

# Projects in Construction

(as of 5-11-20)

Item 5

#	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. Constr. Completion Date	Percent Complete
1	88th & Vermont	8	2017-18	\$9,680,000	\$36,285,371	\$34,069,046	\$549,501	\$156,129	62	46	3/1/2018	4/2/2018	4/2/2018	3/18/2020	100%
2	PATH Metro Villas Phase 2	13	2017-18	\$3,513,721	\$53,717,019	\$56,064,860	\$459,548	\$28,801	122	90	11/1/2017	12/20/2017	12/20/2017	6/25/2020	94%
3	649 LOFTS (aka Six Four Nine Lofts)	14	2017-18	\$5,500,000	\$26,478,534	\$28,407,343	\$516,497	\$100,000	55	28	2/15/2018	4/18/2018	4/18/2018	6/24/2020	83%
4	Casa del Sol	6	2017-18	\$8,065,143	\$19,655,785	\$21,925,608	\$498,309	\$183,299	44	43	8/23/2018	9/27/2018	9/27/2018	8/28/2020	82%
5	Aria Apartments (fka Cambria Apts)	1	2018-19	\$12,000,000	\$26,387,793	\$28,478,153	\$499,617	\$210,526	57	56	12/8/2018	2/7/2019	2/7/2019	9/30/2020	74%
6	FLOR 401 Lofts	14	2017-18	\$11,980,000	\$39,369,988	\$55,658,910	\$562,211	\$121,010	99	49	10/25/2018	12/7/2018	12/7/2018	10/16/2020	74%
7	Western Avenue Apartments	8	2018-19	\$4,660,033	\$12,003,942	\$13,097,284	\$396,887	\$141,213	33	32	5/8/2018	5/2/2019	5/2/2019	8/31/2020	70%
8	Metamorphosis on Foothill	7	2018-19	\$10,340,000	\$23,725,808	\$25,180,788	\$524,600	\$215,417	48	47	12/30/2018	4/4/2019	4/4/2019	10/27/2020	67%
9	Residences on Main	9	2018-19	\$10,780,000	\$24,588,641	\$30,179,651	\$603,593	\$215,600	50	49	12/8/2018	4/30/2019	4/30/2019	10/30/2020	64%
10	RISE Apartments	9	2017-18	\$9,500,000	\$21,038,903	\$31,675,818	\$555,716	\$166,667	57	56	6/8/2018	12/7/2018	12/7/2018	10/28/2020	58%
11	McCadden Plaza Youth Housing	4	2017-18	\$5,018,298	\$10,036,596	\$13,036,552	\$501,406	\$193,011	26	25	5/6/2018	11/27/2018	11/27/2018	10/30/2020	52%
12	Casa de Rosas Campus	9	2018-19	\$7,920,000	\$18,938,064	\$19,825,000	\$535,811	\$214,054	37	36	7/8/2018	5/2/2019	5/2/2019	8/28/2020	48%

