

Attachment A:

HHH Commitment Extension Requests

2nd Quarter CY 2020

1.17.2020

Topics

1. List of Projects Requesting HHH Extension
2. Detailed Summary of Each Project Request
3. List of Projects Closing Loans Prior To HHH Expiration Date

Projects Requesting HHH Extension

No.	Project Name	CD	TDC	Total Units	Supportive Housing Units at Risk of Loss	HHH Loan Amount
1	Bryson II	1	\$28,661,857	64	32	\$10,095,000
2	Ingraham Villa Apartments	1	\$60,109,859	121	90	\$12,000,000
3	Marcella Gardens (formerly known as 68 th & Main St.)	9	\$32,474,680	60	59	\$12,000,000
4	Ruth Teague Homes (formerly known as 67 th & Main St.)	9	\$32,575,384	52	26	\$7,180,000
5	Building 205	11	\$29,887,742	67	66	\$12,000,000

Projects Requesting HHH Extension

No.	Project Name	CD	TDC	Total Units	Supportive Housing Units at Risk of Loss	HHH Loan Amount
6	Building 208	11	\$25,695,236	54	53	\$11,660,000
7	Rose Apartments	11	\$20,962,507	35	34	\$6,888,468
8	Weingart Tower (HHH PSH 1A)	14	\$71,535,750	134	106	\$16,000,000
9	Weingart Tower II – (HHH PSH 1A)	14	\$76,496,899	144	122	\$16,000,000
	TOTAL:		\$378,399,913	731	588	\$103,823,468

Bryson II

Original Expiration Date	5/29/2020
Requested Expiration Date	12/31/2020
Additional Time Requested	216 days
HHH Loan Amount (HHH/Unit)	\$10,095,000 (\$157,734)
Total Units	64
Supportive Housing Units at Risk of Loss	32
TDC	\$28,661,857
TDC/Unit	\$447,842
Target Population	Homeless individuals, Low income families, Chronically homeless
Reason for extension request	The Project will apply to the California Debt Limit Allocation Committee (CDLAC) in March 2020. The Developer expects a CDLAC award in May 2020. The Developer will need additional time to draft the loan documents and close. Consequently, HCIDLA recommends an expiration date of December 31, 2020.
CDLAC application date	3/18/2020
Obstacles developer has overcome	The Project has secured project-based vouchers from HACLA and a LISC predevelopment loan and has proceeded with design.
Additional information	<u>Current challenge</u> : The Property sits in the current parking lot of an existing affordable housing development. The Developer will need to remove the parking lot from the collateral of the first development, so that it can be used as land for Bryson II.

Bryson II

Sources of Funds

Sources	Construction	Permanent
Construction Loan	\$15,526,619	\$0
Permanent Loan	\$0	\$4,728,607
City of Los Angeles – HHH	\$5,047,500	\$10,095,000
Tax Credit Equity (LIHTC)	\$1,529,737	\$10,198,250
Deferred Developer Fee	\$2,500,000	\$0
GP Capital Contribution	\$640,000	\$640,000
Deferred Costs until Stabilization	\$418,000	\$0
Lanterman - Department of Developmental Services Loan	\$1,000,000	\$1,000,000
<u>County of Los Angeles – AHTF</u>	<u>\$2,000,000</u>	<u>\$2,000,000</u>
TOTAL	\$28,661,857	\$28,661,857

Ingraham Villa Apartments

Original Expiration Date	5/29/2020
Requested Expiration Date	12/31/2020
Additional Time Requested	216 days
HHH Loan Amount (HHH/Unit)	\$12,000,000 (\$99,174)
Total Units	121
Supportive Housing Units at Risk of Loss	90
TDC	\$60,109,859
TDC/Unit	\$496,776
Target Population	Homeless veterans, Homeless mental illness, Non homeless individuals, Chronically homeless
Reason for extension request	The Developer expects to receive a State Tax Credit Allocation Committee (TCAC) award in January 2020 and a CDLAC Bond Volume Cap allocation in February 2020. CDLAC allows for 180 days to close, which places the closing date for the project in August 2020; developers are allowed to request up to a 90-day extension, if necessary. HCIDLA recommends an HHH extension to December 31, 2020, with the expectation that the Developer will work to close sooner.
CDLAC application date	11/15/2019 (Actual)
Obstacles developer has overcome	The Developer must secure State Tax Credits and CDLAC award.
Additional information	The Developer expects to start construction in September 2020.

