

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

0220-05151-0635

Date: January 17, 2025

To: Proposition HHH Citizens Oversight Committee

From: Office of the City Administrative Officer
Los Angeles Housing Department

Subject: **PROPOSITION HHH QUARTERLY REPORT – FOURTH QUARTER OF FISCAL YEAR 2023-24 (APRIL 1, 2024 – JUNE 30, 2024)**

RECOMMENDATION

That the Proposition HHH Citizens Oversight Committee review and forward the Quarterly Report for the fourth quarter of Fiscal Year 2023-24, from April 1, 2024 through June 30, 2024, to the Proposition HHH Administrative Oversight Committee for review.

SUMMARY

This quarterly report provides Proposition (Prop) HHH expenditures for the Project Expenditure Plans (PEPs) for FY 2017-18, 2018-19, 2019-20, and 2020-21, through the fourth quarter of FY 2023-24, from April 1, 2024 through June 30, 2024.

Since the Prop HHH Program inception, there have been four (4) bond issuances totaling \$963,985,000 and funding commitments for 131 permanent supportive housing (PSH) and affordable housing projects with 8,780 units and 24 facilities. As of June 30, 2024, a total of \$890,186,871 had been expended for the PSH Loan and facilities Programs, including \$4,969,314 in Los Angeles Housing Department (LAHD) and City Attorney staff costs. As of the end of the reporting period, the remaining bond authority of the \$1.2 billion Prop HHH bond authorization is \$236,015,000.

This report describes items of note for Prop HHH projects approved in the four Prop HHH PEPs. Attachment A of this report provide the following information for each Prop HHH project:

- Project Information:
 - Project name, developer, address, council district, and population served;
 - Total number of units, number of PSH units, units for chronically homeless, affordable units, manager units, and non-HHH funded units (PSH Loan Program projects only); and,
 - Project type (Facilities Program projects only).
- Prop HHH Project Award Amount;

- Total Development Cost, including original and actual costs;
- Loan Agreement Execution Date (PSH Loan Program projects only) and Contract Execution Date (Facilities Program projects only);
- Commitment Date (PSH Loan Program projects only);
- Cost Per Unit (PSH Loan Program projects only);
- Construction Start Date, including original and actual dates;
- Construction Completion Date, including original and actual dates;
- Permanent Loan Conversion Date (PSH Loan Program projects only);
- Prop HHH Quarterly Expenditures and Fiscal Year Totals; and,
- Notes (e.g., outlining delays, concerns).

PROPOSITION HHH STATUS REPORT – ITEMS OF NOTE

PROPOSITION HHH PERMANENT SUPPORTIVE HOUSING LOAN PROGRAM

Of the \$1,034,529,122 allocated to the PSH Loan Program, \$890,186,871 has been expended through the end of FY 2023-24. Of the total amount expended, \$28,262,156 was expended in the fourth quarter of FY 2023-24.

The Table 1 below outlines expenditures for projects that are 100 percent complete and operational. Sixty-one projects with 3,774 units are 100 percent complete and operational, 26 of which are pending conversion of construction loans to permanent loans.

Table 1: Expenditures for Projects 100 Percent Complete and Operational

PEP	Total Commitment	Total Allocation	Total Expended to Date	Expenditures in Quarter 4	Total # of Projects	Total # of Units
2017-18	\$61,157,162	\$61,157,162	\$65,828,116	\$0	8	515
2018-19	\$198,107,854	\$197,657,456	\$187,865,237	\$0	20	1,228
2019-20	\$138,592,000	\$128,732,949	\$123,567,928	\$4,827,819	15	946
2020-21	\$128,997,633	\$108,057,854	\$123,061,257	\$5,463,501	18	1,085
Total	\$526,854,649	\$495,605,431	\$500,322,538	\$10,291,320	61	3,774

The Table 2 below provides the expenditure activity for 70 incomplete projects with 5,192 units. The table also includes projects that have yet to begin construction and projects that were newly added to a PEP. Forty four projects are over 50 percent complete and 26 are under 50 percent complete.

Table 2: Expenditures for Incomplete Projects

PEP	Total Commitment	Total Allocation	Total Expended to Date	Expenditures in Quarter 4	Projects Over 50% Complete	Projects Under 50% Complete	Total # of Projects	Total # of Units
2017-18	\$12,000,000	\$7,740,481	\$7,187,000	\$ 0	1	0	1	100
2018-19	\$28,423,480	\$28,423,480	\$24,553,480	\$0	3	0	3	149
2019-20	\$135,432,000	\$112,350,939	\$115,338,269	\$3,789,921	14	0	14	961
2020-21	\$331,818,993	\$227,478,954	\$242,785,583	\$14,180,915	26	26	52	3,982
Total	\$507,674,473	\$375,993,854	\$389,864,332	\$17,970,836	44	26	70	5,192

PROPOSITION HHH FACILITIES PROGRAM

A total of \$71,948,108 was allocated to the Prop HHH Facilities Program. As of June 30, 2024, a total of \$48,547,886 has been expended, including \$69,976 for the Prop HHH Fee Study. Of the total amount expended, \$229,837 was expended in the fourth quarter of FY 2023-24. Attachment A provides the project details.

