

TRANSMITTAL


TO The City Council	DATE 03-09-23	COUNCIL FILE NO. 17-0090, 17-0090-S15
FROM The Proposition HHH Administrative Oversight Committee	COUNCIL DISTRICT 15	

At its meeting on March 2, 2023, the Proposition HHH (Prop HHH) Administrative Oversight Committee (AOC) considered the attached report, dated February 17, 2023, from the Los Angeles Housing Department (LAHD) relative to a request for the issuance of the final loan commitment for the Prop HHH Housing Challenge project and amendment to the Prop HHH Fiscal Year (FY) 2020-2021 Project Expenditure Plan (PEP), which is hereby transmitted for Council consideration.

RECOMMENDATIONS

The Proposition HHH Administrative Oversight Committee (AOC) recommends that the City Council, subject to the approval of the Mayor:

1. AUTHORIZE the Los Angeles Housing Department (LAHD) to issue a letter of financial commitment for the Western Landing project, which was selected as a result of the Housing Challenge Request for Proposal, and the final Housing Challenge Prop HHH Commitment will not exceed \$8,289,109, per the breakdown provided in Table 1 of the attached report;
2. APPROVE the Fiscal Year (FY) 2020-2021 Project Expenditure Plan (PEP) to be amended and increased as follows:
 - a. \$8,289,109 for Western Landing (Attachment A of the attached LAHD report);
3. AUTHORIZE the LAHD General Manager, or designee, to negotiate and execute loan documents, covenant/regulatory agreements, and any other documents necessary to implement the Prop HHH PEP FY 2020-2021 (Attachment A of the attached LAHD report) with each of the borrowers on projects selected for funding, subject to the approval of the City Attorney as to form; and
4. AUTHORIZE the disbursement of Prop HHH funds to take place after the sponsors obtain enforceable commitments for all proposed funding, including by not limited to, the full amount of funding and/or tax credits proposed.


 for Matthew W. Szabo
 City Administrative Officer

Ann Sewill, General Manager
Tricia Keane, Executive Officer

City of Los Angeles



LOS ANGELES HOUSING DEPARTMENT
1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808
housing.lacity.org

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

Karen Bass, Mayor

INTER-DEPARTMENTAL MEMORANDUM

TO:	PROPOSITION HHH CITIZENS OVERSIGHT COMMITTEE
FROM:	ANN SEWILL, GENERAL MANAGER <i>Ann Sewill</i>
DATE:	LOS ANGELES HOUSING DEPARTMENT, FORMERLY LOS ANGELES HOUSING + COMMUNITY INVESTMENT DEPARTMENT FEBRUARY 17, 2023
REGARDING:	ISSUANCE OF FINAL LOAN COMMITMENT FOR HHH HOUSING CHALLENGE PROJECT; AMENDMENT TO PROPOSITION HHH FY 2020-2021 PROJECT EXPENDITURE PLAN

SUMMARY

On May 9, 2019, the Mayor's Office and the Los Angeles Housing Department (LAHD), formerly the Los Angeles Housing + Community Investment Department (HCIDLA), issued the Proposition HHH Housing Challenge Request for Proposals (RFP). On June 6, 2021 (C.F. No. 17-0090), the City Council granted LAHD authority to issue HHH Permanent Supportive Housing Loan Program conditional financial commitments in a total amount not to exceed \$43,575,000 for five projects. Through this report, LAHD is requesting authority to issue a final letter of commitment for one Proposition HHH Innovative Housing Challenge (Housing Challenge) project (see Table 1).

The Los Angeles Housing Department (LAHD) requests authorization to amend the Fiscal Year (FY) 2020-2021 Project Expenditure Plan (PEP), to include one project from the HHH Housing Challenge. The one project has a total HHH loan commitment of \$8,289,109 (Attachment A).

RECOMMENDATIONS

- I. The General Manager of LAHD respectfully requests that the Proposition HHH Citizens Oversight Committee (COC) recommend to the Proposition HHH Administrative Oversight Committee (AOC), for further consideration by the City Council and the Mayor, to address the following actions:
 - A. AUTHORIZE LAHD to issue a letter of financial commitment for the project identified in Table 1. The recommended project, Western Landing, is the result of the Housing Challenge RFP, and the final Housing Challenge HHH financial commitment will not exceed \$8,289,109, per the breakdown provided in Table 1;

- B. APPROVE the FY 2020-2021 PEP to be amended and increased as follows:
- i. \$8,289,109 for Western Landing (Attachment A)
- C. AUTHORIZE the LAHD General Manager, or designee, to negotiate and execute loan documents, covenant/regulatory agreements, and any other documents necessary to implement the Proposition HHH Project Expenditure Plan Fiscal Year 2020-2021 (Attachment A) with each of the borrowers on projects selected for funding, subject to the approval of the City Attorney as to form; and
- D. AUTHORIZE the disbursement of HHH funds to take place after the sponsors obtain enforceable commitments for all proposed funding, including, but not limited to, the full amount of funding and/or tax credits proposed.

