



Update on HHH Projects Under Construction

Friday, August 20, 2021

Projects in Construction

(as of 8 - 2- 21)



#	PSH Project Name	CD	PEP	HHH Project Award	Total Development Cost Approved in PEP	Updated Total Development Cost	TDC Per Unit	HHH Per Unit	Total Units	Total PSH Units	Construction Start Date Approved in PEP	Updated Constr. Start Date	NTP Issued	Est. Ready for Occupancy Date	Percent Complete
1	88th & Vermont	8	2017-18	\$9,680,000	\$36,285,371	\$34,611,163	\$558,245	\$161,333	62	46	3/1/2018	4/2/2018	4/2/2018	12/31/2019 (Actual)	100%
2	Aria Apartments (fka Cambria Apts)	1	2018-19	\$12,000,000	\$26,387,793	\$28,478,153	\$499,617	\$214,286	57	56	12/8/2018	2/7/2019	2/7/2019	10/9/2020 (Actual)	100%
3	Casa del Sol	6	2017-18	\$8,065,143	\$19,655,785	\$21,925,607	\$498,309	\$187,561	44	43	8/23/2018	9/27/2018	9/27/2018	4/30/2020 (Actual)	100%
4	Residences on Main	9	2018-19	\$10,780,000	\$24,588,641	\$30,179,651	\$603,593	\$220,000	50	49	12/8/2018	4/30/2019	4/30/2019	11/17/2020 (Actual)	100%
5	FLOR 401 Lofts	14	2017-18	\$11,980,000	\$39,369,988	\$55,658,910	\$562,211	\$122,245	99	49	10/25/2018	12/7/2018	12/7/2018	9/30/2020 (Actual)	100%
6	RISE Apartments	9	2017-18	\$9,500,000	\$21,038,903	\$32,489,520	\$569,992	\$169,643	57	56	6/8/2018	12/7/2018	12/7/2018	4/21/2021 (Actual)	100%
7	PATH Metro Villas Phase 2	13	2017-18	\$3,513,721	\$53,717,019	\$56,064,860	\$459,548	\$29,281	122	90	11/1/2017	12/20/2017	12/20/2017	5/29/2020 (Actual)	100%
8	Metamorphosis on Foothill	7	2018-19	\$10,340,000	\$23,725,808	\$25,180,788	\$524,600	\$220,000	48	47	12/30/2018	4/4/2019	4/4/2019	3/25/2021 (Actual)	100%
9	Western Avenue Apartments	8	2018-19	\$4,660,033	\$12,003,942	\$11,440,379	\$346,678	\$145,626	33	32	5/8/2018	5/2/2019	5/2/2019	4/16/2021 (Actual)	100%
10	McCadden Plaza Youth Housing	4	2017-18	\$5,018,298	\$10,036,596	\$13,486,552	\$518,714	\$200,732	26	25	5/6/2018	11/27/2018	11/27/2018	3/25/2021 (Actual)	100%

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11	The Pointe on Vermont	8	2017-18	\$7,900,000	\$21,236,930	\$24,829,321	\$496,586	\$161,224	50	25	10/25/2018	7/31/2019	7/31/2019	3/9/2021 (Actual)	99%
12	Gramercy Place Apartments	10	2018-19	\$9,920,000	\$36,315,577	\$42,696,840	\$667,138	\$160,000	64	31	12/8/2018	5/16/2019	5/16/2019	5/18/2021 (Actual)	99%
13	649 LOFTS (aka Six Four Nine Lofts)	14	2017-18	\$5,500,000	\$26,478,534	\$28,407,343	\$516,497	\$101,852	55	28	2/15/2018	4/18/2018	4/18/2018	12/24/2020 (Actual)	97%
14	McCadden Campus Senior (aka McCadden Plaza Senior)	4	2018-19	\$5,500,000	\$44,053,286	\$50,639,484	\$516,729	\$56,701	98	25	1/1/2019	2/13/2019	2/13/2019	8/20/2021	96%
15	SP7 Apartments	14	2017-18	\$12,000,000	\$35,035,594	\$50,612,532	\$506,125	\$121,212	100	55	6/28/2018	10/3/2018	10/3/2018	8/26/2021	96%
16	Casa de Rosas Campus	9	2018-19	\$7,920,000	\$18,938,064	\$19,825,000	\$535,811	\$220,000	37	36	7/8/2018	5/2/2019	5/2/2019	4/23/2021 (Actual)	93%
17	Emerson Apartments (fka Melrose Apartments)	13	2018-19	\$8,360,000	\$22,816,848	\$24,730,156	\$634,107	\$220,000	39	38	4/1/2019	11/20/2019	11/20/2019	9/29/2021	90%
18	Hartford Villa Apartments	1	2018-19	\$12,000,000	\$43,159,535	\$47,321,571	\$468,530	\$120,000	101	100	9/8/2018	1/24/2019	1/24/2019	9/17/2021	88%
19	West Third Apartments	1	2018-19	\$10,291,998	\$42,772,025	\$42,389,586	\$309,413	\$75,676	137	136	5/8/2018	3/2/2020	3/2/2020	9/30/2021	84%

