


REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: May 8, 2018
To: Proposition HHH Citizens Oversight Committee
From: Richard H. Llewellyn, Jr., City Administrative Officer
Reference: Proposition HHH
Subject: **PROPOSITION HHH FACILITIES PROGRAM FISCAL YEAR 2018-19 REQUEST FOR PROPOSALS RECOMMENDATIONS FOR THE FISCAL YEAR 2019-20 BOND ISSUANCE**

CAO File No. 0220-05151-0038
Council File No. 17-0090
Council District: All



RECOMMENDATIONS

That the Citizens Oversight Committee review and propose the following recommendations to the Administrative Oversight Committee:

DIRECT the City Administrative Officer to suspend the Fiscal Year 2018-19 Request for Proposals for the Proposition HHH Facilities Program (2019-20 Bond Issuance), pending the availability of additional State resources for the Proposition HHH Permanent Supportive Housing Loan Program.

SUMMARY

This report outlines the City Administrative Officer's (CAO) recommendations for the Proposition HHH (Prop HHH) Facilities Program Request for Proposals (RFP) for Fiscal Year (FY) 2018-19.

BACKGROUND

On November 8, 2016, voters approved Prop HHH on the State's General Election ballot, providing the City with authority to issue up to \$1.2 billion in General Obligation (GO) bonds to finance the development of permanent supportive housing (PSH), affordable housing, and facilities that provide supportive services to the homeless. The Prop HHH ballot language outlines that no more than twenty percent (20%) of the bond proceeds are to be used for affordable housing and that at least eighty percent (80%) of the proceeds must be used for PSH units and facilities. The Prop HHH language also provides that the Project Expenditure Plan (PEP) prioritize funding for supportive housing units. The language, does not, however, specify a percentage of funds for facilities, nor does it mandate that bond funds be used for facilities.

Status of Prop HHH GO Bond Authority

The first Prop HHH bond issuance in FY 2017-18 and the FY 2018-19 bond issuance, pending Council and Mayor approval, total \$362.5 million to fund 2,131 units, 1,659 of which are supportive. Once the FY 2018-19 issuance is approved, remaining bond authority will be \$837.5 million. If these remaining funds are used only for housing units at the current Prop HHH maximize subsidy of \$220,000, the City would finance up to 3,807 additional units. If additional subsidy sources from the State become available (No Place Like Home and SB 2), we could expect the City's subsidy to be reduced to \$157,000 per unit. Even with this reduced subsidy, we would finance only 5,335 additional units. At either subsidy level, we are short of the anticipated 10,000 units.

The Mayor's Crisis and Bridge Housing Program in FY 2018-19 Budget

As you know, there are 25,237 unsheltered homeless persons in the City according to the 2017 Point in Time Homeless Count. Building permanent housing units takes time and the City has to address the needs of its unsheltered population more quickly. In the last nine months, the City has started to focus on establishing temporary shelters using pre-fabricated structures. The first of these interim shelters is set to open at the El Pueblo Historical Monument's Parking Lot 5 in July 2018. The Mayor has proposed a \$20 million Crisis and Bridge Housing Fund in the FY 2018-19 budget to establish interim housing facilities on City-owned or other public and private sites throughout the City. Either membrane structures or trailers will be placed on these sites and the County of Los Angeles has committed to coordinate with the City to fund the service costs. The City Council's Budget and Finance Committee has recommended an additional \$10 million for this effort and other homeless programs.

PROPOSAL: NO RFP FOR PROP HHH FACILITIES PROGRAM IN FISCAL YEAR 2018-19

As stated above, with the remaining bond authority, we will not reach our 10,000 unit goal for Prop HHH. It would, therefore, be prudent to not issue a Facilities Program RFP until additional State resources are available for housing units. It is expected that the No Place Like Home Program and the SB 2 housing funds will become available to jurisdictions in the next fiscal year. Suspending the RFP for one year would also allow the City to focus on the Crisis and Bridge housing effort, which Prop HHH cannot support, and focus the voter-approved bond funds on supportive housing units.

FISCAL IMPACT

There is no impact on the General Fund.