BACKGROUND

Housing Challenge RFP

On May 9, 2019, the Housing Challenge RFP was released and six proposals were selected. The proposal team for Western Landing (formerly known as Western PSH), Abode/Mercy/LA Family Housing, received a Housing Challenge award (C.F. No. 17-0090-S4). On June 6, 2021, the City Council and Mayor approved site selections and granted LAHD authority to issue conditional financial commitments in a total amount not to exceed \$25,125,000 for three projects, including \$8,094,665 for the project at 25820 Western Ave (C.F. No. 17-0090). On August 11, 2022, authority to waive terms of the RFP application and MOU to allow the use \$5,000,000 of the development group's award as a permanent source and the authority to increase the HHH per unit to \$103,126 and the total HHH award to \$8,289,109 approved by City Council (C.F. No. 17-0090-S4). The project now known as Western Landing, has received background check review approval, has been underwritten by LAHD staff, and expects to close construction financing by the 4th quarter of FY 2022-2023. The staff report for the project is provided in Attachment B.

1. Western Landing (fka Western PSH)

The project is located at 25820-25896 S. Western Ave in Los Angeles in Council District 15 and involves the construction of 81 units (including 80 supportive housing units). The project received a conditional HHH loan commitment up to \$8,289,109 and passed a background check review on August 18, 2021. The project's financing plan is compliant with the Council-approved Housing Challenge RFP and requires no further waivers from the Council approved HHH Regulations (C.F. No. 17-0090-S8).

Therefore, LAHD is requesting authority to issue a final financial letter of commitment for one project, totaling \$8,289,109 in HHH funds. The proposed Housing Challenge project represent a total of 81 units (80 supportive housing units and 1 manager's unit).

TABLE 1: HHH Housing Challenge Project Seeking Final Loan Commitment						
No.	Project Name	Total Units	Total HHH Funding Request	HHH Per Unit Cost	Total Development Cost (TDC)	TDC Per Unit Cost
1.	Western Landing	81	\$8,289,109	\$102,335	\$47,981,184	\$592,360
		81	\$8,289,109	\$102,335	\$47,981,184	\$592,360

FY 2020-2021 PEP Amendment

To date, there are 106 projects in the HHH Permanent Supportive pipeline, 98 of which have been included in the four PEPs. To date, there are 15 projects in the Innovative Housing Challenge pipeline, 6 of which have been included in the four PEPs. The FY 2020-2021 PEP was approved by City Council on September 14, 2020, (C.F. No. 17-0090-S15) for a total funding of \$106,516,646. There have been eight subsequent amendments presented through the Citizens Oversight Committee with Council approval, adding \$233,259,358 for an additional 28 projects. Additionally, there has been one Project Homekey 2.0 amendment presented through Council with approval for \$96,328,982 for an additional 13 projects (C.F. No. 21-0012). Currently, there are a total of 57 projects in the FY 2020-21 PEP, totaling \$436,620,499 in funding.

LAHD recommends that the FY 2020-2021 PEP be amended and increased by \$8,289,109 (Table 2 and Attachment A). This amount is comprised of the one project described below. A staff report for the project is provided in Attachment B.

1. PEP FY 2020-2021 – Western Landing (fka Western PSH)

LAHD recommends that the FY 2020-2021 PEP be amended and increased by \$8,289,109. The Project received a Housing Challenge award (C.F. No. 17-0090-S4) and received the authority to issue a HHH Program conditional financial commitment approved by City Council (C.F. No. 17-0090). On August 11, 2022, authority to waive terms of the RFP application and MOU to allow the use \$5,000,000 of the development group's award as a permanent source and the authority to increase the HHH per unit to \$103,126 and the total HHH award to \$8,289,109 approved by City Council (C.F. No. 17-0090-S4). This project submitted for an allocation of LIHTCs and tax-exempt bonds from CDLAC and TCAC. The project received an award for tax-exempt bonds and LIHTCs on November 30, 2022, and is required to close construction financing by May 30, 2023. Both CDLAC and TCAC require that projects close within 180 days of their respective award dates. In order to close, the Project must be in a PEP. A TEFRA resolution was approved by the City Council on February 8, 2023 (C.F. No 23-0107).