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20	Missouri Place Apartments (fka Missouri & Bundy)	11	2018-19	\$11,520,000	\$33,621,721	\$44,465,405	\$600,884	\$157,808	74	44	12/8/2018	11/4/2019	11/4/2019	10/15/2021	81%
21	Rosa De Castilla Apartments	14	2018-19	\$12,000,000	\$44,056,994	\$49,065,112	\$577,237	\$144,578	85	63	1/15/2019	6/3/2019	6/3/2019	9/30/2021	81%
22	The Dahlia (fka South Main Street Apartments)	15	2019-20	\$12,000,000	\$29,767,145	\$28,281,657	\$505,030	\$218,182	56	55	4/1/2020	6/8/2020	6/8/2020	6/1/2022	79%
23	Summit View Apartments	7	2018-19	\$10,560,000	\$24,434,827	\$36,229,452	\$739,377	\$220,000	49	48	12/8/2018	1/22/2020	1/22/2020	1/23/2022	78%
24	PATH Villas Montclair/Gramercy(New-Site 1 of 2)	10	2018-19	\$9,900,000	\$26,002,599	\$30,752,853	\$668,540	\$220,000	46	45	5/8/2018	2/4/2020	2/4/2020	10/29/2021	77%
25	Broadway Apartments	9	2018-19	\$4,443,480	\$9,841,430	\$14,336,693	\$409,620	\$130,691	35	34	8/30/2018	3/2/2020	3/2/2020	9/30/2021	75%
26	Florence Towne (fka 410 E. Florence Avenue)	9	2018-19	\$7,000,000	\$12,108,412	\$15,804,956	\$309,901	\$140,000	51	50	4/1/2019	3/31/2020	3/31/2020	3/22/2022	68%
27	Cadence (fka 11408 S. Central)	15	2020-21	\$10,112,000	\$36,069,779	\$34,474,725	\$538,668	\$160,508	64	63	12/10/2021	5/15/2020	5/15/2020	11/15/2021	67%