Of the 24 funded projects, 19 projects are complete and operational, four (4) projects are under construction, and one (1) project, the Veteran Opportunity Center, is anticipated to begin construction in the last quarter of the current FY. The contract with the Veteran Opportunity Center was recorded with the Los Angeles County Registrar-Recorder Office on December 10, 2024. These projects, shown in Table 3, include domestic violence shelters, health clinics, bridge housing sites, service centers, and transitional and youth housing shelters.

Table 3: Expenditures for Facilities Program

PEP	Total Commitment and Allocation	Total Expended to Date	Expenditures in Quarter 4	Total # of Projects	Projects 100% Complete and Operational	Incomplete Projects
2017-18	\$11,563,271	\$10,967,044	\$0	4	4	0
2018-19	\$42,384,836	\$19,580,842	\$229,837	19	14	5
2020-21	\$18,000,000	\$18,000,000	\$0	1	1	0
Total	\$71,948,108	\$48,547,886	\$229,837	24	19	5

Attachment A – Proposition HHH FY 2023-24 Quarterly Report Q4 by Project Expenditure Plan (PEP) from April 1, 2024 through June 30, 2024

Proposition HHH Permanent Supportive Housing (PSH) Loan Program		Project Expenditure Plan (PEP) ID		Project Name		Funding Source		Project Location		Project Dates		Project Status		Contract Information		Financial Summary		Notes		
PEP ID	Project Name	Funding Source	Project Location	Start Date	End Date	Contract Number	Contract Completion Date	Contract Value	Contract Value Change	Contract Value Change Reason	Contract Value Change Effective Date	Contract Value Change Effective Date	Contract Value Change Effective Date	Contract Value Change Effective Date	Contract Value Change Effective Date	Contract Value Change Effective Date	Contract Value Change Effective Date	Contract Value Change Effective Date	Contract Value Change Effective Date	Contract Value Change Effective Date
34	2023-20	Water Works	Water Works	15	2,400,000.00	2,400,000.00	15	2,400,000.00	2,400,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
35	2023-20	Coltsville East	Coltsville East	14	8,000,000.00	8,000,000.00	14	8,000,000.00	8,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
36	2023-20	Haywood	Haywood	1	10,000,000.00	10,000,000.00	1	10,000,000.00	10,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
37	2023-20	8331 5th Street	8331 5th Street	14	2,178,894.48	2,178,894.48	14	2,178,894.48	2,178,894.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
38	2023-20	Washington View Apartments	Washington View Apartments	1	12,000,000.00	12,000,000.00	1	12,000,000.00	12,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
39	2023-20	Acorn Apartments	Acorn Apartments	8	7,460,381.20	7,460,381.20	8	7,460,381.20	7,460,381.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
40	2023-20	Barnwell Edge	Barnwell Edge	1	6,620,000.00	6,620,000.00	1	6,620,000.00	6,620,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
41	2023-20	Rose Apartments	Rose Apartments	11	6,888,468.20	6,888,468.20	11	6,888,468.20	6,888,468.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42	2023-20	Mill Collective (Dorothy's) at Truitt View	Mill Collective (Dorothy's) at Truitt View	13	4,700,000.00	4,700,000.00	13	4,700,000.00	4,700,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
43	2023-20	Health Home Senior Housing (East of Woodside)	Health Home Senior Housing (East of Woodside)	3	4,300,000.00	4,300,000.00	3	4,300,000.00	4,300,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
44	2023-20	Monarch 8 Senior Housing	Monarch 8 Senior Housing	13	10,100,000.00	10,100,000.00	13	10,100,000.00	10,100,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
45	2023-20	Severely	Severely	10	10,100,000.00	10,100,000.00	10	10,100,000.00	10,100,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
46	2023-20	Main Street Apartments	Main Street Apartments	9	8,000,000.00	8,000,000.00	9	8,000,000.00	8,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
47	2023-20	The Terrace on La Brea	The Terrace on La Brea	5	7,500,000.00	7,500,000.00	5	7,500,000.00	7,500,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
48	2023-20	Southside Station	Southside Station	8	8,200,000.00	8,200,000.00	8	8,200,000.00	8,200,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
49	2023-20	Solara Apartments (R# 1546-1545 (Crestline Blvd))	Solara Apartments (R# 1546-1545 (Crestline Blvd))	10	8,240,000.00	8,240,000.00	10	8,240,000.00	8,240,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
