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INTER-DEPARTMENTAL MEMORANDUM

TO: Proposition HHH Citizens Oversight Committee  
FROM: Los Angeles Housing Department  
DATE: June 16, 2022  
REGARDING: **Proposition HHH-Funded Project Homekey 2.0 Status Report**

**RECOMMENDATION**

That the Committee review this report, and Note and File.

**SUMMARY**

Since the prior report on April 28, 2023, LAHD has continued working with the California Department of Housing & Community Investment (HCD), the Owner/Operators, and the Housing Authority of the City of Los Angeles (HACLA) to meet State and City program requirements and prepare for the transfer and rehabilitation of these properties.

The previous report reflected that Linc Housing is no longer engaged with the 7639 Van Nuys project. LAHD has recommended that the project remain under its current ownership with HACLA and that the City enter into loan and regulatory agreements with HACLA to provide acquisition and rehabilitation funding for the project. HACLA's Board of Commissioners approved this on May 30, 2023. City Council's Housing & Homelessness Committee will hear this change on June 21, 2023.

LAHD is now finalizing loan agreements with each Owner/Operator and preparing to transfer properties to their Owner/Operators on the schedule indicated in the table below. On June 9, LAHD received confirmation from HCD that six-month extensions were granted for construction completion and 100% lease-up deadlines. Projects are expected to begin leasing units not undergoing construction by August 1 and achieve 50% lease-up by December 31 or sooner (the exception is 2010 Highland, where kitchen facilities must be added to all units). Construction on the remaining units, common areas, office/service spaces and other items as needed is to be completed by HCD's deadline of January 12, 2024. 100% lease-up is expected one month after the completion of construction but no later than HCD's deadline of April 11, 2024 (the exception is 1654 Florence, which is on an advanced schedule).

Owner/operators have been directed to prepare plans and seek permits. As of June 9, 2023, two of the nine projects, Florence and Vermont, have submitted permit applications.

<b>Project Homekey 2.0 Timelines as of June 9, 2023</b>						
<b>Address</b>	<b>CD</b>	<b>Units</b>	<b>Anticipated Transfer</b>	<b>Anticipated Construction Completion for Accessibility</b>	<b>Anticipated Lease Up Ready</b>	<b>Anticipated 100% Lease Up</b>
7639 Van Nuys	6	36	N/A*	9/30/23	7/1/2023	9/31/23
1654 W Florence	8	128	7/7/23	8/16/23	8/1/2023	4/11/24
2812 W Temple	13	42	7/7/23	1/12/24	8/1/2023	4/11/24
916 N Alvarado	13	27	7/7/23	1/12/24	8/1/2023	4/11/24
6531 S Sepulveda	11	124	7/17/23	1/12/24	8/1/2023	2/28/24
18602 S Vermont	15	136	7/7/23	1/12/24	8/1/2023	3/31/24
20205 Ventura	3	146	7/7/23	1/12/24	8/1/2023	4/11/24
19325 Londelius	12	117	7/7/23	1/12/24	8/1/2023	4/11/24
2010 Highland	4	62	7/17/23	1/12/24	8/1/2023	4/11/24
21121 Vanowen	3	101	7/17/23	1/12/24	8/1/2023	2/28/24
<b>HACLA-Owned**</b>						
5050 W Pico	15	79	N/A	1/28/2022	11/30/2022	89% leased
10150 Hillhaven	7	34	N/A	11/22/2022	12/20/2022	100% leased
1044 N Soto	14	85	N/A	7/15/2023	7/15/2023	9/15/2023

\*City Council authority is required to approve HACLA as ongoing owner/operator for this project, anticipated in June. If approved, this project will remain under HACLA's ownership.

\*\*On May 31, 2023, City Council approved the amendment to remove 740 Alvarado from the HHH Project Expenditure Plan (PEP). That project will now proceed under HACLA's ownership, without City funding.

## PROJECT DESCRIPTIONS

### 7639 Van Nuys

7639 Van Nuys Blvd., Los Angeles, CA 90043  
New Construction  
36 Units  
Council District 6



The Van Nuys Boulevard property is a newly-constructed, four-story, 36-unit multifamily property located at 7639 Van Nuys Blvd, Van Nuys, CA 91405. The building will be adapted focusing on two areas: 1) repairs to ensure habitability, health and safety, and ADA improvements; and 2) repairs to improve functionality given the target population. The majority of the renovations will be focused on improving ADA accessibility at the property. Four ADA mobility units will be created as well as two audio/visual communication units, and the remainder of the units will be renovated to meet ADA adaptability standards. Additional ADA improvements in common areas are also planned, including an accessible path of travel throughout the building and grounds, installing fully ADA-compliant signage, and adding two-way communication upgrades at elevators on each floor.