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28	Washington View Apartments	1	2019-20	\$12,000,000	\$36,145,454	\$49,922,334	\$409,199	\$99,174	122	91	1/31/2020	7/10/2020	7/10/2020	7/1/2022	62%
29	Watts Works	15	2019-20	\$2,400,000	\$9,440,000	\$9,403,369	\$376,135	\$100,000	25	24	6/1/2019	8/26/2020	8/26/2020	10/15/2021	59%
30	Rose Apartments	11	2019-20	\$6,888,468	\$18,220,401	\$22,204,142	\$634,404	\$202,602	35	34	2/15/2020	5/8/2020	5/8/2020	8/30/2022	58%
31	Building 208	11	2018-19	\$11,660,000	\$35,355,102	\$38,444,859	\$711,942	\$220,000	54	53	5/8/2018	8/28/2020	8/28/2020	12/15/2021	50%
32	Building 205	11	2018-19	\$11,622,000	\$37,994,432	\$42,824,387	\$629,770	\$173,463	68	67	5/8/2018	8/28/2020	8/28/2020	12/15/2021	45%
33	Reseda Theater Senior Housing (fka Canby Woods West)	3	2019-20	\$4,060,000	\$11,682,549	\$18,344,130	\$705,543	\$162,400	26	13	2/15/2020	11/30/2020	11/30/2020	5/27/2022	36%
34	Firmin Court	1	2018-19	\$11,700,000	\$30,056,520	\$42,824,848	\$669,138	\$185,714	64	45	11/8/2018	7/13/2020	7/13/2020	5/27/2022	35%
35	Colorado East	14	2019-20	\$8,800,000	\$22,149,944	\$27,683,827	\$675,215	\$220,000	41	20	8/1/2019	9/14/2020	9/14/2020	12/15/2022	34%
36	Chesterfield (fka 4719 Normandie)	8	2020-21	\$7,484,199	\$26,239,440	\$28,502,317	\$662,845	\$178,195	43	42	11/16/2020	11/30/2020	11/30/2020	4/29/2022	30%
37	Vermont Corridor Apartments (fka 433 Vermont Apts)	10	2018-19	\$7,200,000	\$48,889,129	\$51,352,600	\$713,231	\$101,408	72	36	3/8/2018	7/2/2019	7/2/2019	9/15/2022	27%
38	Berendo Sage	1	2019-20	\$6,620,000	\$24,813,981	\$26,894,948	\$640,356	\$161,463	42	21	2/3/2020	10/16/2020	10/16/2020	10/4/2022	27%
39	Isla de Los Angeles	8	2018-19	\$11,660,000	\$21,761,570	\$34,827,111	\$644,947	\$220,000	54	53	12/8/2018	5/15/2020	5/15/2020	4/20/2022	26%
40	Ingraham Villa Apartments	1	2019-20	\$12,000,000	\$52,472,377	\$61,320,540	\$506,781	\$100,000	121	90	5/1/2020	9/22/2020	9/22/2020	9/30/2022	26%

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41	Marcella Gardens (fka 68th & Main St.)	9	2018-19	\$12,000,000	\$25,852,727	\$32,614,268	\$543,571	\$203,390	60	59	12/8/2018	1/6/2021	1/6/2021	5/18/2022	25%
42	HiFi Collective (fka Temple View)	13	2019-20	\$12,760,000	\$28,920,289	\$35,780,258	\$559,067	\$202,540	64	58	2/15/2020	7/7/2020	7/7/2020	2/9/2022	25%
43	Hope on Broadway	9	2020-21	\$6,720,000	\$21,837,335	\$25,307,973	\$516,489	\$140,000	49	48	11/16/2020	3/4/2021	3/4/2021	8/1/2022	20%
44	VA Building 207	11	2020-21	\$8,260,000	\$33,353,105	\$33,621,269	\$560,354	\$140,000	60	59	11/15/2020	11/30/2020	11/30/2020	11/30/2022	20%
45	Bell Creek Apartments	3	2020-21	\$6,226,546	\$49,726,211	\$49,851,797	\$623,147	\$78,817	80	41	11/16/2020	11/23/2020	11/23/2020	11/30/2022	19%
46	Amani Apartments (fka PICO)	10	2020-21	\$11,410,000	\$32,479,768	\$35,402,743	\$655,606	\$215,283	54	53	4/30/2021	11/24/2020	11/24/2020	7/1/2022	18%
47	Adams Terrace Ruth Teague	10	2018-19	\$12,000,000	\$42,363,034	\$60,336,941	\$701,592	\$142,857	86	43	12/8/2018	12/9/2020	12/9/2020	12/9/2022	18%
48	Homes (fka 67th & Main)	9	2019-20	\$7,180,000	\$29,439,693	\$37,852,556	\$727,934	\$140,784	52	26	12/1/2019	1/13/2021	1/13/2021	7/8/2022	17%
49	Silva Crossing (fka Link at Sylmar)	7	2020-21	\$9,100,000	\$30,318,945	\$30,533,533	\$545,242	\$165,455	56	55	11/16/2020	12/1/2020	12/1/2020	4/5/2022	17%
50	Hope on Hyde Park	8	2020-21	\$9,280,000	\$40,057,844	\$45,829,039	\$467,643	\$95,670	98	97	11/16/2020	4/7/2021	4/7/2021	8/15/2022	16%