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13	Gramercy Place Apartments	10	2018-19	\$9,920,000	\$36,315,577	\$42,793,953	\$668,656	\$155,000	64	31	12/8/2018	5/16/2019	5/16/2019	1/20/2021	45%
14	McCadden Campus Senior (aka McCadden Plaza Senior)	4	2018-19	\$5,500,000	\$44,053,286	\$50,639,484	\$516,729	\$56,122	98	25	1/1/2019	2/13/2019	2/13/2019	10/26/2020	40%
15	SP7 Apartments	14	2017-18	\$12,000,000	\$35,035,594	\$50,612,532	\$506,125	\$120,000	100	55	6/28/2018	10/3/2018	10/3/2018	1/11/2021	33%
16	The Pointe on Vermont	8	2017-18	\$7,900,000	\$21,236,930	\$24,829,320	\$496,586	\$158,000	50	25	10/25/2018	7/31/2019	7/31/2019	3/31/2021	29%
17	Hartford Villa Apartments	1	2018-19	\$12,000,000	\$43,159,535	\$44,859,535	\$444,154	\$118,812	101	100	9/8/2018	1/24/2019	1/24/2019	7/27/2021	26%
18	Rosa De Castilla Apartments	14	2018-19	\$12,000,000	\$44,056,994	\$45,027,086	\$529,730	\$141,176	85	63	1/15/2019	6/3/2019	6/3/2019	2/26/2021	16%
19	Vermont Corridor Apartments (fka 433 Vermont Apts)	10	2018-19	\$7,200,000	\$48,889,129	\$51,352,600	\$713,231	\$100,000	72	36	3/8/2018	7/2/2019	7/2/2019	5/20/2021	12%
20	Missouri Place Apartments	11	2018-19	\$11,520,000	\$33,621,721	\$44,602,996	\$602,743	\$155,676	74	44	12/8/2018	11/4/2019	11/4/2019	6/30/2021	10%
21	Emerson Apartments (fka Melrose Apartments)	13	2018-19	\$8,360,000	\$22,816,848	\$24,730,156	\$634,107	\$214,359	39	38	4/1/2019	11/20/2019	11/20/2019	6/18/2021	2%
22	Broadway Apartments	9	2018-19	\$4,443,480	\$11,520,534	\$15,573,058	\$444,945	\$126,957	35	34	8/30/2018	3/2/2020	3/2/2020	3/2/2021	0%
23	PATH Villas Montclair/Gramercy(New-Site 1 of 2)	10	2018-19	\$9,900,000	\$26,002,599	\$30,752,853	\$668,540	\$215,217	46	45	5/8/2018	2/4/2020	2/4/2020	8/13/2021	0%

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24	West Third Apartments	1	2018-19	\$10,291,998	\$42,772,025	\$47,541,696	\$347,020	\$75,124	137	136	5/8/2018	3/2/2020	3/2/2020	3/2/2021	0%
25	Florence Towne (fka 410 E. Florence Avenue)	9	2018-19	\$7,000,000	\$12,108,412	\$15,804,956	\$309,901	\$137,255	51	50	4/1/2019	3/31/2020	3/31/2020	3/22/2022	0%
26	Summit View Apartments	7	2018-19	\$10,560,000	\$24,434,827	\$36,229,452	\$739,377	\$215,510	49	48	12/8/2018	1/22/2020	1/22/2020	1/23/2022	0%
				<b>\$227,552,673</b>	<b>\$758,250,455</b>	<b>\$882,948,690</b>	<b>\$522,146</b>	<b>\$134,567</b>	<b>1,691</b>	<b>1,287</b>					

# 88<sup>th</sup> & Vermont – 100% Complete (Photo as of 2-20-20)



Located at 8707-27 S. Menlo Apts. Bldg 2 residential. View from Menlo & 88<sup>th</sup>.



# 88<sup>th</sup> & Vermont – 100% Complete (Photo as of 2-20-20)



Located at 8707-27 S. Vermont. Building 2 & facilities view from 88th & Vermont.



# Path Metro Villas II – 94% Complete (Photo as of 5-7-20)



Path Metro Phase 2. View of site at corner of Beverly Blvd & Madison Ave.



# 649 Lofts – 83% Complete (Photo as of 5-7-20)



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



# Casa del Sol – 82% Complete (Photo as of 5-7-20)



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



# Aria Apartments (formerly Cambria Apts.) – 74% Complete (Photo as of 5-7-20)



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



# Flor 401 Lofts – 74% Complete (Photo as of 5-7-20)



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

# Western Avenue Apartments – 70% Complete (Photo as of 5-7-20)



View from across site at 5501 S. Western Ave.



# Metamorphosis on Foothill – 67% Complete (Photo as of 5-7-20)



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



# Residences on Main – 64% Complete (Photo as of 5-7-20)



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



# RISE Apartments – 58% Complete (Photo as of 5-7-20)



Located at 4050-60 S. Figueroa St. View from across the street of site.



# McCadden Plaza Youth Housing – 52% Complete (Photo as of 5-7-20)



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

# Casa De Rosas Campus – 48% Complete (Photo as of 5-7-20)



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



# Gramercy Place Apartments – 45% Complete (Photo as of 5-7-20)



Street view from corner of Washington & Gramercy.



