

Projects in Construction

(as of 6-12-20)

Item 4

#	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	97%
3	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	94%
4	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%
5	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	81%
6	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	76%
7	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%
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	74%
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	74%
10	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	72%
11	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	62%
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	50%

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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	49%
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	48%
15	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	37%
16	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%
17	Hartford Villa Apartments	1	2018-19	\$12,000,000	\$43,159,535	\$47,321,561	\$468,530	\$118,812	101	100	9/8/2018	1/24/2019	1/24/2019	7/27/2021	29%
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	19%
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	13%
20	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	13%
21	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	13%
22	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%
23	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	8%

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24	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	8%
25	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%
26	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%
27	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	5/15/2020	5/15/2020	4/20/2022	0%
28	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	5/8/2020	8/30/2022	0%
				\$246,101,141	\$798,232,426	\$942,441,969	\$529,462	\$138,259	1,780	1,374					

88th & Vermont – 100% Complete (Photo as of 6-11-20)



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

88th & Vermont – 100% Complete (Photo as of 6-11-20)



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

Path Metro Villas II – 97% Complete (Photo as of 6-11-20)



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

Casa del Sol – 94% Complete (Photo as of 6-11-20)



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

649 Lofts – 83% Complete (Photo as of 6-11-20)



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

Flor 401 Lofts – 81% Complete (Photo as of 6-11-20)



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

Western Avenue Apartments – 76% Complete (Photo as of 6-11-20)



View from across site at 5501 S. Western Ave.

Aria Apartments (formerly Cambria Apts.) – 74% Complete (Photo as of 6-11-20)



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

Metamorphosis on Foothill – 74% Complete (Photo as of 6-11-20)



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

Residences on Main – 74% Complete (Photo as of 6-11-20)



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

McCadden Plaza Youth Housing – 72% Complete (Photo as of 6-11-20)



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

RISE Apartments – 62% Complete (Photo as of 6-11-20)



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

Casa De Rosas Campus – 50% Complete (Photo as of 6-11-20)



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

Gramercy Place Apartments – 49% Complete (Photo as of 6-11-20)



Street view from corner of Washington & Gramercy.

McCadden Plaza Sr. – 48% Complete (Photo as of 6-11-20)



Located at 1127 N. Las Palmas. Street view from front of site on Las Palmas St.

The Pointe On Vermont – 37% Complete (Photo as of 6-11-20)



View from across the street at 7600 S Vermont.

SP7 Apartments – 33% Complete (Photo as of 6-11-20)



Located at 519 E 7th St. View from inside the construction fence on 7th St.

Hartford Villa Apartments – 29% Complete (Photo as of 6-11-20)



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

Rosa De Castilla Apartments – 19% Complete (Photo as of 6-11-20)



View from just inside the fence of situs at 4208 E Huntington Dr. South.

Vermont Corridor Apts (formerly 433 Vermont) – 13% Complete (Photo as of 6-11-20)



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

Emerson Apartments (fka Melrose Apts.) – 13% Complete (Photo as of 6-11-20)



View from across the street at 4760 Melrose Ave.

West Third Apartments – 13% Complete (Photo as of 6-11-20)



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

Missouri Place Apartments – 10% Complete (Photo as of 6-11-20)



View from across the intersection at 11950 W. Missouri St. & Bundy.

Broadway Apartments – 8% Complete (Photo as of 6-11-20)



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

Summit View Apartments – 8% Complete (Photo as of 6-11-20)



View from across the street at 11681 Foothill Blvd.

Path Villas Montclair Gramercy – 0% Complete (Photo as of 6-11-20)



View from across the street at 4220 Montclair St.

Florence Towne (fka 410 E. Florence Ave) – 0% Complete (Photo as of 6-11-20)



View from across the street at Florence Ave & Towne.

Cadence Apartments – 0% Complete (Photo as of 6-11-20)



View from just inside the fence at 11408 S Central Ave.