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51	Sun Commons	2	2019-20	\$10,369,212	\$57,171,909	\$61,442,748	\$596,532	\$102,665	103	51	2/24/2020	2/5/2021	2/5/2021	6/21/2022	11%
52	Mariposa Lily	1	2019-20	\$4,584,828	\$24,643,963	\$25,525,202	\$622,566	\$114,621	41	20	6/1/2020	4/19/2021	4/19/2021	2/3/2023	10%
53	Depot at Hyde Park	8	2018-19	\$6,840,000	\$23,256,685	\$30,478,454	\$708,801	\$162,857	43	33	1/1/2019	4/29/2021	4/29/2021	9/23/2022	7%
54	PATH Villas Hollywood	13	2018-19	\$12,320,000	\$33,769,951	\$34,315,990	\$571,933	\$208,814	60	59	6/19/2019	3/25/2021	3/25/2021	9/22/2022	5%
55	West Terrace (fka Silver Star II)	8	2020-21	\$5,710,309	\$34,757,507	\$32,189,472	\$502,961	\$90,640	64	56	2/22/2021	4/5/2021	4/5/2021	10/7/2022	5%
56	Bryson II	1	2019-20	\$10,060,000	\$22,518,068	\$34,528,722	\$539,511	\$159,683	64	47	1/13/2020	5/21/2021	5/21/2021	9/23/2022	5%
57	Talisa (fka 9502 Van Nuys Blvd)	6	2019-20	\$8,780,043	\$29,458,224	\$34,230,259	\$698,577	\$182,918	49	48	4/1/2020	4/27/2021	4/27/2021	10/7/2022	0%
58	Serenity (fka 923-937 Kenmore Ave)	10	2019-20	\$10,562,521	\$37,551,673	\$47,077,567	\$627,701	\$142,737	75	74	3/15/2020	4/27/2021	4/27/2021	10/7/2022	0%
59	Ambrose (fka 1615 Montana St.)	13	2020-21	\$6,300,000	\$35,446,661	\$34,648,624	\$541,385	\$100,000	64	63	4/26/2021	5/19/2021	5/19/2021	11/1/2022	0%
60	Sherman Oaks Senior	4	2020-21	\$10,505,254	\$29,409,086	\$30,919,525	\$562,173	\$194,542	55	54	2/22/2021	5/21/2021	5/21/2021	1/11/2023	0%

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61	Main Street Apartments	9	2019-20	\$8,512,000	\$32,824,507	\$36,799,300	\$645,602	\$152,000	57	56	3/15/2020	6/30/2021	6/30/2021	1/27/2023	0%
62	Asante Apartments	8	2019-20	\$10,998,943	\$28,204,968	\$28,012,763	\$509,323	\$203,684	55	54	2/1/2020	6/30/2021	6/30/2021	8/2/2023	0%
63	Sun King Apartments	6	2020-21	\$4,533,601	\$17,685,368	\$18,518,181	\$712,238	\$181,344	26	25	2/22/2021	7/22/2021	7/22/2021	1/6/2023	0%
64	11010 Santa Monica	5	2020-21	\$6,571,784	\$23,758,131	\$28,757,732	\$563,877	\$131,436	51	50	5/21/2021	7/20/2021	7/20/2021	7/7/2023	0%
65	The Lake House (fka Westlake Housing)	1	2020-21	\$6,510,000	\$36,441,402	\$35,482,656	\$563,217	\$105,000	63	62	7/9/2021	7/15/2021	7/15/2021	7/7/2023	0%
	TOTAL			\$574,654,381	\$1,949,987,099	\$2,248,985,253	\$557,369	\$142,417	4,035	3,249					

88th & Vermont – 100% Complete (Photo as of 6-11-2020)



Located at 8707-27 S. Menlo.
Building 1 residential.
View from Menlo & 88th.



88th & Vermont – 100% Complete (Photo as of 6-11-2020)



Located at 8707-27 S. Vermont. View of Building 2 and facilities from 88th & Vermont.



Aria Apartments – 100% Complete

(Photo as of 3- 10- 2021)



Located at 1532- 38 Cambria St.
View from across the street of the
site.

Casa del Sol– 100% Complete (Photo as of 3- 10- 2021)



Located at 10966 Ratner St.
View from across street of the site.

Residences on Main – 100% Complete

(Photo as of 6-3-2021)



View from across the street on
Main & 69th St.

Flor 401 Lofts – 100% Complete (Photo as of 6-3-2021)



Located at 401 E. 7th St.
View from across the street at
401 E. 7th St.

RISE Apartments – 100% Complete

(Photo as of 3- 10 - 2021)



View from across the street of the site.