# McCadden Plaza Sr. – 40% Complete (Photo as of 5-7-20)



Located at 1119 N. Mc Cadden Pl. Street view from front of site on Las Palmas St.



# SP7 Apartments – 33% Complete (Photo as of 5-7-20)



Located at 519 E 7<sup>th</sup> St. View from inside the construction fence on 7<sup>th</sup> St.

# The Pointe On Vermont – 29% Complete (Photo as of 5-7-20)



View from overhead of the construction site at 7600 S Vermont.



# Hartford Villa Apartments – 26% Complete (Photo as of 5-7-20)



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



# Rosa De Castilla Apartments – 16% Complete (Photo as of 5-7-20)



View from inside the construction fence at 4208 E. Huntington Dr. South.



# Vermont Corridor Apts (formerly 433 Vermont) – 12% Complete (Photo as of 5-7-20)



View from inside of the construction fence at 433 S Vermont.



# Missouri Place Apartments – 10% Complete (Photo as of 5-7-20)



View from inside the construction fence at 11950 W. Missouri St.



# Emerson Apartments (fka Melrose Apts.) – 2% Complete (Photo as of 5-7-20)



View from across the street at 4760 Melrose Ave.



# Broadway Apartments – 0% Complete (Photo as of 5-7-20)



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



# Path Villas Montclair Gramercy – 0% Complete (Photo as of 5-7-20)



View from across the street at 4220 Montclair St .



# West Third Apartments – 0% Complete (Photo as of 5-7-20)



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



# Florence Towne (fka 410 E. Florence Ave) – 0% Complete (Photo as of 5-7-20)



View from across the street at Florence Ave & Towne.



## Projects with Closed Loans Pending Construction (as of 5-11-20)

#	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. Constr. Completion Date	Percent Complete
1	Isla de Los Angeles	8	2018-19	\$11,660,000	\$21,761,570	\$34,827,111	\$644,947	\$215,926	54	53	12/8/2018	4/20/2020	n/a	4/20/2022	0%
2	Rose Apartments	11	2019-20	\$6,888,468	\$18,220,401	\$22,204,142	\$634,404	\$196,813	35	34	2/15/2020	5/29/2020	n/a	8/30/2022	0%
3	*Cadence (fka 11408 S. Central)	15	TBD	\$10,112,000	TBD	\$34,474,725	\$538,668	\$158,000	64	63	TBD	5/14/2020	n/a		0%
				<b>\$28,660,468</b>	<b>\$39,981,971</b>	<b>\$91,505,978</b>	<b>\$598,078</b>	<b>\$187,323</b>	<b>153</b>	<b>150</b>					

\*Cadence (fka 11408 S. Central) is currently not on a PEP.

The project is listed in the proposed FY 2020-2021 PEP that is under review for approval.

On April 20, 2020 Council approved a funding authorization for Cadence Apartments through a separate action that will allow funding to be allocated to the project prior to the approval of the FY 2020-2021 PEP (C.F. 19-0916-S1).



# HHH Progress Updates

(as of 5-11-20)

## Projects in the PEP (60 Projects)

- 28 projects have closed.
  - 26 are in construction.
  - 2 are waiting to begin construction.
- 32 projects are in Predevelopment marching towards Closing.
  - 9 are targeted to close in the next 4 months.

## Projects in not in PEP (52 Projects)

- 52 projects are in Predevelopment marching towards Closing.
  - 1 project has closed.
    - Cadence (fka 11408 S. Central) is currently not on a PEP. The project is listed in the proposed FY 2020-2021 PEP that is under for approval.
    - On April 20, 2020 Council approved a funding authorization for Cadence Apartments through a separate action that will allow funding to be allocated to the project prior to the approval of the FY 2020-2021 PEP (C.F. 19-0916-S1).
  - 2 are targeted to close in the next 4 months.

## In Sum (111 Projects)

- 29 projects have closed
- 82 projects are in Predevelopment marching towards Closing.