TABLE 2: FY 2020-2021 PEP Amendments

No.	PEP Fiscal Year	Number of Projects	Total HHH Funding Request	HHH Per Unit Cost	Total Development Cost (TDC)	TDC Per Unit Cost
1.	2020-2021 PEP (FY20)	13	\$106,516,646	\$143,941	\$416,188,707	\$562,417
2.	2020-2021 PEP (FY20) (First Amendment Increase)	4	\$37,590,000	\$141,849	\$156,061,671	\$588,912
3.	2020-2021 PEP (FY20) (Second Amendment Increase)	5	\$26,335,000	\$86,628	\$202,502,949	\$666,128
4.	2020-2021 PEP (FY20) (Third Amendment Increase)	2	\$13,757,200	\$89,332	\$101,938,662	\$661,939
5.	2020-2021 PEP (FY20) (Fourth Amendment Increase)	5	\$30,786,602	\$111,546	\$170,725,756	\$618,572
6.	2020-2021 PEP (FY20) (Fifth Amendment Increase)	6	\$54,615,556	\$114,980	\$275,899,093	\$580,840

7.	2020-2021 PEP (FY20) (Sixth Amendment Increase)	2	\$18,400,000	\$149,593	\$84,599,682	\$687,802
8.	2020-2021 PEP (FY20) (Seventh Amendment Increase)	4	\$30,675,000	\$116,193	\$150,178,285	\$568,857
9.	2020-2021 PEP (FY20) (PHK Amendment Increase)	13	\$96,328,982	\$83,619	\$452,413,029	\$392,719
10.	2020-2021 PEP (FY20) (Eighth Amendment Increase)	2	\$21,200,000	\$137,662	\$98,119,434	\$637,139
11.	2020-2021 PEP (FY20) (Current Amendment Increase)	1	\$8,289,109	\$102,335	\$47,981,184	\$592,360
	TOTAL	57	\$444,494,095	\$111,458	\$2,156,608,452	\$540,774

To summarize the above, LAHD recommends that the FY 2020-2021 Project Expenditure Plan be amended to include one project from the HHH Innovative Housing Challenge.

ATTACHMENTS:

Attachment A: Proposition HHH Project Expenditure Plan FY 2020-2021 Amendment

Attachment B: Project Staff Reports

Attachment A.