Projects with Closed Loans Pending Construction (as of 6-12-20)

#	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	The Dahlia (fka South Main Street Apartments)	15	2019-20	\$12,000,000	\$29,767,145	\$28,281,657	\$505,030	\$214,286	56	55	4/1/2020	7/15/2020	n/a	7/15/2022	0%
2	Building 205	11	2018-19	\$11,622,000	\$37,994,432	\$42,140,946	\$619,720	\$170,912	68	67	5/8/2018	6/26/2020	n/a	6/24/2022	0%
3	Building 208	11	2018-19	\$11,660,000	\$35,355,102	\$38,444,859	\$711,942	\$215,926	54	53	5/8/2018	6/26/2020	n/a	6/24/2022	0%
				\$35,282,000	\$103,116,679	\$108,867,462	\$611,615	\$198,213	178	175					

*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 6-12-20)

Projects in the PEP (60 Projects)

- 31 projects have closed.
 - 28 are in construction.
 - 3 are waiting to begin construction.
- 29 projects are in Predevelopment marching towards Closing.
 - 10 are targeted to close in the next 4 months.

Projects in not in PEP (51 Projects)

- 50 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).
 - 7 are targeted to close in the next 4 months.

In Sum (111 Projects)

- 32 projects have closed
- 79 projects are in Predevelopment marching towards Closing.

Prop HHH Facilities Program Fiscal Year 2017-18 Bond Issuance

	Facilities Project Name	Organization	CD	HHH Project Award	Total Project Cost	Project Type	Construction Start Date Approved in PEP	Construction Start Date (Updated)	NTP Issued	Construction Completion Date
1	South Campus	LA Family Housing	6	\$1,302,500	\$4,802,500	Center	10/1/2017	6/30/2018 (Actual)	6/30/2018	9/24/2019 (Actual)
2	88th and Vermont Youth and Community Center	Community Build	8	\$3,245,154	\$3,792,365	Center	12/1/2017	4/2/2018 (Actual)	4/2/2018	3/18/2020 (Actual)
3	Joshua House Health Center	Los Angeles Christian Helath Centers	14	\$3,700,000	\$23,238,840	Clinic	10/1/2017	4/18/2018 (Actual)	4/18/2018	6/24/2020
City Sponsored Site										
4	CD 8 Navigation Center*	City-sponsored	8	\$3,245,000	\$8,984,260	Center	10/1/2017	11/5/2018 (Actual)	11/1/2018	7/2020
	TOTAL			\$11,492,654	\$40,817,965					
	* Additional funding was committed to the CD8 Navigation Center project in the Prop HHH Facilities Program 2018-19 Bond Issuance for a total current budget of \$8.98 million.									

