11					920	679	230	11				
Council District 2												
Confianza	17-0090-S8	The Skid Row Housing Trust	14142 W VANOWEN ST VAN NUYS, CA 91405	2	71	70	0	1	\$37,040,803	\$13,200,000	06/01/2020 (Original)	12/01/2021 (Original)
Sun Commons	17-0090-S2	Abbey Road, Inc.	6329 N CLYBOURN AVE CA 91606	2	103	51	50	2	\$53,017,962	\$12,000,000	03/31/2020 (Estimated)	07/01/2021 (Estimate)
2					174	121	50	3				
Council District 3												
Reseda Theater Senior Housing (Canby Woods West)	17-0090-S8	Thomas Safran & Associates Development, Inc.	7221 N CANBY AVE CA 91335	3	26	13	12	1	\$12,882,549	\$4,060,000	02/14/2020 (Estimated)	08/16/2021 (Estimate)
1					26	13	12	1				

Project Name	Council File	Developer	Address	CD	Total Units	SH Units	Non SH Units	Mgrs Units	TDC Amount	Funding Amount	Construction Start Date	Construction End Date
Council District 4												
Sherman Oaks Senior	17-0090-S8	Mercy Housing California	14536 W BURBANK BLVD VAN NUYS, CA 91411	4	55	54	0	1	\$26,287,515	\$11,880,000	06/01/2020 (Estimated)	12/01/2021 (Estimate)
McCadden Campus Senior (aka McCadden Plaza Senior)		Thomas Safran & Associates Development, Inc.	1127 N Las Palmas AVE Los Angeles, CA 90038	4	98	25	72	1	\$50,639,484	\$5,500,000	02/13/2019 (Actual)	05/31/2020 (Contract)
McCadden Plaza Youth Housing		Thomas Safran & Associates Development, Inc.	1136 N MCCADDEN PL CA 90038	4	26	25	0	1	\$13,036,552	\$5,018,298	11/27/2018 (Actual)	04/01/2020 (Contract)
3					179	104	72	3				
Council District 5												
The Pointe on La Brea	17-0090-S8	EAH Inc	843 N LA BREA AVE CA 90038	5	50	49	0	1	\$25,785,374	\$10,780,000	03/16/2020 (Estimated)	09/15/2021 (Estimate)
1					50	49	0	1				
Council District 6												
Sun King Apartments	17-0090-S8	MANY MANSIONS	12128 SHELDON ST SUN VALLEY, CA 91352	6	26	25	0	1	\$14,615,050	\$5,500,000	06/01/2020 (Estimated)	12/01/2021 (Estimate)
9502 Van Nuys Blvd	17-0090-S8	Domus GP LLC	9502 N VAN NUYS BLVD CA 91402	6	49	48	0	1	\$29,458,224	\$10,560,000	04/01/2020 (Estimated)	10/01/2021 (Estimate)
Casa del Sol		A Community of Friends	10966 W RATNER ST CA 91352	6	44	43	0	1	\$21,789,065	\$8,065,143	09/27/2018 (Actual)	04/01/2020 (Contract)
3					119	116	0	3				
Council District 7												
Sylmar II	17-0090-S8	Sylmar II, LP; Meta Housing Corporation	12667 N SAN FERNANDO ROAD CA 91342	7	56	45	10	1	\$25,088,985	\$10,900,000	06/01/2020 (Estimated)	12/01/2021 (Estimate)
Summit View Apartments	17-0090-S2	11681 Foothill, L.P.	11681 W FOOTHILL BLVD CA 91342	7	49	48	0	1	\$26,464,827	\$10,560,000	11/25/2019 (Estimated)	06/18/2021 (Estimate)
Metamorphosis on Foothill	17-0090-S5	Clifford Beers Housing Inc	13574 W FOOTHILL BLVD CA 91342	7	48	47	0	1	\$23,795,012	\$10,340,000	04/04/2019 (Actual)	10/23/2020 (Contract)
3					153	140	10	3				