Proposition HHH Project Expenditure Plan FY 2020-21 Ninth Amendment

No.	Project Name	Developer	Address	CD	Leverage Source	Total Units	PSH Units	Non-PSH units	Mgr Units	Total HHH Request	Population Served	Est. Date Applying to CDLAC	CDLAC Allocation Meeting	Est. Construction Loan Closing	Est. Construction Start Date	Est. Construction End Date
1	11010 Santa Monica	Weingart Center Association; Values Housing II, LLC	11010 W SANTA MONICA BLVD CA 90025	5	4%	51	50	0	1	\$ 7,000,000	HS, HV	9/24/2020 (Actual)	12/21/2020 (Actual)	6/18/2021 (Actual)	7/20/2021 (Actual)	7/7/2023
2	Amari Apartments (fka PICO)	Wakeland Housing and Development Corporation	4200 W PICO BLVD CA 90019	10	4%	54	53	0	1	\$ 11,410,000	HS, CH	1/17/2020 (Actual)	2/18/2020 (Actual)	11/5/2020 (Actual)	11/24/2020 (Actual)	7/1/2022
3	Bell Creek Apartments	Western Community Housing, Inc.; Meta Housing Corporation	6940 N OWENSMOUTH AVE CA 91303	3	4%	80	41	38	1	\$ 6,226,546	HF, H, F, CH	1/17/2020 (Actual)	4/14/2020 (Actual)	11/17/2020 (Actual)	11/23/2020 (Actual)	11/30/2022
4	Chesterfield (fka 4719 Normandie)	Wakeland Housing and Development Corporation	4719 S NORMANDIE AVE CA 90037	8	4%	43	42	0	1	\$ 8,990,000	HS, CH	1/17/2020 (Actual)	2/18/2020 (Actual)	11/13/2020 (Actual)	11/30/2020 (Actual)	4/29/2022
5	Hope on Broadway	Hope Street Development Group, LLC; CHAPA Inc. (or affiliate)	5138 S BROADWAY CA 90037	9	4%	49	48	0	1	\$ 6,720,000	H, CH	1/17/2020 (Actual)	4/14/2020 (Actual)	1/29/2021 (Actual)	3/4/2021 (Actual)	8/1/2022
6	Hope on Hyde Park	Hope Street Development Group, LLC; CHAPA Inc. (or affiliate)	6501 S CRENSHAW BLVD CA 90043	8	4%	98	97	0	1	\$ 9,280,000	H, CH	1/17/2020 (Actual)	4/14/2020 (Actual)	1/29/2021 (Actual)	4/7/2021 (Actual)	8/15/2022
7	Silva Crossing (fka Link at Sylmar)	Sylmar II, LP; Meta Housing Corporation	12667 N SAN FERNANDO ROAD CA 91342	7	4%	56	55	0	1	\$ 10,900,000	H, I, CH	1/17/2020 (Actual)	4/14/2020 (Actual)	10/16/2020 (Actual)	12/1/2020 (Actual)	4/5/2022
8	NoHo 5050	Decro Corporation; Daylight Community Development, LLC	5050 N BAKMAN AVE CA 91601	2	4%	40	32	7	1	\$ 3,833,200	DV, F, CH	2/4/2021 (Actual)	4/28/2021 (Actual)	10/25/2021	11/15/2021	5/15/2023
9	Sherman Oaks Senior	Mercy Housing California	14536 W BURBANK BLVD VAN NUYS, CA 91411	4	4%	55	54	0	1	\$ 11,880,000	HS, M, CH	6/11/2020 (Actual)	9/16/2020 (Actual)	5/12/2021 (Actual)	5/21/2021 (Actual)	1/11/2023
10	Sun King Apartments	MANY MANSIONS	12128 SHELDON ST Los Angeles, CA 91352	6	4%	26	25	0	1	\$ 5,500,000	HF, CH	6/11/2020 (Actual)	9/16/2020 (Actual)	6/18/2021 (Actual)	7/22/2021 (Actual)	1/6/2023
11	VA Building 207	Thomas Safran & Associates Development, Inc.	11301 WILSHIRE BLVD #207 Los Angeles, CA 90025	11	4%	60	59	0	1	\$ 8,260,000	HS, CH	1/17/2020 (Actual)	4/14/2020 (Actual)	11/13/2020 (Actual)	11/30/2020 (Actual)	11/30/2022
12	West Terrace (fka Silver Star II)	A Community of Friends	6576 S WEST BLVD CA 90043	8	4%	64	56	7	1	\$ 6,404,900	HF, H, I, CH	6/11/2020 (Actual)	9/16/2020 (Actual)	3/24/2021 (Actual)	4/5/2021 (Actual)	10/7/2022
13	Cadence (fka 11408 S. Central)	LMC Housing Corporation	11408 S CENTRAL AVE CA 90059	15	4%	64	63	0	1	\$ 10,112,000	H, CH	8/15/2019 (Actual)	10/16/2019 (Actual)	4/29/2020 (Actual)	5/15/2020 (Actual)	12/31/2021
14	First PEP 2 Amendment: Ambrose (fka 1615 Montana St.)	Domus	1615 W MONTANA ST CA 90026	13	9%	64	63	0	1	\$ 6,300,000	HS, CH	7/1/2020 (Actual)	10/14/2020 (Actual)	4/16/2021 (Actual)	5/19/2021 (Actual)	11/1/2022
15	First PEP 2 Amendment: 6th and San Julian	Mercy Housing	401 E 6TH ST CA 90014	14	4%	94	93	0	1	\$ 15,320,000	O, I, CH	9/24/2020 (Actual)	12/21/2020 (Actual)	7/30/2021 (Actual)	8/5/2021	1/6/2023
16	First PEP 2 Amendment: La Guadalupe (fka First and Boyle)	Many Mansions	100 S BOYLE AVE CA 90033	14	4%	44	43	0	1	\$ 9,460,000	HF, H, CH	9/24/2020 (Actual)	12/21/2020 (Actual)	9/30/2021	10/29/2021	10/30/2022