Ingraham Villa Apartments

Sources of Funds

Sources	Construction	Permanent
Construction Loan	\$32,500,000	\$0
Permanent Loan	\$0	\$6,278,000
City of Los Angeles – HHH	\$1,690,000	\$12,000,000
County of Los Angeles – NPLH	\$14,775,000	\$15,000,000
County of Los Angeles – AHTF & MHHP	\$4,925,000	\$5,000,000
Tax Credit Equity (LIHTC)	\$2,030,654	\$18,164,837
Deferred Costs until Stabilization	\$2,689,205	\$0
AHP	\$1,500,000	\$1,500,000
<u>State Tax Credit Equity</u>	<u>\$0</u>	<u>\$2,167,022</u>
TOTAL	\$60,109,859	\$60,109,859

Marcella Gardens

(formerly known as 68th & Main St.)

Original Expiration Date	5/29/2020
Requested Expiration Date	12/31/2020
Additional Time Requested	216 days
HHH Loan Amount (HHH/Unit)	\$12,000,000 (<i>\$200,000</i>)
Total Units	60
Supportive Housing Units at Risk of Loss	59
TDC	\$32,474,680
TDC/Unit	\$514,245
Target Population	Homeless individuals, Homeless veterans, Homeless youth, Chronically homeless
Reason for extension request	The Developer will submit a CDLAC/TCAC application in January 2020. CDLAC allows for 180 days to close, which places the closing date for the Project in September 2020; developers are allowed to request up to a 90-day extension, if necessary. HCIDLA recommends an HHH extension to December 31, 2020.
CDLAC application date	1/17/2020
Obstacles developer has overcome	The Project received its No Place Like Home commitment.
Additional information	The Project's sources include HHH funding, No Place Like Home and Section 8 Project Based Vouchers. The Project is entitled and does not require any discretionary approvals.

Marcella Gardens

(formerly known as 68th & Main St.)

Sources of Funds

Sources	Construction	Permanent
Construction Loan	\$15,900,000	\$0
Permanent Loan	\$0	\$3,300,000
City of Los Angeles – HHH	\$7,330,802	\$12,000,000
County of Los Angeles – NPLH	\$3,934,198	\$6,440,000
Tax Credit Equity (LIHTC)	\$989,242	\$9,892,424
Deferred Costs until Stabilization	\$3,478,181	\$0
<u>GP Capital Contribution</u>	<u>\$842,256</u>	<u>\$842,256</u>
TOTAL	\$32,474,680	\$32,474,680

Ruth Teague Homes

(formerly known as 67th & Main St.)

Original Expiration Date	5/29/2020
Recommended Expiration Date	12/31/2020
Additional Time Requested	216 days
HHH Loan Amount (HHH/Unit)	\$7,180,000 (<i>\$138,077</i>)
Total Units	52
Supportive Housing Units at Risk of Loss	26
TDC	\$32,575,384
TDC/Unit	\$626,450
Target Population	Homeless veterans, Homeless youth, Low income families, Chronically homeless
Reason for extension request	The Developer will submit a 9% TCAC application in March 2020. The expected award will be in June 2020. The Developer will need an additional six months to draft the loan documents and close. Consequently, HCIDLA recommends an expiration date of December 31, 2020.
TCAC application date	3/20/2020
Obstacles developer has overcome	Unlike 4% LIHTC, which are available throughout the year, 9% LIHTCs are only available twice (2x) a year.
Additional information	The Project's sources include HHH funding, No Place Like Home and Section 8 Project Based Vouchers. The Project is entitled and does not require any discretionary approvals..

Ruth Teague Homes

(formerly known as 67th & Main St.)

Sources of Funds

Sources	Construction	Permanent
Construction Loan	\$20,000,000	\$0
Permanent Loan	\$0	\$5,700,000
City of Los Angeles – HHH	\$7,180,000	\$7,180,000
Tax Credit Equity (LIHTC)	\$2,753,102	\$17,615,213
Deferred Developer Fee	\$0	\$1,080,171
Deferred Costs until Stabilization	\$2,642,282	\$0
<u>AHP</u>	<u>\$0</u>	<u>\$1,000,000</u>
TOTAL	\$32,575,384	\$32,575,384

Building 205

Original Expiration Date	2/23/2020
Requested Expiration Date	4/5/2020
Additional Time Requested	42 days
HHH Loan Amount (HHH/Unit)	\$12,000,000 (\$179,104)
Total Units	67
Supportive Housing Units at Risk of Loss	66
TDC	\$29,887,742
TDC/Unit	\$446,086
Target Population	Homeless veterans, Chronically homeless
Reason for extension request	This Project received a CDLAC allocation on December 12, 2018. This Project is one of the first Supportive Housing (SH) developments on the Department of Veterans Affairs (VA's) campus. It is just one phase of a 1,200 SH Unit VA goal. As an early entrant, much time was invested in negotiating ground lease terms and other issues. Consequently, HCIDLA recommends an expiration date of April 5, 2020.
CDLAC application date	10/12/2018 (Actual)
Obstacles developer has overcome	CDLAC just approved the Project's request for a 90-day extension for Bond Issuance. The CDLAC Bond Issuance deadline is 3/10/2020. On 12/2/2019, the Project executed an Enhanced Use Agreement ("EUL") with the Veterans Administration.
Additional information	A new General Partner and Guarantors are replacing exiting partners. ¹³