Project Name	Council File	Developer	Address	CD	Total Units	SH Units	Non SH Units	Mgrs Units	TDC Amount	Funding Amount	Construction Start Date	Construction End Date
Council District 8												
Asante Apartments	17-0090-S8	Affirmed Housing Group, Inc.	11001 S BROADWAY CA 90061	8	55	54	0	1	\$28,204,968	\$11,880,000	02/15/2020 (Original)	07/30/2021 (Original)
Normandie 84	17-0090-S8	Gospel Truth CDC, Inc.; Innovative Housing Opportunities; John Stanley, Inc.	8401 S NORMANDIE AVE CA 90044	8	42	34	7	1	\$18,849,299	\$8,180,000	06/01/2020 (Estimated)	12/01/2021 (Estimate)
Vermont/Manchester	17-0090-S12	BRIDGE Housing Corporation; Coalition for Responsible Community Development	8400 S VERMONT AVE CA 90044	8	180	90	88	2	\$41,203,528	\$12,400,000	06/01/2020 (Estimated)	12/01/2021 (Estimate)
Ambrosia	17-0090-S8	The Skid Row Housing Trust	823 W MANCHESTER AVE CA 90044	8	100	80	19	1	\$54,957,044	\$15,900,000	12/01/2020 (Original)	06/01/2022 (Original)
4719 Normandie	17-0090-S8	Wakeland Housing and Development Corporation	4719 S NORMANDIE AVE CA 90037	8	48	47	0	1	\$26,429,176	\$10,340,000	06/01/2020 (Estimated)	12/01/2021 (Estimate)
Southside Seniors	17-0090-S8	Innovative Housing Opportunities; John Stanley, Inc.; Concerned Citizens Community Involvement	1655 W MANCHESTER AVE CA 90047	8	50	36	13	1	\$24,801,907	\$9,320,000	03/16/2020 (Estimated)	09/15/2021 (Estimate)
Isla de Los Angeles	17-0090-S2	Clifford Beers Housing; American Family Housing	283 W IMPERIAL HWY CA 90061	8	54	53	0	1	\$25,019,928	\$11,660,000	11/15/2019 (Estimated)	06/12/2021 (Estimate)
Depot at Hyde Park	17-0090-S8	GTM Holdings, LLC; Women Organizing Resources, Knowledge and Services ("WORKS")	6527 S CRENSHAW BLVD CA 90043	8	43	25	17	1	\$25,116,685	\$8,160,000	01/13/2020 (Estimated)	07/06/2021 (Estimate)
The Pointe on Vermont		EAH INC	7600 S VERMONT AVE CA 90044	8	50	25	24	1	\$27,262,166	\$7,900,000	06/24/2019 (Estimated)	11/16/2020 (Estimate)
Western Avenue Apartments	17-0090-S2	Figueroa Economical Housing Development Corporation	5501 S WESTERN AVE CA 90062	8	33	32	0	1	\$11,440,379	\$4,660,033	05/02/2019 (Actual)	10/25/2019 (Contract)
88th & Vermont	15-0340	Women Organizing Resources, Knowledge and Services	8730 S VERMONT AVE CA 90044	8	62	46	14	2	\$34,069,046	\$9,680,000	04/02/2018 (Actual)	11/30/2019 (Contract)
11					717	522	182	13				