17	First PEP 2 Amendment: The Lake House fka Westlake Housing)	Community Development Partners	437 and 503 S WESTLAKE AVE CA 90057	1	4%	63	62	0	1	\$ 6,510,000	H, M, CH	9/24/2020 (Actual)	12/21/2020 (Actual)	6/9/2021 (Actual)	7/15/2021 (Actual)	7/7/2023
18	Second PEP 4 Amendment: The Wilcox (fka 4906-4926 Santa Monica)	Wakeland Housing and Development Corporation	4912 W SANTA MONICA BLVD CA 90029	13	4%	62	61	0	1	\$ 5,225,000	HS, CH	2/4/2021 (Actual)	4/28/2021 (Actual)	10/15/2021	11/15/2021	5/15/2023
19	Second PEP 4 Amendment: The Quincy (fka 2652 Pico)	Wakeland Housing and Development Corporation	2652 W PICO BLVD CA 90006	1	4%	54	53	0	1	\$ 3,550,000	HS, CH	2/4/2021 (Actual)	4/28/2021 (Actual)	10/25/2021	11/15/2021	5/15/2023
20	Second PEP 4 Amendment: La Veranda	Abode Communities	2420 E CESAR E CHAVEZ AVE CA 90033	14	4%	77	38	38	1	\$ 9,120,000	HF, M, F, CH	6/11/2020 (Actual)	9/16/2020 (Actual)	7/1/2021 (Actual)	8/3/2021 (Actual)	2/3/2023
21	Second PEP 4 Amendment: Los Lirios Apartments	BRIDGE Housing Corporation	119 S SOTO ST CA 90033	14	9%	64	20	43	1	\$ 2,000,000	HF, H, F, CH	3/8/2021 (Actual)	6/16/2021 (Actual)	12/30/2021	1/31/2022	1/30/2024
22	Second PEP 4 Amendment: McDaniel House (fka South Harvard)	Daylight Community Development	1049 1/2 S HARVARD BLVD Los Angeles, CA 90006	10	4%	47	46	0	1	\$ 6,440,000	HS, CH	2/4/2021 (Actual)	4/28/2021 (Actual)	10/25/2021	11/29/2021	5/1/2023
23	Third PEP 4 Amendment: Thatcher Yard Housing	Thomas Safran & Associates Development, Inc.	3233 S THATCHER AVE CA 90292	11	4%	98	49	48	1	\$ 11,660,000	HF, HS, F, S, CH	2/4/2021 (Actual)	4/28/2021 (Actual)	10/25/2021	11/15/2021	5/15/2023
24	Third PEP 4 Amendment: Washington Arts Collective	Meta Housing Corporation	4615 W WASHINGTON BLVD CA 90016	10	4%	56	20	35	1	\$ 2,097,200	HF, F, CH	2/4/2021 (Actual)	4/28/2021 (Actual)	10/25/2021	11/15/2021	5/15/2023
25	Fourth PEP 4 Amendment: Barry Apartments	Affirmed Housing Group, Inc.	2454 S BARRY AVE CA 90064	11	4%	61	34	26	1	\$ 6,918,400	H, F, I, CH	5/25/2021 (Actual)	8/11/2021 (Actual)	2/21/2022	3/21/2022	3/21/2024
26	Fourth PEP 4 Amendment: Central Apartments	Highridge Costa Development Company	2106 S CENTRAL AVE CA 90011	9	4%	57	56	0	1	\$ 7,840,000	H, HV, CH	5/25/2021 (Actual)	8/11/2021 (Actual)	2/21/2022	3/21/2022	3/21/2024
27	Fourth PEP 4 Amendment: Lorena Plaza	A Community of Friends	3401 E 1ST ST CA 90063	14	9%	49	32	16	1	\$ 2,903,202	HF, H, F, CH	3/8/2021 (Actual)	6/16/2021 (Actual)	12/30/2021	1/10/2022	4/1/2024
28	Fourth PEP 4 Amendment: Lumina (fka Topanga Apartments)	Affirmed Housing Group, Inc.	10243 N TOPANGA CANYON BLVD CA 91311	12	4%	55	54	0	1	\$ 7,560,000	H, CH	5/25/2021 (Actual)	8/11/2021 (Actual)	11/20/2021	12/1/2021	12/1/2023
29	Fourth PEP 4 Amendment: My Angel (fka The Angel)	Los Angeles Family Housing	8547 N SEPULVEDA BLVD CA 91343	6	4%	54	53	0	1	\$ 5,565,000	H, HV, CH	5/25/2021 (Actual)	8/11/2021 (Actual)	2/21/2022	3/21/2022	3/21/2024
30	Fifth PEP 4 Amendment: Avalon 1355	Brilliant Corners	1355 N. AVALON BLVD LOS ANGELES, CA 90006	15	4%	54	53	0	1	\$ 7,000,000	H, CH	5/25/2021 (Actual)	8/11/2021 (Actual)	2/7/2022	3/7/2022	6/30/2023
31	Fifth PEP 4 Amendment: Beacon Landing (fka Beacon PSH)	Abode/Mercy/LA Family Housing	319 N. BEACON STREET LOS ANGELES, CA 90731	15	4%	89	88	0	1	\$ 8,555,556	H, CH	5/25/2021 (Actual)	8/11/2021 (Actual)	2/7/2022	3/7/2022	6/30/2023
32	Fifth PEP 4 Amendment: Lincoln Apartments	Venice Community Housing Corporation	2467 S LINCOLN BLVD LOS ANGELES, CA 90291	11	4%	40	39	0	1	\$ 5,460,000	Y, O, CH	5/25/2021 (Actual)	8/11/2021 (Actual)	2/7/2022	3/7/2022	9/29/2023
33	Fifth PEP 4 Amendment: Rousseau (fka Enlightenment Plaza - Phase I)	Flexible PSH Solutions	316 N JUANITA AVE LOS ANGELES, CA 90004	13	4%	105	103	0	2	\$ 9,600,000	H, HV, CH	5/25/2021 (Actual)	8/11/2021 (Actual)	2/7/2022	3/7/2022	9/29/2023