The property currently consists of eight 1-bedroom units and 28 2-bedroom units. Two 2-bedroom units will be repurposed to serve as community/office space and as a property manager's unit. Additionally, an existing rooftop deck and interior courtyard will be modified to meet ADA and population-specific needs. Once completed, the project will offer a community room, case management offices and meeting rooms, and a property manager's office at the ground floor lobby as well as a community courtyard and rooftop patio for outdoor recreation. Parking is available at the property via secured ground level and subterranean parking garages. Additional building amenities include an elevator, trash chutes, mail area, bike storage area, and security features including security cameras and an electronically secured front door. All units will contain a full kitchen including a range, refrigerator, and garbage disposal. All units will also include air conditioning and heating and in-unit washer and dryer. Half of the units on site will be set aside for homeless households and the remaining units will be designated for households who are at-risk of homelessness.

## Affordability Structure

Unit Type	30% AMI Units	Manager Unit	Total Units	PSH Funded	Non-PSH Funded
SRO	-	-	-	-	-
1 Bedroom	8	-	8	8	-
2 Bedroom	27	1	28	27	-
3 Bedroom	-	-	-	-	-
<b>Total</b>	<b>35</b>	<b>1</b>	<b>36</b>	<b>35</b>	<b>-</b>

## HHH Funding

Up to \$5,282,287 including revolving loan  
Up to \$2,772,000 per the PEP

## 1654 W Florence Ave

1654 W Florence Ave, Los Angeles, CA 90047  
New Construction  
128 Units  
Council District 8



1654 Florence is a 128-unit new construction multifamily property completed in 2021. The building has five stories with a parking garage on the first floor and apartment units on the remaining floors. The building features one 128 units, including one manager's unit, one maintenance staff unit, two deck spaces, balconies, onsite laundry, and two elevators. Eighty-two units will serve the Homeless and 45 will serve Chronically Homeless, with one manager's unit. The scope of rehabilitation will include 15 units made fully accessible to mobility-impaired individuals and 6 units with communication features for hearing and visually impaired residents.



## Affordability Structure

Unit Type	30% AMI Units	Manager Unit	Total Units	PSH Funded	Non-PSH Funded
SRO	-	-	-	-	-
1 Bedroom	126	2	128	126	-
2 Bedroom	-	-	-	-	-
3 Bedroom	-	-	-	-	-
<b>Total</b>	<b>126</b>	<b>2</b>	<b>128</b>	<b>126</b>	<b>-</b>

## HHH Funding

Up to \$12,264,075 including revolving loan

Up to \$7,009,120 per the PEP

## 2812 W Temple / 916 Alvarado

2812 W Temple St., Los Angeles, CA 90026 / 916 N Alvarado St., Los Angeles, CA 90026

New Construction

Council District 13



2812 W. Temple Street is a 42-unit new construction multifamily property completed in 2021. The building has four stories with a parking garage on the first floor and apartment units on the remaining floors. The building features 42 units, including one manager's unit, 18 studios, 24 one-bedroom units, onsite laundry, and one elevator. Twenty-five units will serve those At-Risk of Homelessness, and 15 will serve Chronically Homeless.

916 North Alvarado is a 27-unit new construction multifamily property completed in 2021. The building has four stories with a parking garage on the first floor and apartment units on the remaining floors. The building features 27 units, including one manager's unit, 24 studios, 2

one-bedroom units, onsite laundry, and one elevator. Units will serve those At-Risk of Homelessness and Chronically Homeless.