Project Name	Council File	Developer	Address	CD	Total Units	SH Units	Non SH Units	Mgrs Units	TDC Amount	Funding Amount	Construction Start Date	Construction End Date
Council District 9												
410 E. Florence Avenue	17-0090-S8	Unique Construction & Development, Inc.	410 E FLORENCE AVE CA 90003	9	51	50	0	1	\$12,108,412	\$7,000,000	08/01/2019 (Estimated)	02/01/2021 (Estimate)
Main Street Apartments	17-0090-S8	Highridge Costa Development Company, LLC	5501 S MAIN ST CA 90037	9	57	56	0	1	\$32,824,507	\$10,640,000	03/16/2020 (Estimated)	09/15/2021 (Estimate)
67th & Main Street	17-0090-S8	Coalition for Responsible Community Development	6706 S MAIN ST CA 90003	9	52	26	25	1	\$32,485,590	\$7,180,000	06/01/2020 (Estimated)	12/01/2021 (Estimate)
68th & Main Street	17-0090-S5	Coalition for Responsible Community Development	6714 S MAIN ST CA 90003	9	60	59	0	1	\$25,852,727	\$12,000,000	01/14/2020 (Estimated)	07/14/2021 (Estimate)
Broadway Apartments	18-0849	Figueroa Economical Housing Development Corporation	301 W 49TH ST 1-30 CA 90037	9	35	34	0	1	\$11,520,534	\$4,443,480	07/12/2019 (Estimated)	01/20/2021 (Estimate)
Casa de Rosas Campus	17-0090-S2	WARD Economic Development Corporation	2600 S HOOVER ST CA 90007	9	37	36	0	1	\$20,398,954	\$7,920,000	05/02/2019 (Actual)	05/04/2020 (Contract)
Residences on Main	17-0090-S2	Residences on Main, L.P.	6901 S MAIN ST CA 90003	9	50	49	0	1	\$30,179,651	\$10,780,000	04/30/2019 (Actual)	10/30/2020 (Contract)
RISE Apartments		Highridge Costa Development Company, LLC; Single Room Occupancy Housing Corporation	4050 S FIGUEROA ST CA 90037	9	57	56	0	1	\$31,744,893	\$9,500,000	12/07/2018 (Actual)	07/31/2020 (Contract)
8					399	366	25	8				
Council District 10												
PICO	17-0090-S8	Wakeland Housing and Development Corporation	4200 W PICO BLVD CA 90019	10	55	54	0	1	\$30,585,648	\$11,880,000	07/01/2020 (Estimated)	01/07/2022 (Estimate)
923-937 Kenmore Ave	17-0090-S8	Domus GP LLC	923 S KENMORE AVE CA 90006	10	75	74	0	1	\$37,551,673	\$13,520,000	03/16/2020 (Estimated)	09/15/2021 (Estimate)
1141-1145 Crenshaw Blvd	17-0090-S8	Domus GP LLC	1141 S CRENSHAW BLVD CA 90019	10	43	42	0	1	\$24,403,352	\$9,240,000	04/01/2020 (Estimated)	10/01/2021 (Estimate)
PATH Villas Montclair/ Gramercy (New + Recap)	17-0090-S2	PATH Ventures	4220 W MONT CLAIR ST CA 90018	10	46	45	0	1	\$40,125,126	\$9,900,000	01/31/2020 (Estimated)	08/25/2021 (Estimate)
Adams Terrace	17-0090-S2	Abode Communities	4347 W ADAMS BLVD CA 90018	10	86	43	41	2	\$42,363,034	\$12,000,000	01/13/2020 (Estimated)	07/06/2021 (Estimate)
Vermont Corridor Apartments (fka 433 Vermont Apts)	17-0090-S2	Meta Housing Corporation	433 S VERMONT AVE CA 90020	10	72	36	35	1	\$51,352,600	\$7,200,000	05/28/2019 (Estimated)	11/20/2020 (Estimate)
Gramercy Place Apartments	17-0090-S2	Hollywood Community Housing Corporation	2375 W WASHINGTON BLVD CA 90018	10	64	31	31	2	\$42,793,953	\$9,920,000	05/16/2019 (Actual)	01/04/2021 (Contract)
7					441	325	107	9				