Attachment A.

Proposition HHH Project Expenditure Plan FY 2020-21 Ninth Amendment

No.	Project Name	Developer	Address	CD	Leverage Source	Total Units	PSH Units	Non-PSH units	Mgr Units	Total HHH Request	Population Served	Est. Date Applying to CDLAC	CDLAC Allocation Meeting	Est. Construction Loan Closing	Est. Construction Start Date	Est. Construction End Date
34	Fifth PEP 4 Amendment: Santa Monica & Vermont Apartments Phase I	LTSC (Little Tokyo Service Center) Community Development Corporation	4718 W SANTA MONICA BLVD LOS ANGELES, CA 90029	13	4%	94	47	46	1	\$ 12,000,000	M, O, F, I, CH	5/25/2021 (Actual)	8/11/2021 (Actual)	2/7/2022	3/7/2022	2/7/2024
35	Fifth PEP 4 Amendment: Santa Monica & Vermont Apartments Phase II	LTSC (Little Tokyo Service Center) Community Development Corporation	4718 W SANTA MONICA BLVD LOS ANGELES, CA 90029	13	4%	93	47	45	1	\$ 12,000,000	M, O, F, I, CH	5/25/2021 (Actual)	8/11/2021 (Actual)	2/7/2022	3/7/2022	2/7/2024
36	Sixth PEP 4 Amendment: 4507 Main St	EAH Inc.	4507 MAIN ST LOS ANGELES, CA 90037	9	9%	61	31	29	1	\$ 6,000,000	H, I, CH	7/1/2021 (Actual)	10/20/2021 (Actual)	4/1/2022	5/1/2022	12/1/2024
37	Sixth PEP 4 Amendment: Vermont Manchester Senior (fka Vermont/Manchester)	BRIDGE Housing Corporation; Coalition for Responsible Community Development	8400 S VERMONT AVE LOS ANGELES, CA 90044	8	4%	62	60	0	2	\$ 12,400,000	HF, HS, F, CH	9/9/2021 (Actual)	12/8/2021 (Actual)	2/21/2022	2/28/2022	4/30/2024
38	Seventh PEP 4 Amendment: Whittier HHH (fka Whittier PSH)	Mercy Housing	3554 WHITTIER BLVD LOS ANGELES, CA 90023	14	4%	64	63	0	1	\$ 6,125,000	H, CH	9/9/2021 (Actual)	12/8/2021 (Actual)	6/6/2022	6/30/2022	11/30/2023
39	Seventh PEP 4 Amendment: Oak Apartments (fka 2745-2759 Francis Ave)	Koreatown Youth and Community Center	2745 W FRANCIS AVE LOS ANGELES, CA 90005	1	4%	64	63	0	1	\$ 6,610,000	HS, CH	9/9/2021 (Actual)	12/8/2021 (Actual)	6/6/2022	6/30/2022	12/31/2023
40	Seventh PEP 4 Amendment: The Banning (fka 841 N Banning)	Century Affordable Development, Inc.	841 N BANNING BLVD WILMINGTON, CA 90744	15	4%	64	63	0	1	\$ 8,000,000	H, CH	9/9/2021 (Actual)	12/8/2021 (Actual)	6/6/2022	6/30/2022	11/30/2023
41	Seventh PEP 4 Amendment: Voltaire Villas (fka Montesquieu Manor/Enlightenment Plaza- Phase II)	Flexible PSH Solutions; The Pacific Companies	316 N JUANITA AVE LOS ANGELES, CA 90004	13	4%	72	71	0	1	\$ 9,940,000	H, CH	9/9/2021 (Actual)	12/8/2021 (Actual)	6/6/2022	7/6/2022	10/30/2023
42	Eighth PEP 4 Amendment: Ambrosia	Domus Development, LLC	823 W MANCHESTER AVE LOS ANGELES, CA 90044	8	4%	90	80	9	1	\$ 11,200,000	H, I, CH	7/7/2022 (Estimated)	10/19/2022 (Estimated)	4/19/2023	4/30/2023	12/31/2024