PATH Metro Villas II – 100% Complete

(Photo as of 3-10-2021)



View of the site from the corner of Beverly Blvd & Madison Ave.

Metamorphosis on Foothill – 100% Complete

(Photo as of 8-2-2021)



View of the buildings from the front of the site at 13574 Foothill Blvd.

Western Avenue Apartments – 100% Complete

(Photo as of 8-2-2021)



View from across the site at
5501 S. Western Ave.



McCadden Plaza Youth Housing – 100% Complete (Photo as of 8-2-2021)



Located at 1119 N. McCadden Pl.
View from the front of the site.

The Pointe on Vermont – 99% Complete

(Photo as of 8-2-2021)



View from across the street at
7600 S. Vermont.

Gramercy Place Apartments – 99% Complete

(Photo as of 8-2-2021)



Street view from the corner of
Washington & Gramercy.

649 Lofts – 97% Complete (Photo as of 8-2-2021)



Located at 649 S. Wall St.
View from across the street of
7th St. & Wall St.

McCadden Campus Senior – 96% Complete (Photo as of 8-2-2021)



Located at 1127 N. Las Palmas St.
View from the front of the site
on Las Palmas St.



SP7 Apartments – 96% Complete (Photo as of 8-2-2021)



Located at 519 E. 7th St.
View from across the
intersection on 7th & San Pedro
St.

Casa de Rosas – 93% Complete (Photo as of 8-2-2021)



View from across the street on
Adams St. & Hoover.

Emerson Apartments – 90% Complete

(Photo as of 8-2-2021)



View from across the street at
4760 Melrose Ave.

Hartford Villa Apartments – 88% Complete

(Photo as of 8-2-2021)



View from across the street at
445 S. Hartford Ave.

West Third Apartments – 84% Complete (Photo as of 8-2-2021)



View from across the street at
1906 W 3rd St.

Missouri Place Apartments – 81% Complete (Photo as of 8-2-2021)



View from the corner of
Missouri St. & Bundy.

Rosa de Castilla – 81% Complete (Photo as of 8-2-2021)



View from across the street
from the site at 4208 E.
Huntington Dr. South.

The Dahlia – 79% Complete (Photo as of 8-2-2021)



View from across the street at
12003 S. Main St.

Summit View Apartments – 78% Complete (Photo as of 8-2-2021)



View from across the street at
11681 Foothill Blvd.

PATH Villas Montclair Gramercy – 77% Complete (Photo as of 8-2-2021)



View from across the street at
4220 Montclair St.

Broadway Apartments – 75% Complete (Photo as of 8-2-2021)



View from across the street at
301 W. 49th St.

Florence Towne – 68% Complete (Photo as of 8-2-2021)



View from across the street at
Florence Ave & Towne St.

Cadence – 67% Complete (Photo as of 7- 1- 2021)



View from intersection at 114th
& Central Ave.



Washington View Apartments – 62% Complete

(Photo as of 8-2-2021)



View from Bonsallo Street and
720 W. Washington Blvd.

Watts Works – 59% Complete (Photo as of 8-2-2021)



View from across the street at
9500 S. Compton Ave.

Rose Apartments – 58% Complete (Photo as of 8-2-2021)



View from across the street at
720 E. Rose Ave.

Building 208 – 50% Complete (Photo as of 8-2-2021)



View from the courtyard of
Building 205 and Building 207
at 11301 Wilshire Blvd.



Building 205 – 45% Complete (Photo as of 8-2-2021)



View from the courtyard of
Building 205 and Building 207
at 11301 Wilshire Blvd.

Reseda Theater Senior Housing – 36% Complete (Photo as of 8-2-2021)



View from across the street at 7227
N. Canby St.

Firmin Court – 35% Complete (Photo as of 8-2-2021)



View from across the street at
418 Firm in St.

Colorado East – 34% Complete (Photo as of 8-2-2021)



View from across the street at
1332 Colorado Blvd.



Chesterfield – 30% Complete (Photo as of 8-2-2021)



View from across the street at
4723 S. Normandie Ave.



Vermont Corridor – 27% Complete (Photo as of 8-2-2021)



View from inside the fence at
433 S. Vermont.

Berendo Sage – 27% Complete (Photo as of 8-2-2021)



View from across the street at
1210 S. Berendo St.