Attachment A: Prop HHH Status by Council District Report

Project Name	Council File	Developer	Address	CD	Total Units	SH Units	Non SH Units	Mgrs Units	TDC Amount	Funding Amount	Construction Start Date	Construction End Date
Council District 11												
Rose Apartments	17-0090-S5	Venice Community Housing Corporation	720 E ROSE AVE CA 90291	11	35	34	0	1	\$18,220,401	\$7,480,000	05/11/2020 (Estimated)	11/11/2021 (Estimate)
Building 208	17-0090-S2	Figuroa Economical Housing Development Corporation	11301 Wilshire BLVD #208 Los Angeles, CA 90073	11	54	53	0	1	\$35,135,102	\$11,660,000	09/16/2019 (Estimated)	03/26/2021 (Estimate)
Building 205	17-0090-S2	Figuroa Economical Housing Development Corporation	11301 Wilshire BLVD #205 Los Angeles, CA 90073	11	67	66	0	1	\$37,994,432	\$12,000,000	09/16/2019 (Estimated)	03/26/2021 (Estimate)
Missouri & Bundy Housing	17-0090-S2	Thomas Safran & Associates Development Inc.	11950 W MISSOURI AVE CA 90025	11	74	37	36	1	\$44,649,982	\$11,520,000	11/15/2019 (Estimated)	06/15/2021 (Estimate)
4					230	190	36	4				
Council District 13												
Santa Monica & Vermont Apartments Phase 2	17-0090-S8	SMV Housing, L.P.	4718 W SANTA MONICA BLVD CA 90029	13	93	47	45	1	\$54,922,118	\$12,000,000	12/01/2020 (Original)	12/01/2022 (Original)
Enlightenment Plaza - Phase I	17-0090-S8	Flexible PSH Solutions	316 N JUANITA AVE CA 90004	13	101	100	0	1	\$40,101,000	\$15,600,000	04/17/2020 (Estimated)	10/16/2021 (Estimate)
Santa Monica & Vermont Apartments Phase 1	17-0090-S8	SMV Housing, L.P.	4718 W SANTA MONICA BLVD CA 90029	13	94	47	46	1	\$54,930,603	\$12,000,000	12/01/2020 (Original)	12/01/2022 (Original)
Montecito II Senior Housing	17-0090-S8	Thomas Safran & Associates Development, Inc.	6668 W FRANKLIN AVE HOLLYWOOD, CA 90028	13	64	32	31	1	\$38,463,674	\$10,140,000	02/14/2020 (Estimated)	08/16/2021 (Estimate)
Temple View	17-0090-S8	LINC Housing Corporation	3200 W TEMPLE ST CA 90026	13	59	58	0	1	\$28,920,289	\$12,760,000	02/14/2020 (Estimated)	08/13/2021 (Estimate)
Emerson Apartments (fka Melrose Apartments)	17-0090-S5	Affirmed Housing Group, Inc.	4766 W MELROSE AVE CA 90029	13	43	42	0	1	\$24,115,699	\$8,360,000	11/18/2019 (Estimated)	06/18/2021 (Estimate)
PATH Villas Hollywood	17-0090-S2	PATH Ventures	5627 W FERNWOOD AVE HOLLYWOOD, CA 90028	13	60	59	0	1	\$41,337,445	\$12,320,000	11/25/2019 (Estimated)	06/04/2021 (Estimate)
PATH Metro Villas Phase 2	17-0538-S2	PATH Ventures	320 N MADISON AVE CA 90004	13	122	90	30	2	\$55,050,829	\$3,513,721	12/20/2017 (Actual)	03/20/2020 (Revised)
8					636	475	152	9				