43	Eighth PEP 4 Amendment: Conianza	Century Affordable Development, Inc.	14142 W VANOWEN ST VAN NUYS, CA 91405	2	4%	64	63	0	1	\$ 10,000,000	H, CH	7/7/2022 (Estimated)	10/19/2022 (Estimated)	4/19/2023	4/30/2023	10/31/2024
44	PHK PEP 4 Amendment: 7639 Van Nuys	Linc-Van Nuys Apts, LP	7639 Van Nuys	6	N/A	36	34	0	1	\$ 2,772,000	H,CH,at Risk H	N/A	N/A	3/15/2023 (Rehab.)	3/23/2023 (Rehab.)	7/12/2023 (Rehab.)
45	PHK PEP 4 Amendment: 1654 Florence	Linc-Florence Apts, LP	1654 W Florence	8	N/A	128	126	0	2	\$ 7,009,120	H,CH,at Risk H	N/A	N/A	3/15/2023 (Rehab.)	3/23/2023 (Rehab.)	7/12/2023 (Rehab.)
46	PHK PEP 4 Amendment: Temple/Alvarado	Alvarado & Temple, LLC	2812 Temple / 916 Alvarado	13	N/A	69	67	0	2	\$ 11,457,300	H,CH,at Risk H	N/A	N/A	3/15/2023 (Rehab.)	3/23/2023 (Rehab.)	7/12/2023 (Rehab.)
47	PHK PEP 4 Amendment: 6531 Sepulveda	6531 Sepulveda LP	6531 S Sepulveda	11	N/A	99	97	0	2	\$ 15,245,538	H,CH,at Risk H	N/A	N/A	3/15/2023 (Rehab.)	3/23/2023 (Rehab.)	7/12/2023 (Rehab.)
48	PHK PEP 4 Amendment: 18602 Vermont	CRCD Vermont LP	18602 S Vermont	15	N/A	136	134	0	2	\$ 4,969,012	H,CH,at Risk H	N/A	N/A	3/15/2023 (Rehab.)	3/23/2023 (Rehab.)	7/12/2023 (Rehab.)
49	PHK PEP 4 Amendment: 20205 Ventura	Volunteers of America of Los Angeles	20205 Ventura	3	N/A	146	144	0	2	\$ 5,525,465	H,CH,at Risk H	N/A	N/A	3/15/2023 (Rehab.)	3/23/2023 (Rehab.)	7/12/2023 (Rehab.)
50	PHK PEP 4 Amendment: 19325 Londelius	Volunteers of America of Los Angeles	19325 Londelius	12	N/A	117	115	0	2	\$ 14,368,535	H,CH,at Risk H	N/A	N/A	3/15/2023 (Rehab.)	3/23/2023 (Rehab.)	7/12/2023 (Rehab.)
51	PHK PEP 4 Amendment: 2010 Highland	Highland PSH, LLC	2010 Highland	4	N/A	62	61	0	1	\$ 8,320,000	H,CH,at Risk H	N/A	N/A	3/15/2023 (Rehab.)	3/23/2023 (Rehab.)	7/12/2023 (Rehab.)
52	PHK PEP 4 Amendment: 21121 Vanowen	Vanowen CP PSH, LLC	21121 Vanowen	3	N/A	101	99	0	2	\$ 20,132,519	H,CH,at Risk H	N/A	N/A	3/15/2023 (Rehab.)	3/23/2023 (Rehab.)	7/12/2023 (Rehab.)
53	PHK PEP 4 Amendment: 5050 Pico	HACIA	5050 Pico	10	N/A	79	78	0	1	\$ 143,394	H,CH,at Risk H	N/A	N/A	TBT	TBT	TBT
54	PHK PEP 4 Amendment: 10150 Hillhaven	HACIA	10150 Hillhaven	7	N/A	34	33	0	1	\$ 1,125,000	H,CH,at Risk H	N/A	N/A	TBT	TBT	TBT
55	PHK PEP 4 Amendment: 740 Alvarado	HACIA	740 Alvarado	1	N/A	80	79	0	1	\$ 636,099	H,CH,at Risk H	N/A	N/A	TBT	TBT	TBT
56	PHK PEP 4 Amendment: 1044 Soto	HACIA	1044 Soto	10	N/A	85	84	0	1	\$ 4,625,000	H,CH,at Risk H	N/A	N/A	TBT	TBT	TBT
57	Current PEP 4 Amendment: Western Landing	Abode/Mercy/LA Family Housing	25820-25896 S WESTERN AVE LOS ANGELES, CA 90710	15	4%	81	80	0	1	\$ 8,289,109	H, CH	8/9/2022 (Actual)	11/30/2022 (Actual)	5/30/2023	6/30/2023	1/31/2025
TOTAL						4008	3554	387	66	\$ 444,494,095.00						
Average						70	62	7	1	\$ 7,798,142.02						