**Affordability Structure**

<b>Unit Type</b>	<b>30% AMI Units</b>	<b>Manager Unit</b>	<b>Total Units</b>	<b>PSH Funded</b>	<b>Non-PSH Funded</b>
0 Bedroom	41	-	41	42	-
1 Bedroom	26	1	27	26	-
2 Bedroom	-	1	1	-	-
3 Bedroom	-	-	-	-	-
<b>Total</b>	<b>67</b>	<b>2</b>	<b>69</b>	<b>67</b>	<b>-</b>

**HHH Funding**

Up to \$15,199,613 including revolving loan

Up to \$11,457,300 per the PEP

**6531 S Sepulveda Blvd**

6531 S Sepulveda Blvd, Los Angeles, CA 90045

Extended Stay Hotel

133 Units (proposed reduction to 101 units)

Council District 11



The Extended Stay Hotel located at 6531 Sepulveda Blvd. was constructed in 1999. The developer plans to add one-bedroom units, community space, office space and space for supportive service staff, reducing the unit count to 101. The scope of work also includes meeting accessibility requirements for common areas, units fully accessible to mobility-impaired individuals, and units with communication features for hearing and visually impaired residents.

LAHD has worked with HACLA and its relocation consultant, ESA on relocation plans and for hotel guests currently staying on-site. HCD awarded relocation funds in the amount of \$818,750, and LAHD has negotiated with the sellers to set aside relocation funds in escrow in the amount of \$511,717. The total amount available for relocation is \$1,330,467 and the relocation consultant has estimated relocation benefits to total \$1,265,190.

**Affordability Structure**

Unit Type	30% AMI Units	Manager Unit	Total Units	PSH Funded	Non-PSH Funded
SRO	-	-	-	-	-
1 Bedroom	99	2	101	99	-
2 Bedroom	-	-	-	-	-
3 Bedroom	-	-	-	-	-
<b>Total</b>	<b>99</b>	<b>2</b>	<b>101</b>	<b>99</b>	<b>-</b>

**HHH Funding**

Up to \$22,162,454 including revolving loan  
 Up to \$15,245,538 per the PEP

**18602 S Vermont Ave**

18602 S Vermont Ave, Los Angeles, CA 90248  
Extended Stay Hotel  
136 Units  
Council District 15



18602 S Vermont Ave. is a 136-unit hotel built in 1998. The property includes a four-story building with guest rooms, a lobby, office, family room, and laundry facilities, and is surrounded by a surface parking lot. Each guest room features a kitchenette with a range, sink, refrigerator, countertops and cabinets. The ground level nonresidential spaces will be used for offices, supportive service delivery, and community space for residents and staff. Forty-four units will serve the Chronically Homeless, and 87 will serve those At Risk of Homelessness.

LAHD has worked with HACLA and its relocation consultant, ESA on relocation plans and for hotel guests currently staying on-site. HCD has awarded relocation funds in the amount of \$1,172,500 and LAHD has negotiated with the sellers to set aside relocation funds in escrow as needed in the amount of \$1,030,495. The total amount available for relocation is \$2,202,995. The relocation consultant has estimated relocation benefits to total \$1,587,396.

**Affordability Structure**

Unit Type	30% AMI Units	Manager Unit	Total Units	PSH Funded	Non-PSH Funded
0 Bedroom	134	2	136	134	-
1 Bedroom	-	-	-	-	-
2 Bedroom	-	-	-	-	-
3 Bedroom	-	-	-	-	-
<b>Total</b>	<b>134</b>	<b>2</b>	<b>136</b>	<b>134</b>	<b>-</b>

**HHH Funding**

Up to \$11,795,149 including revolving loan  
Up to \$4,969,012 per the PEP

## 20205 Ventura Blvd

20205 Ventura Blvd, Los Angeles, CA 91364  
Extended Stay Hotel  
146 Units  
Council District 3



20205 Ventura Blvd. is a 146-unit hotel built in 2000. The property includes a four-story building with guest rooms, a lobby, office, family room, and laundry facilities, and is surrounded by a surface parking lot. Each guest room features a kitchenette with a range, sink, refrigerator, countertops and cabinets. The ground level nonresidential spaces will be used for offices, supportive service delivery, and community space for residents and staff. Forty-four units will serve the Chronically Homeless, and 87 will serve those at Risk of Homelessness.

LAHD has worked with HACLA and its relocation consultant, ESA on relocation plans and for hotel guests currently staying on-site. HCD has awarded relocation funds in the amount of \$900,000 and LAHD has negotiated with the sellers to set aside relocation funds in escrow as needed in the amount of \$3,879,131. The total amount available for relocation is \$4,779,131. The relocation consultant has estimated relocation benefits to total \$1,595,614.

