



# Update on HHH Projects Under Construction

Friday, September 17, 2021

# Projects in Construction

(as of 9- 1- 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)	99%
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	7/30/2021 (Actual)	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)	94%
17	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	93%
18	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	10/20/2021	90%
19	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	90%

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20	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	12/31/2021	85%
21	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	82%
22	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	12/21/2021	81%
23	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%
24	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	79%
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	12/31/2021	76%
26	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	12/31/2021	72%
27	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	10/29/2021	68%
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	8/19/2022	59%



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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	52%
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	47%
33	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	44%
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	42%
35	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	37%
36	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%
37	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	35%
38	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%
39	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	32%
40	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	31%

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41	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	31%
42	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	31%
43	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	28%
44	Adams Terrace	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	25%
45	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	25%
46	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	23%
47	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	21%
48	Ruth Teague 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	21%
49	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%
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	19%
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	15%

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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	4/19/2021	13%
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	11%
54	11010 Santa Monica	5	2020-21	\$6,448,081	\$23,758,131	\$28,812,310	\$564,947	\$128,962	51	50	5/21/2021	7/20/2021	7/20/2021	7/7/2023	9%
55	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	6%
56	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%
57	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%
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	3%
59	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	2%
60	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	2%
61	La Veranda	14	2020-21	\$8,245,655	\$57,482,563	\$57,941,915	\$752,492	\$108,495	77	38	7/29/2021	8/3/2021 (Actual)	8/3/2021 (Actual)	2/23/2023	1%
62	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%
63	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%

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64	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%
65	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%
66	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%
67	6th and San Julian	14	2020-21	\$12,918,436	\$59,782,492	\$60,876,826	\$647,626	\$138,908	94	93	7/9/2021	9/2/2021 (Actual)	9/2/2021 (Actual)	1/6/2023	0%
	<b>TOTAL</b>			<b>\$595,694,769</b>	<b>\$2,067,252,154</b>	<b>\$2,367,858,572</b>	<b>\$491,501</b>	<b>\$141,630</b>	<b>4,206</b>	<b>3,380</b>					

# 88<sup>th</sup> & Vermont – 100% Complete



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



# 88<sup>th</sup> & Vermont – 100% Complete



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



# Aria Apartments – 100% Complete



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



# Casa del Sol– 100% Complete



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

# Residences on Main – 100% Complete



View from across the street on  
Main & 69<sup>th</sup> St.



# Flor 401 Lofts – 100% Complete



Located at 401 E. 7<sup>th</sup> St.  
View from across the street at  
401 E. 7<sup>th</sup> St.

# RISE Apartments – 100% Complete



View from across the street of the site.



# PATH Metro Villas II – 100% Complete



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

# Metamorphosis on Foothill

– 100% Complete



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

# Western Avenue Apartments

– 100% Complete



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



# McCadden Plaza Youth Housing – 100% Complete



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

# The Pointe on Vermont – 99% Complete



View from across the street at  
7600 S. Vermont.

# Gramercy Place Apartments – 99% Complete



Street view from the corner of  
Washington & Gramercy.

# 649 Lofts – 99% Complete



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





# McCadden Campus Senior – 96% Complete



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

# SP7 Apartments – 96% Complete



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

# Casa de Rosas – 94% Complete



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



# Hartford Villa Apartments

– 93% Complete



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

# Emerson Apartments – 90% Complete



View from across the street at  
4760 Melrose Ave.

# Missouri Place Apartments

– 90% Complete



View from the corner of  
Missouri St. & Bundy.

# West Third Apartments – 85% Complete



View from across the street at  
1906 W 3<sup>rd</sup> St.



# PATH Villas Montclair Gramercy – 82% Complete



View from across the street at  
4220 Montclair St.

# Rosa de Castilla – 81% Complete



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



# The Dahlia – 79% Complete



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



# Summit View Apartments – 79% Complete



View from across the street at  
11681 Foothill Blvd.

# Broadway Apartments – 76% Complete



View from across the street at  
301 W. 49<sup>th</sup> St.



# Cadence – 72% Complete



View from intersection at 114<sup>th</sup>  
& Central Ave.



# Florence Towne – 68% Complete



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

# Washington View Apartments

– 62% Complete



View from Bonsallo Street and  
720 W. Washington Blvd.