Building 205

Sources of Funds

Sources	Construction	Permanent
Construction Loan	\$18,000,000	\$0
Permanent Loan	\$0	\$7,063,808
City of Los Angeles – HHH	\$9,752,032	\$12,000,000
Tax Credit Equity (LIHTC)	\$2,135,710	\$10,678,549
<u>Deferred Developer Fee</u>	<u>\$0</u>	<u>\$145,385</u>
TOTAL	\$29,887,742	\$29,887,742

Building 208

Original Expiration Date	2/23/2020
Requested Expiration Date	4/5/2020
Additional Time Requested	42 days
HHH Loan Amount (HHH/Unit)	\$11,660,000 (\$215,926)
Total Units	54
Supportive Housing Units at Risk of Loss	53
TDC	\$25,695,236
TDC/Unit	\$475,838
Target Population	Homeless veterans, Chronically homeless
Reason for extension request	This Project received a CDLAC allocation on December 12, 2018. This Project is also one of the first SH developments on the VA's campus, and is another phase of the 1,200 SH Unit VA goal. As an early entrant, much time was invested in negotiating ground lease terms and other issues. Consequently, HCIDLA recommends an expiration date of April 5, 2020.
CDLAC application date	10/12/2018 (Actual)
Obstacles developer has overcome	CDLAC just approved the Project's request for a 90-day extension for Bond Issuance. CDLAC Bond Issuance deadline is 3/10/2020. On 12/2/2019, the Project executed an Enhanced Use Agreement ("EUL") with the Veterans Administration.
Additional information	A new General Partner and Guarantors are replacing exiting partners.

Building 208

Sources of Funds

Sources	Construction	Permanent
Construction Loan	\$16,000,000	\$0
Permanent Loan	\$0	\$4,560,103
City of Los Angeles – HHH	\$7,842,625	\$11,660,000
Tax Credit Equity (LIHTC)	\$1,852,611	\$9,263,057
<u>Deferred Developer Fee</u>	<u>\$0</u>	<u>\$212,076</u>
TOTAL	\$25,695,236	\$25,695,236

Rose Apartments

Original Expiration Date	5/29/2020
Requested Expiration Date	7/28/2020
Additional Time Requested	60 days
HHH Loan Amount (HHH/Unit)	\$6,888,468 (\$196,813)
Total Units	35
Supportive Housing Units at Risk of Loss	34
TDC	\$20,962,507
TDC/Unit	\$598,929
Target Population	Homeless individuals, Homeless youth, Chronically homeless
Reason for extension request	The Project was approved by CDLAC on October 16, 2019 and the bond issuance deadline is April 13, 2020. While the Developer is confident the project can close in a timely manner, they are requesting the opportunity to incorporate the CDLAC extension period, if necessary. CDLAC allows developers to request up to a 90-day extension, if necessary. Consequently, HCIDLA recommends an expiration date of July 28, 2020.
CDLAC application date	8/16/2019 (Actual)
Obstacles developer has overcome	The extension is needed to ensure the timely approval of the NEPA clearance, approval of HACLA project-based vouchers, and transmittal of No Place Like Home proceeds.
Additional information	The Project is fully entitled, funded and building permits are 95% complete.

Rose Apartments

Sources of Funds

Sources	Construction	Permanent
Construction Loan	\$11,256,311	\$0
Permanent Loan	\$0	\$1,109,763
City of Los Angeles – HHH	\$4,753,043	\$6,888,468
County of Los Angeles – NPLH	\$2,745,500	\$2,890,000
Tax Credit Equity (LIHTC)	\$755,217	\$6,767,175
Deferred Costs Until Stabilization	\$1,452,436	\$0
<u>Special Needs Housing Program (SNHP)</u>	<u>\$0</u>	<u>\$3,307,101</u>
TOTAL	\$20,962,507	\$20,962,507

Weingart Tower (HHH PSH 1A)

