

**City of Los Angeles
Proposition HHH (Prop HHH)
Citizens Oversight Committee (COC)
Minutes for the meeting held on:
Friday, March 15, 2019
2:00 PM**

COC members in attendance:

Miguel Santana, Chair
Tunua Thrash-Ntuk, Vice Chair
Amelia Williamson

Blair Besten
Nicholas Halaris

COC members not in attendance:

Shanice Sholes and Kerry Morrison

The meeting was called to order at 2:10 p.m. by Miguel Santana, Chair.

1. General Public Comment, Multiple Agenda Item Comment

- Public Comment was heard from one speaker:
Puppet Bull

2. Approval of the Minutes for the February 15, 2019 Meeting

- The minutes were approved as amended to correctly reflect the members not in attendance at the meeting. Amended minutes are attached.

3. State of California No Place Like Home Program

- The item was continued to a future meeting.

4. Update on Fiscal Year (FY) 2017-18 and 2018-19 Proposition HHH (Prop HHH) Bond Issuance Projects

- Presentation by Elyse Matson, Office of the City Administrative Officer (CAO), and Tim Elliot, Housing and Community Investment Department (HCID).
- No action was required on this item.

5. Consideration of Prop HHH Permanent Supportive Housing (PSH) Project Expenditure Plan (PEP) Fiscal Year 2019-20

- Presentation by Tim Elliot, Ed Gibson, and Sean Spear, HCID.
- *Action by the Prop HHH COC:*
That the Proposition HHH Administrative Oversight Committee recommend that the Council, subject to approval by the Mayor:
 - a. Approve the Proposition HHH Fiscal Year 2019-20 Permanent Supportive Housing Loan Program Project Expenditure Plan (Attachment A), with a

final commitment not to exceed \$281,340,750 for eligible project costs;

- b. Authorize the Housing and Community Investment Department's General Manager, or designee, to negotiate and execute loan documents, covenant/regulatory agreements, and any other documents necessary to implement the Fiscal Year 2019-20 Permanent Supportive Housing Loan Program Project Expenditure Plan (Attachment A) with each of the borrowers on projects selected for funding, subject to the approval of the City Attorney as to form; and
- c. Approve the disbursement of Proposition HHH funds after the sponsor obtains enforceable commitments for all proposed funding sources, including, but not limited to, the full amount of funding and/or tax credits proposed.

6. Update on HCID non-Prop HHH PSH Program

- Presentation by Ed Gibson, HCID.
- No action was required on this item.

7. Quality Supportive Housing

- Presentation by David Howden, Lindsay Kerby, Tristina Sinopoli, and Jessica Monge Coria, from the Corporation for Supportive Housing
- No action was required on this item.

8. Discussion on Additional Innovative Ideas for Future Prop HHH Funding Rounds with Experts on Housing Development

- No speakers came to the table for discussion.
- No action was required on this item.

9. Future Agenda Items

- i. City Workforce Development Efforts to Expand Qualified Subcontractors for Prop HHH-funded projects
- ii. Planning and Land Use, Including Options to Shorten the Planning Process
- iii. New State funding sources and leveraging opportunities
- iv. State of California No Place Like Home Program
- v. Engagement of sub-populations within the Homeless Community
- vi. Wiggins Settlement Replacement Unit Update
- vii. Update on Board and Care Facilities
- viii. County Program to Encourage Innovative Housing Development
- ix. Presentation from the Economic and Workforce Development Department on shortages in labor and subcontractor markets

10. Adjournment - Meeting was adjourned at 3:49 p.m.

Attachment: Approved as Amended Meeting Minutes for the January 18, 2019 meeting

**City of Los Angeles
Proposition HHH (Prop HHH)
Citizens Oversight Committee (COC)
Minutes for the meeting held on:
Friday, February 15, 2019
2:00 PM**

COC members in attendance:

Miguel Santana, Chair
Tunua Thrash-Ntuk, Vice Chair
~~Amelia Williamson~~

Blair Besten
Kerry Morrison
Nicholas Halaris

COC members not in attendance:

Shanice Sholes and Amelia Williamson

The meeting was called to order at 2:05 p.m. by Miguel Santana, Chair.