Isla de Los Angeles – 26% Complete

(Photo as of 8-2-2021)



View from inside the fence of
Broadway & Athens St. at 283
W. Imperial Hwy.

Ingraham Villa Apartments – 26% Complete (Photo as of 8-2-2021)



View from across the street at
1218 Ingraham St.

Marcella Gardens – 25% Complete (Photo as of 8-2-2021)



View from across the street at
6714 S. Main St.



HiFi Collective – 25% Complete

(Photo as of 8-2-2021)



View from across the street at
3200 W. Temple.

Hope on Broadway – 20% Complete (Photo as of 8-2-2021)



Photo of modules being constructed at the Perris California facility. The project site is 5138 S. Broadway.

VA Building 207 – 20% Complete (Photo as of 8-2-2021)



View from the court yard of Building
205 and VA Building 207 at 11301
Wilshire Blvd.

Bell Creek Apts – 19% Complete

(Photo as of 8-2-2021)



View from the intersection at
6952 N. Owensmouth Ave.



Amani Apartments – 18% Complete

(Photo as of 8-2-2021)



View from inside the fence at
4200 W. Pico Blvd.



Adams Terrace – 18% Complete (Photo as of 8-2-2021)



View of site one from across street at 4314 Adams Blvd.

Ruth Teague Homes – 17% Complete

(Photo as of 8-2-2021)



View from intersection at 67th & Main St.

Silva Crossing – 17% Complete

(Photo as of 8-2-2021)



View from across the street at
12667 San Fernando Rd.

Hope on Hyde Park – 16% Complete (Photo as of 8-2-2021)



View from across the street, 6501
South Crenshaw Blvd.

Sun Commons – 11% Complete (Photo as of 8-2-2021)



View from inside the fence at
6329 – 55 N. Clybourn Ave.

Mariposa Lily – 10% Complete (Photo as of 8-2-2021)



View from inside the fence at
1055 Mariposa Ave.



Depot at Hyde Park – 7% Complete (Photo as of 8-2-2021)



View from across the street,
6527- 6531 S Crenshaw.

PATH Villas Hollywood– 5% Complete (Photo as of 8-2-2021)



View from inside the fence at 5627
Fernwood Ave.

Bryson II – 5% Complete (Photo as of 8-2-2021)



Inside the construction fence at 2701
West Wilshire Blvd.

Projects with Closed Loan Pending Construction

(as of 8 - 2- 21)



#	PSH Project Name	HHH Project Award	Total Development Cost Approved in PEP	Updated Total Development Cost	TDC Per Unit	HHH Per Unit	Total Units	Total PSH Units	Construction Start Date Approved in PEP	Updated Constr. Start Date	NTP Issued	Est. Ready for Occupancy Date	Percent Complete
66	6th and San Julian	\$12,918,436	\$59,782,492	\$60,876,826	\$647,626	\$138,908	94	93	7/9/2021	8/5/2021	n/a	1/6/2023	0%
67	La Veranda	\$8,245,655	\$57,482,563	\$57,941,915	\$752,492	\$108,495	77	38	7/29/2021	8/6/2021	n/a	2/3/2023	0%
	TOTAL	\$21,164,091	\$117,265,055	\$118,818,741	\$694,846	\$123,767	171	131					

HHH Progress Updates

(as of 8 - 2- 21)



Projects in the PEP (81 Projects)

- 67 projects have closed.
 - 14 are ready to occupy.
 - 53 are in construction.
- 14 projects are in Predevelopment marching towards Closing.
 - 12 are targeted to close in the next 4 months.

Projects in not in PEP (29 Projects)

- 29 projects are in Predevelopment marching towards Closing.

In Sum (110 Projects)

- 67 projects have closed
- 43 projects are in Predevelopment marching towards Closing.

HHH Summary (PSH HHH & Housing Challenge Projects)



126 PSH HHH & Housing Challenge Projects (8,153 Total Units)

In service

14

HHH Projects

804 total units

+

Closed financed & In construction

55

HHH & Housing Challenge Projects

3,497 total units

+

By end of 2021

21

HHH & Housing Challenge Projects

1,323 total units targeted to close construction financing by end of 2021

+

By end of 2022

36

HHH & Housing Challenge Projects

2,529 total units targeted to close construction financing by end of 2022

Average HHH subsidy \$133,743 per unit.



THANK YOU!