Original Expiration Date	5/29/2020
Requested Expiration Date	6/30/2021
Additional Time Requested	397 days
HHH Loan Amount (HHH/Unit)	\$16,000,000 (\$119,403)
Total Units	134
Supportive Housing Units at Risk of Loss	106
TDC	\$71,535,750
TDC/Unit	\$533,849
Target Population	Homeless individuals, Non homeless individuals, Chronically homeless
Reason for extension request	The Developer expects to receive a CDLAC Bond Volume Cap allocation in October 2020. CDLAC allows for 180 days to close, which places the closing date for the Project in April 2021; developers are allowed to request up to a 90-day extension, if necessary. HCIDLA recommends HHH extension to June 30, 2021, with the expectation that the Developer will work to close sooner.
CDLAC application date	8/21/2020
Obstacles developer has overcome	Project is funded with No Place Like Home (NPLH) proceeds, which was subject to a lawsuit challenging NPLH as a valid use of Mental Health Services Act (MHSA) Funds. Developer decided to stop predevelopment until resolution of the lawsuit. The NPLH commitment was provided to the Project in August 2019, and predevelopment recommenced. Permits are targeted for October 2020.
Additional information	The Project is fully entitled, has all environmental clearances and all soft funding and vouchers are committed. Project is part of larger development of 18 floors. Weingart Tower is on floors 11-18, whereas Weingart Tower II is on floors 2 – 10. Ground floor is common area and a café.

Weingart Tower (HHH PSH 1A)

Sources of Funds

Sources	Construction	Permanent
Construction Loan	\$41,431,210	\$0
Permanent Loan	\$0	\$4,729,363
City of Los Angeles – HHH	\$16,000,000	\$16,000,000
Tax Credit Equity (LIHTC)	\$2,768,235	\$27,682,349
Deferred Developer Fee	\$0	\$1,126,760
Developer Land Contribution/Note	\$1,718,058	\$1,718,058
GP Capital Contribution	\$0	\$6,497,619
Deferred Costs Until Stabilization	\$9,610,087	\$0
AHSC	\$0	\$13,700,000
<u>Solar Equity</u>	<u>\$8,160</u>	<u>\$81,600</u>
TOTAL	\$71,535,750	\$71,535,750

Weingart Tower II (HHH PSH 1A)

Original Expiration Date	5/29/2020
Requested Expiration Date	6/30/2021
Additional Time Requested	397 days
HHH Loan Amount (HHH/Unit)	\$16,000,000 (\$111,111)
Total Units	144
Supportive Housing Units at Risk of Loss	122
TDC	\$76,496,899
TDC/Unit	\$531,228
Target Population	Homeless individuals, Non homeless individuals, Chronically homeless
Reason for extension request	The Developer expects to receive a CDLAC Bond Volume Cap allocation in October 2020. CDLAC allows for 180 days to close, which places the closing date for the project in April 2021; developers are allowed to request up to a 90-day extension, if necessary. HCIDLA recommends HHH extension to June 30, 2021, with the expectation that the Developer will work to close sooner.
CDLAC application date	8/21/2020
Obstacles developer has overcome	Project is funded with No Place Like Home (NPLH) proceeds, which was subject to a lawsuit challenging NPLH as a valid use of Mental Health Services Act (MHSA) Funds. Developer decided to stop predevelopment until resolution of the lawsuit. The NPLH commitment was provided to the Project in August 2019, and predevelopment recommenced. Permits are targeted for October 2020.
Additional information	The Project is fully entitled, has all environmental clearances and all soft funding and vouchers are committed. Project is part of larger development of 18 floors. Weingart Tower is on floors 11-18, whereas Weingart Tower II is on floors 2 – 10. Ground floor is common area and a café.

Weingart Tower II (HHH PSH 1A)

Sources of Funds

Sources	Construction	Permanent
Construction Loan	\$30,560,765	\$0
Permanent Loan	\$0	\$4,675,101
City of Los Angeles – HHH	\$16,000,000	\$16,000,000
County of Los Angeles – NPLH	\$13,500,000	\$15,000,000
Tax Credit Equity (LIHTC)	\$2,963,265	\$29,632,653
Deferred Developer Fee	\$0	\$644,520
Developer Land Contribution/Note	\$1,846,272	\$1,846,272
GP Capital Contribution	\$0	\$7,110,664
Deferred Costs Until Stabilization	\$10,117,828	\$0
AHP	\$1,500,000	\$1,500,000
<u>Solar Equity</u>	<u>\$8,769</u>	<u>\$87,690</u>
TOTAL	\$76,496,899	\$76,496,899

Projects Not Requesting Extension

No.	Project Name	CD	TDC	Total Units	Supportive Housing Units at Risk of Loss	HHH Loan Amount
1	N/A					
2	N/A					
3	N/A					
4	N/A					

All other projects with HHH Commitments expiring by July 1, 2020 have closed construction financing.