# Watts Works – 59% Complete



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



# Rose Apartments – 58% Complete



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

# Building 208 – 52% Complete



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



# Building 205 – 47% Complete



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



# HiFi Collective – 44% Complete



View from across the street at  
3200 W. Temple.



# Firmin Court – 42% Complete



View from across the street at  
418 Firm in St.

# Chesterfield – 37% Complete



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

# Reseda Theater Senior Housing – 36% Complete



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



# Berendo Sage – 35% Complete



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



# Colorado East – 34% Complete



View from across the street at 1332 Colorado Blvd.

# Vermont Corridor – 32% Complete



View from across the street at  
433 S. Vermont.

# Isla de Los Angeles – 31% Complete



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

# Ingraham Villa Apartments

– 31% Complete



View from across the street at  
1218 Ingraham St.



# Marcella Gardens – 31% Complete



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

# Silva Crossing – 28% Complete



View from across the street at  
12667 San Fernando Rd.

# Adams Terrace – 25% Complete



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



# Hope on Broadway – 25% Complete



Photo just inside the construction fence. The project site is 5138 S. Broadway .



# VA Building 207 – 23% Complete



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

# Amani Apartments – 21% Complete



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

# Ruth Teague Homes – 21% Complete



View from intersection at 67<sup>th</sup> & Main St.

# Bell Creek Apts – 19% Complete



View from the intersection at  
6952 N. Owensmouth Ave.



# Hope on Hyde Park – 19% Complete



6501 South Crenshaw Blvd,  
View inside the construction  
fence.

# Sun Commons – 15% Complete



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

# Mariposa Lily – 13% Complete



View from inside the fence at  
1055 Mariposa Ave.

# Depot at Hyde Park – 11% Complete



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



# Bryson II – 6% Complete



Inside the construction fence at 2701 West Wilshire Blvd.

# PATH Villas Hollywood– 5% Complete



View from inside the fence at 5627 Fernwood Ave.



# Serenity (fka 923 - 937 Kenmore Ave) – 3% Complete



923- 925 S Kenmore Ave, Photo from inside the construction fence.



# Talisa (fka 9502 Van Nuys Blvd) – 2% Complete



9502 Van Nuys Blvd, Photo from inside the construction fence.



# Ambrose (fka 1615 Montana) – 2% Complete



1615 Montana Street, Photo from inside the construction fence.

# Projects with Closed Loan Pending Construction

(as of 9 - 1- 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
68	Weingart Tower A - 134 Upper (fka Weingart Tower - HHH PSH 1A)	14	2019-20	\$16,000,000	\$67,069,625	\$81,250,008	\$606,343	\$120,301	134	133	4/17/2020	12/31/2021	n/a	5/1/2024	0%
69	Weingart Tower A-144 Lower (fka Weingart Tower II - HHH PSH 1A)	14	2019-20	\$16,000,000	\$83,157,120	\$86,659,632	\$601,803	\$112,676	144	143	4/17/2020	12/31/2021	n/a	5/1/2024	0%
<b>TOTAL</b>				<b>\$32,000,000</b>	<b>\$150,226,745</b>	<b>\$167,909,640</b>	<b>\$603,992</b>	<b>\$115,108</b>	<b>278</b>	<b>276</b>					

# HHH Progress Updates

(as of 9 - 1- 21)



## Projects in the PEP (81 Projects)

- 69 projects have closed.
  - 15 are ready to occupy.
  - 52 are in construction.
- 12 projects are in Predevelopment marching towards Closing.
  - 10 are targeted to close in the next 4 months.

## Projects not in PEP (29 Projects)

- 29 projects are in Predevelopment marching towards Closing.

## In Sum (110 Projects)

- 69 projects have closed
- 41 projects are in Predevelopment marching towards Closing.

# HHH Summary (PSH HHH & Housing Challenge Projects)



125 HHH Projects (8,093 Total Units)

In service

**15**

HHH Projects

902 total units

+

Closed financed & In construction

**55**

HHH & Housing Challenge Projects

3,399 total units

+

By end of 2021

**17**

HHH & Housing Challenge Projects

1,149 total units targeted to close construction financing by end of 2021

+

By end of 2022

**38**

HHH & Housing Challenge Projects

2,643 total units targeted to close construction financing by end of 2022

Average HHH subsidy \$133,000 per unit.





**THANK YOU!**