Attachment A: Prop HHH Status by Council District Report

Project Name	Council File	Developer	Address	CD	Total Units	SH Units	Non SH Units	Mgrs Units	TDC Amount	Funding Amount	Construction Start Date	Construction End Date
Council District 14												
Colorado East	17-0090-S8	DDCM Incorporated; RCC MGP LLC	2453 W COLORADO BLVD CA 90041	14	41	40	0	1	\$22,149,944	\$8,800,000	01/17/2020 (Estimated)	07/14/2021 (Estimate)
Los Lirios Apartments	17-0090-S8	BRIDGE Housing Corporation; BRIDGE Housing Corporation	119 S SOTO ST CA 90033	14	64	20	43	1	\$35,719,050	\$2,000,000	01/20/2021 (Estimated)	07/20/2022 (Estimate)
803 E. 5th St	17-0090-S8	Coalition for Responsible Community Development	803 E 5TH ST CA 90013	14	95	94	0	1	\$37,960,970	\$15,120,000	12/31/2019 (Original)	07/21/2021 (Original)
Weingart Tower 1B - HHH PSH	17-0090-S8	Weingart Tower 1B, LP; Chelsea Investment Corporation	554 S SAN PEDRO ST CA 90013	14	104	83	20	1	\$64,622,612	\$16,000,000	12/01/2020 (Estimated)	06/01/2022 (Estimate)
First and Boyle	17-0090-S8	Many Mansions, a California nonprofit corporation; Azure Development Inc.	100 S BOYLE AVE CA 90033	14	44	43	0	1	\$24,270,021	\$9,460,000	06/08/2020 (Original)	07/02/2021 (Original)
La Veranda	17-0090-S8	Abode Communities	2420 E CESAR E CHAVEZ AVE CA 90033	14	77	38	38	1	\$53,111,065	\$9,120,000	06/01/2020 (Estimated)	12/01/2021 (Estimate)
6th and San Julian	17-0090-S8	Mercy Housing California	401 E 6TH ST CA 90014	14	94	75	18	1	\$53,866,560	\$15,320,000	06/01/2020 (Estimated)	12/01/2021 (Estimate)
Weingart Tower II (HHH PSH 1A)	17-0090-S5	Chelsea Investment Corporation; Weingart Tower II, LP	555 1/2 S CROCKER ST CA 90013	14	144	122	20	2	\$72,022,642	\$16,000,000	04/17/2020 (Estimated)	09/01/2021 (Estimate)
Weingart Tower (HHH PSH 1A)	17-0090-S5	Chelsea Investment Corporation; Weingart Tower, LP	555 1/2 S CROCKER ST CA 90013	14	134	106	27	1	\$72,022,642	\$16,000,000	04/17/2020 (Estimated)	09/01/2021 (Estimate)
Rosa De Castilla Apartments	17-0090-S5	East LA Community Corpotion	4208 E HUNTINGTON DR SOUTH CA 90032	14	85	63	20	2	\$45,027,086	\$12,000,000	05/20/2019 (Estimated)	11/06/2020 (Estimate)
SP7 Apartments	16-0677	Skid Row Housing Trust	519 E 7TH ST CA 90014	14	100	55	44	1	\$49,879,526	\$12,000,000	10/03/2018 (Actual)	11/06/2020 (Contract)
FLOR 401 Lofts		Skid Row Housing Trust	401 E 7TH ST CA 90014	14	99	49	49	1	\$49,687,818	\$11,980,000	12/07/2018 (Actual)	10/16/2020 (Contract)
649 LOFTS (aka Six Four Nine Lofts)		Skid Row Housing Trust	649 S WALL ST CA 90014	14	55	28	26	1	\$28,407,343	\$5,500,000	04/18/2018 (Actual)	10/16/2019 (Contract)
13					1136	816	305	15				

Attachment A: Prop HHH Status by Council District Report

Project Name	Council File	Developer	Address	CD	Total Units	SH Units	Non SH Units	Mgrs Units	TDC Amount	Funding Amount	Construction Start Date	Construction End Date
Council District 15												
11408 S. Central Avenue	17-0090-S8	LINC Housing Corporation	11408 S CENTRAL AVE CA 90059	15	64	63	0	1	\$34,090,083	\$12,640,000	06/08/2020 (Original)	11/30/2021 (Original)
Watts Works	17-0090-S8	NEIGHBORHOOD WORKS 9502 DEVELOPMENT, LLC; Decro Corporation	9502 S COMPTON AVE CA 90002	15	26	25	0	1	\$9,440,000	\$2,500,000	08/01/2019 (Estimated)	02/01/2021 (Estimate)
South Main Street Apartments	17-0090-S8	Affirmed Housing Group, Inc.	12003 S MAIN ST CA 90061	15	62	61	0	1	\$29,767,145	\$12,480,000	03/16/2020 (Estimated)	09/15/2021 (Estimate)
Deepwater	17-0090-S8	LINC Community Development Corporation	1424 N DEEPWATER AVE CA 90744	15	56	55	0	1	\$28,277,269	\$12,100,000	04/01/2020 (Estimated)	10/01/2021 (Estimate)
4					208	204	0	4				
TOTAL PROJECTS					TOTAL UNITS	TOTAL SUPPORTIVE HOUSING UNITS	TOTAL NONSUPPORTIVE HOUSING UNITS	TOTAL MANAGER'S UNITS				
79					5388	4120	1181	87				