1. General Public Comment, Multiple Agenda Item Comment

- Public Comment was heard from 5 speakers:
Claudia Brick, Mary Ann Curtis, Pepita Pig, Antonia Ramirez, and Herman

2. Approval of the Minutes for the January 18, 2019 Meeting

- The minutes were approved as amended to reflect the speakers who presented Item 6, and to reflect the members not in attendance at the meeting. Amended minutes are attached. Future minutes will include this information.

3. Update on Fiscal Year (FY) 2017-18 and 2018-19 Proposition HHH (Prop HHH) Bond Issuance Projects

- Presentation by Elyse Matson, Office of the City Administrative Officer (CAO), and Tim Elliot, Housing and Community Investment Department (HCID).
- No action was required on this item.

4. Consideration of Prop HHH Permanent Supportive Housing (PSH) Loan Program Commitments – FY 2018-19 Round 2 Call for Projects

- Presentation by Tim Elliot, Ed Gibson, and Sean Spear, HCID.
- *Action by the Prop HHH COC:*
That the Proposition HHH Administrative Oversight Committee recommend that the Council authorize the Housing and Community Investment Department to issue letters of commitment as outlined in the attached report Table 2A, subject to the following conditions:

1. The final Proposition HHH Permanent Supportive Housing Loan

Program financial commitment will not exceed \$244,520,000, per the breakdown of projects listed in Table 2A of the report;

2. The disbursement of Proposition HHH program funds will take place after the project sponsor obtains enforceable commitments for all proposed project funding, including, but not limited to, the full amount of funding and/or tax credits proposed in the Call for Projects application, and the project has been approved on the annual Proposition HHH Project Expenditure Plan (PEP); and,
3. Approve the following two conditional waivers of the Proposition HHH Permanent Supportive Housing Program Regulations for the 410 E. Florence Avenue (CD 9) project:
 - a. Waive the per unit loan limit for non-tax credit supported units; and,
 - b. Waive the requirement that Proposition HHH loans cannot exceed 50 percent of the project's total development cost.

5. Proposed Prop HHH Pilot Program

- Presentation by Christina Miller from the Mayor's Office, Sean Spear and Rushmore Cervantes, HCID.

Action by the Prop HHH COC:

That the Prop HHH Administrative Oversight Committee:

1. Forward the report to the City Council for consideration with the recommendation that the City Council approve HCID's report with the following amendments to the RFP:
 - a. Amend the RFP scoring process to include the following steps:
 - i. Initial review of minimum threshold requirements;
 - ii. A panel review with applicants that meet threshold requirements to review their applications and provide feedback; and
 - iii. Numerical scoring process of applications that received a panel review.
 - b. Move the requirement that a lead developer or managing general partner must have "been the lead developer of at least two affordable housing projects placed in services for a period of more than one year within the last three years" from the threshold Eligibility Requirements in Section III.A to the Evaluation Criteria Section III.D;

- c. Broaden the Evaluation Criteria Section III.D.2 to allow applicants to receive points for experience with any type of multifamily housing; and
- d. Add a contracting requirement that awardees must indemnify the City if claiming an exception to Prevailing Wage requirements.

6. Market Conditions and Costs to Develop Multi-family Housing

- Presentation by Bill A. Witte, Chairman and CEO of Related California and Tyler Monroe and Andrew Gross, Vice President and President at Thomas Safran and Associates, respectively.
- No action was required on this item.

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7. Discussion on Additional Innovative Ideas for Future Prop HHH Funding Rounds with Experts on Housing Development

- No speakers came to the table for discussion.
- No action was required on this item.

8. Future Agenda Items

- i. City Workforce Development Efforts to Expand Qualified Subcontractors for Prop HHH-funded Projects
- ii. Planning and Land Use, Including Options to Shorten the Planning Process
- iii. Engagement of sub-populations within the Homeless Community
- iv. Wiggins Settlement Replacement Unit Update
- v. Update on Board and Care Facilities
- vi. County Program to Encourage Innovative Housing Development

9. Adjournment - Meeting was adjourned at 4:50 p.m.

Attachment: Approved as Amended Meeting Minutes for the January 18, 2019 meeting