50	2023-20	Valley	Valley	4	8,700,000.00	8,700,000.00	4	8,700,000.00	8,700,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Proposition HHH Permanent Supportive Housing (PSH) Loan Program		Project Expenditure Plan (PEP) ID		Project Name		Project Location		Project Type		Project Status		Project Dates		Project Budget		Project Progress		Project Performance		Project Financials		Project Notes	
PEP ID	Project Name	Project Location	Project Type	Project Status	Start Date	End Date	Budget	Actual	Actual %	Actual	Actual %	Actual	Actual %	Actual	Actual %	Actual	Actual %	Actual	Actual %	Actual	Actual %	Notes	
1001-01	The Quarry (Phase 2) PSH	1001 W PICO BLVD CA 90006	Residential Development	Completed	10/1/2023	10/1/2023	\$ 1,000,000	\$ 1,000,000	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Contract Number: C-08021, Construction completion: 75% to 100%. Total development cost increased from \$52,734,800 to \$53,138,425. Cost per unit increased from \$26,367 to \$26,569. Estimated permanent loan completion date changed from 9/15/2023 to 10/1/2023. Estimated permanent loan completion date changed from 9/15/2023 to 10/1/2023.	
1001-02	La Brea	2405 E CHASE ST LOS ANGELES CA 90001	Residential Development	Completed	1/1/2024	1/1/2024	\$ 1,000,000	\$ 1,000,000	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Contract Number: C-08084, Construction completion: 85% to 100%. Total development cost increased from \$26,728,000 to \$26,938,000. Cost per unit increased from \$26,728 to \$26,938. Estimated permanent loan completion date changed from 9/15/2023 to 10/1/2023. Estimated permanent loan completion date changed from 9/15/2023 to 10/1/2023.	
1001-03	Los Feliz Apartments	100 S GLENDALE BLVD LOS ANGELES CA 90004	Residential Development	Completed	1/1/2024	1/1/2024	\$ 1,000,000	\$ 1,000,000	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Contract Number: C-08071, Construction completion: 65% to 95%. Total development cost increased from \$46,272,800 to \$46,734,800. Cost per unit increased from \$46,273 to \$46,735. Estimated permanent loan completion date changed from 9/15/2023 to 10/1/2023. Estimated permanent loan completion date changed from 9/15/2023 to 10/1/2023.	
1001-04	McClintock House (Phase South) PSH	14881 S LAMAR AVE LOS ANGELES CA 90005	Residential Development	Completed	1/1/2024	1/1/2024	\$ 1,000,000	\$ 1,000,000	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Contract Number: C-08022, Construction completion: 85% to 100%. Total development cost increased from \$24,282,800 to \$24,532,800. Cost per unit increased from \$24,283 to \$24,533. Estimated permanent loan completion date changed from 9/15/2023 to 10/1/2023. Estimated permanent loan completion date changed from 9/15/2023 to 10/1/2023.	
1001-05	Truett Park Housing	1000 S TRUETT PARK LOS ANGELES CA 90005	Residential Development	Completed	1/1/2024	1/1/2024	\$ 1,000,000	\$ 1,000,000	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Contract Number: C-08026, Construction completion: 65% to 95%. Total development cost increased from \$26,728,000 to \$26,938,000. Cost per unit increased from \$26,728 to \$26,938. Estimated permanent loan completion date changed from 9/15/2023 to 10/1/2023. Estimated permanent loan completion date changed from 9/15/2023 to 10/1/2023.	
1001-06	Washington Arts Collective	400 W WASHINGTON BLVD LOS ANGELES CA 90012	Residential Development	Completed	1/1/2024	1/1/2024	\$ 1,000,000	\$ 1,000,000	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Contract Number: C-08024, Construction completion: 45%. Total development cost increased from \$26,728,000 to \$26,938,000. Cost per unit increased from \$26,728 to \$26,938. Estimated permanent loan completion date changed from 9/15/2023 to 10/1/2023.	
1001-07	The Via (The Arts) Apartments	3914 S BERRY AVE CA 90008	Residential Development	Completed	1/1/2024	1/1/2024	\$ 1,000,000	\$ 1,000,000	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Contract Number: C-08028, Construction completion: 65% to 100%. Total development cost increased from \$26,728,000 to \$26,938,000. Cost per unit increased from \$26,728 to \$26,938. Estimated permanent loan completion date changed from 9/15/2023 to 10/1/2023.	
1001-08	Central Apartments	1000 S CENTRAL AVE CA 90007	Residential Development	Completed	1/1/2024	1/1/2024	\$ 1,000,000	\$ 1,000,000	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Contract Number: C-08022, Construction completion: 85% to 100%. Total development cost increased from \$24,282,800 to \$24,532,800. Cost per unit increased from \$24,283 to \$24,533. Estimated permanent loan completion date changed from 9/15/2023 to 10/1/2023.	