Notes:

All figures are HHH relevant unless specifically noted otherwise, and are subject to change until loan closing.

Bold dates denote actuals.

Proposition HHH PSH Loan Program funds are available for homeless units (PSH) as well as low-income (affordable) units.

Legend for Populations Served

F = Non-homeless Families
S = Non-homeless Seniors
I = Non-homeless Individuals
D = Non-homeless disabled

V = Non-homeless Veterans
H = Homeless Individuals
CH = Chronically Homeless
HF = Homeless Families

HV = Homeless Veterans
HS = Homeless Senior
Y = Homeless Youth
HD = Homeless Disabled

M = Homeless Mental Illness
O = Other Homeless
IHA = Homeless individuals with HIV/AIDS
DV = Homeless survivors of domestic violence & sex trafficking

ATTACHMENT B - PROJECT STAFF REPORTS

STAFF REPORT

February 22, 2023

Western Landing
25820-25896 S Western Avenue
Los Angeles, CA 90710
New Construction
Council District 15

PROJECT DESCRIPTION

Western Landing is a new-construction 81-unit permanent supportive housing development for individuals experiencing homelessness and/or chronic homelessness. The project is located on three contiguous parcels of land totaling approximately 0.8 acres at 25820-25896 S. Western Ave, at the southwest corner of Western and 259th in the Harbor City neighborhood of Los Angeles.

The new development will replace a single-story commercial strip mall, parking lot, and stand-alone restaurant with a contemporary and streamlined design, featuring 80 studios for residents, 1 two-bedroom manager unit, and onsite community/service space supplemented by 6,500 square feet landscaped open space. All resident units will be subsidized by project-based Section 8 vouchers and will receive specific, targeted services on-site provided by LA Family Housing in order to help residents stabilize and thrive in permanently affordable, supportive housing.

The Western Landing project is being developed as part of Streamlining Solutions, a collaboration between Abode Communities, LA Family Housing, and Mercy Housing California that was awarded \$40 million by HCIDLA's Prop HHH Housing Challenge RFP to develop 360 units of permanent supportive housing faster and more efficiently through standardized site selection, replicable unit design, streamlined entitlements, and the use of offsite modular construction.

BORROWER AND PROPOSED OWNERSHIP STRUCTURE

The ownership structure is a limited partnership (Western Landing L.P.) that will consist of Abode Communities as sole managing member of the General Partner, Western Landing GP, LLC. At closing, the Limited Partnership will admit an investor as the Investor Limited Partner. The long-term ownership structure will consist of the following:

Western Landing GP, LLC, as Managing General Partner (0.01%)

TBD, as Investor Limited Partner (99.99%)

PROJECT FINANCE SUMMARY

The borrower has secured a tax exempt construction loan in the amount of \$23,894,434, a taxable loan in the amount of \$12,591,476 and has been awarded an allocation of 4% federal Low Income Housing Tax Credits that will generate approximately \$19,647,519 in tax credit equity to partially finance the construction of the project. Moreover, the project was awarded \$14,000,000 from HCD – HHC, as well as \$8,289,109 from LAHD – HHH programs. The tax exempt and taxable construction loans will convert to a \$5,939,000 permanent loan when the project is completed and operating.

CONSTRUCTION FUNDING SOURCES

Construction	Total Sources	Per Unit	% Total
Tax-Exempt Loan	\$23,894,434	\$294,993	50%
Taxable Loan	\$12,591,476	\$155,450	26%
LAHD - HHH	\$8,289,109	\$102,335	17%
Costs Deferred until Conversion	\$1,284,537	\$15,858	3%
General Partner (Deferred Developer fee)	\$300,000	\$3,704	1%
Tax Credit Limited Partner Equity	\$1,621,628	\$22,421	4%
Total	\$47,981,184	\$592,360	100%

PERMANENT FUNDING SOURCES

Permanent	Total Sources	Per Unit	% Total
Permanent Loan Tax – Exempt	\$5,939,000	\$73,321	12%
LAHD HHH Loan	\$8,289,109	\$102,335	17%
HCD – HHC *	\$14,000,000	\$172,840	29%
General Partner Contribution (Developer Fee)	\$300,000	\$3,704	1%
Tax Credit Limited Partner Equity 4%	\$19,453,075	\$242,562	41%
Total	\$47,981,184	\$592,360	100%

* State of California – Housing for a Healthy California Program (“HHC”)

USES OF FUNDS

Uses of Funds	Total Uses	Cost/Unit	% Total
Acquisition Costs	\$4,564,773	\$56,355	10%
Construction Costs	\$26,650,901	\$329,023	56%
Soft Costs	\$8,013,300	\$98,930	17%
Issuance & Financing Costs	\$6,252,210	\$77,188	13%
Developer Fee	\$2,500,000	\$30,864	5%
Total	\$47,981,184	\$592,360	100%

AFFORDABILITY STRUCTURE

Unit Type	30% AMI Units	Manager Unit	Total Units	HHH Units
Studio	80	0	80	80
2 Bedroom		1	1	
Total	80	1	81	80

FUNDING RECOMMENDATION

The recommended HHH loan in the amount of \$8,289,109 represents \$103,614 per LAHD restricted unit, or approximately 17% of the total development cost.

CONSTRUCTION TIMELINE

Construction is currently estimated to start in June 2023 and anticipated to be completed by January 2025.

Prepared by: Los Angeles Housing Department