Prop HHH Facilities Program Fiscal Year 2018-19 Bond Issuance

	Facilities Project Name	Organization	CD	HHH Project Award	Total Project Cost	Project Type	Construction Start Date Approved in PEP	Construction Start Date (Updated)	NTP Issued	Construction Completion Date (Updated)
Non-City Sponsored Sites – Executed Contracts										
1	The Midnight Mission Center	Midnight Mission	14	\$3,100,000	\$3,100,000	Shelter	10/1/2018	7/2020	TBD	11/27/2020
2	Fannie Lou Hammer Emergency Shelter	Jenessee Center	10	\$750,800	\$750,800	DV Shelter	1/1/2019	11/15/2019 (Actual)	11/15/2019	8/11/2020
3	Primary Care Wellness Project	St. John's Well Child and Family Center	9	\$3,500,000	\$3,500,000	Clinic	8/1/2018	3/16/2020 (Actual)	3/2020	9/2/2020
4	Village Renovation	The People Concern	14	\$1,367,150	\$1,367,150	Transitional Housing	9/1/2018	11/12/2019 (Actual)	11/12/2019	3/13/2020 (Actual)
5	H2 Seismic Retrofit & ADA Accessibility Project	Haven Hills	3	\$599,824	\$623,824	DV Shelter	9/1/2018	11/13/2019 (Actual)	11/13/2019	2/14/2020 (Actual)
6	Service Center Minor Rehabilitation Project	Haven Hills	3	\$100,000	\$100,000	DV Shelter	3/1/2019	9/2020 (Actual)	11/13/2019	6/2021
7	Crisis Shelter ADA Accessibility Compliance Project	Haven Hills	3	\$278,338	\$278,338	DV Shelter	7/1/2018	9/2020 (Actual)	11/13/2019	6/2021
8	St. Barnabas Senior Center of Los Angeles	St. Barnabas Senior Center	1	\$276,955	\$276,955	Center	1/1/2019	4/6/2020 (Actual)	7/27/2019	8/28/2020
9	The Good Seed	Good Seed Community Development Corp.	8	\$172,500	\$172,500	Shelter	10/1/2018	10/1/2019 (Actual)	10/1/2019	9/1/2020
10	PATH's Interim Facility	People Assisting the Homeless (PATH)	13	\$1,945,468	\$1,945,468	Transitional Housing	9/1/2018	Postponed due to COVID-19	TBD	TBD
11	Ruth's Place	Coalition for Responsible Community Development	9	\$3,500,000	\$3,500,000	Shelter	10/1/2018	6/23/2020	6/2020	1/23/2021
12	Viki's House	Los Angeles House of Ruth	14	\$1,219,185	\$1,432,675	DV Shelter	8/1/2018	6/20/2020	TBD	9/1/2020

Prop HHH Facilities Program Fiscal Year 2018-19 Bond Issuance

	Facilities Project Name	Organization	CD	HHH Project Award	Total Project Cost	Project Type	Construction Start Date Approved in PEP	Construction Start Date (Updated)	NTP Issued	Construction Completion Date
Non-City Sponsored Sites – Executed Contracts Continued										
13	WLCAC Homeless and Housing Access Center	Watts Labor Action Committee	15	\$1,839,666	\$2,057,781	Center	3/1/2019	8/15/2020	TBD	12/31/2020
14	Kosumosu Transitional Facility	Little Tokyo Service Center Community Development corporation	14	\$943,191	\$2,914,471	DV Shelter	9/1/2018	Fall 2020 – Postponed due to COVID-19	TBD	TBD
15	La Posada	New Economics for Women	1	\$2,974,841	\$2,974,841	Transitional Housing	9/1/2018	6/1/2019 (Actual)	6/1/2019	4/13/2020 (Actual)
16	Wraparound Recuperative Care Center	Volunteers of America Los Angeles	9	\$1,742,200	\$2,344,380	Shelter	8/1/2018	8/2020	TBD	3/2021
Non-City Sponsored Sites – Contract Not Yet Executed										
17	Veteran Opportunity Center	New Directions, Inc.	11	\$826,980	\$926,980	Transitional Housing	10/1/2018	TBD	TBD	TBD
City Sponsored Sites										
18	Sherman Way Navigation Center	City of Los Angeles	2	\$6,520,914	\$6,520,914	Center	1/1/2019	4/26/2019 (Actual)	4/25/2019	3/23/2020 (Actual)
19	Women's Bridge Housing	City of Los Angeles	4	\$3,565,223	\$3,565,223	Shelter	10/1/2018	11/1/2018 (Actual)	11/1/2018	7/31/2019 (Actual)
20	CD8 Navigation Center	City of Los Angeles	8	\$5,950,784	\$8,984,260	Center	10/1/2017	11/5/2018 (Actual)	11/1/2018	7/2020
21	Navigation Center at San Pedro Harbor Police Station	City of Los Angeles	15	\$4,150,000	Pending Report-Back to Council	Center	2/1/2019	2/1/2019 (Actual)	2/2019	6/17/2020 (Actual)
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CD8 Navigation Center - 92% Complete – Estimated Completion early 7/2020
Laying Underground Utilities, Install Exterior Stairs and Accent Walls