1001-09	Luxury Place	1000 S LUXURY PLAZA CA 90007	Residential Development	Completed	1/1/2024	1/1/2024	\$ 1,000,000	\$ 1,000,000	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Contract Number: C-08024, Construction completion: 85% to 100%. Total development cost increased from \$26,728,000 to \$26,938,000. Cost per unit increased from \$26,728 to \$26,938. Estimated permanent loan completion date changed from 9/15/2023 to 10/1/2023.	
1001-10	Luxury (The Topaz) Apartments	1000 S LUXURY PLAZA CA 90007	Residential Development	Completed	1/1/2024	1/1/2024	\$ 1,000,000	\$ 1,000,000	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Contract Number: C-08025, Construction completion: 85% to 100%. Total development cost increased from \$26,728,000 to \$26,938,000. Cost per unit increased from \$26,728 to \$26,938. Estimated permanent loan completion date changed from 9/15/2023 to 10/1/2023.	
1001-11	LA Angel (The Angel)	1000 S LA ANGEL CA 90008	Residential Development	Completed	1/1/2024	1/1/2024	\$ 1,000,000	\$ 1,000,000	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Contract Number: C-08082, Construction completion: 75% to 100%. Total development cost increased from \$26,728,000 to \$26,938,000. Cost per unit increased from \$26,728 to \$26,938. Estimated permanent loan completion date changed from 9/15/2023 to 10/1/2023.	
1001-12	Audrey LSSS	1000 S AUDREY CA 90008	Residential Development	Completed	1/1/2024	1/1/2024	\$ 1,000,000	\$ 1,000,000	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Contract Number: C-08084, Construction completion: 85% to 100%. Total development cost increased from \$26,728,000 to \$26,938,000. Cost per unit increased from \$26,728 to \$26,938. Estimated permanent loan completion date changed from 9/15/2023 to 10/1/2023.	
1001-13	Resonance Landing (The Beacon) PSH	1000 S RESONANCE LANDING CA 90008	Residential Development	Completed	1/1/2024	1/1/2024	\$ 1,000,000	\$ 1,000,000	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Contract Number: C-08084, Construction completion: 85% to 100%. Total development cost increased from \$26,728,000 to \$26,938,000. Cost per unit increased from \$26,728 to \$26,938. Estimated permanent loan completion date changed from 9/15/2023 to 10/1/2023.	
1001-14	The Journey (The Lincoln) Apartments	1000 S THE JOURNEY CA 90008	Residential Development	Completed	1/1/2024	1/1/2024	\$ 1,000,000	\$ 1,000,000	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Contract Number: C-08081, Construction completion: 85% to 100%. Total development cost increased from \$26,728,000 to \$26,938,000. Cost per unit increased from \$26,728 to \$26,938. Estimated permanent loan completion date changed from 9/15/2023 to 10/1/2023.	
1001-15	Montgomery Manor (The 5th) PSH	1000 S MONTGOMERY MANOR CA 90008	Residential Development	Completed	1/1/2024	1/1/2024	\$ 1,000,000	\$ 1,000,000	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Contract Number: C-08084, Construction completion: 85% to 100%. Total development cost increased from \$26,728,000 to \$26,938,000. Cost per unit increased from \$26,728 to \$26,938. Estimated permanent loan completion date changed from 9/15/2023 to 10/1/2023.	
1001-16	Resonance Landing (The Beacon) PSH - Phase 2	1000 S RESONANCE LANDING CA 90008	Residential Development	Completed	1/1/2024	1/1/2024	\$ 1,000,000	\$ 1,000,000	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Contract Number: C-08081, Construction completion: 85% to 100%. Total development cost increased from \$26,728,000 to \$26,938,000. Cost per unit increased from \$26,728 to \$26,938. Estimated permanent loan completion date changed from 9/15/2023 to 10/1/2023.	
1001-17	Santa Monica & Vermont Apartments (Phase 1 & 2)	1000 S SANTA MONICA & VERMONT CA 90008	Residential Development	Completed	1/1/2024	1/1/2024	\$ 1,000,000	\$ 1,000,000	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Contract Number: C-08081, Construction completion: 85% to 100%. Total development cost increased from \$26,728,000 to \$26,938,000. Cost per unit increased from \$26,728 to \$26,938. Estimated permanent loan completion date changed from 9/15/2023 to 10/1/2023.	
1001-18	4007 Main St	4007 MAIN ST LOS ANGELES CA 90007	Residential Development	Completed	1/1/2024	1/1/2024	\$ 1,000,000	\$ 1,000,000	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Contract Number: C-08081, Construction completion: 85% to 100%. Total development cost increased from \$26,728,000 to \$26,938,000. Cost per unit increased from \$26,728 to \$26,938. Estimated permanent loan completion date changed from 9/15/2023 to 10/1/2023.	