### **Affordability Structure**

Unit Type	30% AMI Units	Manager Unit	Total Units	PSH Funded	Non-PSH Funded
0 Bedroom	144	2	146	144	-
1 Bedroom	-	-	-	-	-
2 Bedroom	-	-	-	-	-
3 Bedroom	-	-	-	-	-
<b>Total</b>	<b>144</b>	<b>2</b>	<b>146</b>	<b>144</b>	<b>-</b>



## HHH Funding

Up to \$12,311,028 including revolving loan

Up to \$5,525,465 per the PEP

## 19325 Londelius

19325 Londelius, Los Angeles, CA 91324

Extended Stay Hotel

117 Units

Council District 12



19325 Londelius St. is a 117-unit hotel built in 2005. The property includes a four-story building with guest rooms, a lobby, office, family room, and laundry facilities, and is surrounded by a surface parking lot. Each guest room features a kitchenette with a range, sink, refrigerator, countertops and cabinets. The ground level nonresidential spaces will be used for offices, supportive service delivery, and community space for residents and staff. Forty-four (44) units will be leased as Chronic Homelessness units, and eighty-seven (87) will be targeted to persons who are at Risk of Homelessness.

LAHD has worked with HACLA and its relocation consultant, ESA, on relocation plans and for hotel guests currently staying on-site. HCD has awarded relocation funds in the amount of \$718,750 and LAHD has negotiated with the sellers to set aside relocation funds in escrow as needed in the amount of \$1,813,644. The total amount available for relocation is \$2,532,394. The relocation consultant has estimated relocation benefits to total \$866,306.



## Affordability Structure

Unit Type	30% AMI Units	Manage Unit	Total Units	PSH Funded	Non-PSH Funded
0 Bedroom	115	2	117	115	-
1 Bedroom	-	-	-	-	-
2 Bedroom	-	-	-	-	-
3 Bedroom	-	-	-	-	-
<b>Total</b>	<b>115</b>	<b>2</b>	<b>17</b>	<b>115</b>	<b>-</b>

## HHH Funding

Up to \$19,447,515 including revolving loan

Up to \$14,368,535 per the PEP

## BLVD Hotel

2010 N Highland Ave, Los Angeles, CA 90068

New Construction

62 Units

Council District 4



2010 N Highland Ave. is a 62-room hotel property located in Hollywood. The building has four stories with a 45-space parking garage, 400-square foot lobby on the ground floor, and hotel rooms on the remaining floors. The building features 62 rooms, 60 of which will be converted to studio units and two two-bedrooms; business centers on each residential floor which will be converted to office space; and one elevator. Thirty-nine units will serve those At-Risk of Homelessness, and 28 will serve the Chronically Homeless.

## Affordability Structure

Unit Type	30% AMI Units	Manager Unit	Total Units	PSH Funded	Non-PSH Funded
1 Bedroom	60	2	62	60	-
1 Bedroom	-	-	-	-	-
2 Bedroom	-	-	-	-	-
3 Bedroom	-	-	-	-	-
<b>Total</b>	<b>60</b>	<b>2</b>	<b>62</b>	<b>60</b>	<b>-</b>

## HHH Funding

Up to \$13,222,032 including revolving loan

Up to \$8,320,000 per the PEP

## 21121 Vanowen

21121 Vanowen St, Los Angeles, CA 91303

New Construction

101 Units

Council District 3



21121 Vanowen is a 101-unit new construction multifamily property completed in 2022. The building has five stories with a parking garage on the first floor and apartment units on the remaining floors. The building features 101 units, including 2 manager's units, 41 studios, 46 one-bedroom units. Sixty-four units will serve those At-Risk of Homelessness, and 35 will serve Transitional Age Youth.

## Affordability Structure

Unit Type	30% AMI Units	Manager Unit	Total Units	PSH Funded	Non-PSH Funded
0 Bedroom	41	-	41	41	-
1 Bedroom	46	-	46	46	-
2 Bedroom	12	2	14	12	-
3 Bedroom	-	-	-	-	-
<b>Total</b>	<b>99</b>	<b>2</b>	<b>101</b>	<b>99</b>	<b>-</b>

## HHH Funding

Up to \$24,489,732 including revolving loan

Up to \$20,132,519 per the PEP

## HACLA SITES

Three sites to be owned and operated by HACLA will receive a \$15-million loan of HHH funds for rehabilitation. HACLA's original proposal was for four sites, but in February 2022 they submitted a request that the loan be used to fund three sites. This request is pending City Council approval and a subsequent revision to the HHH Project Expenditure Plan. The three sites are detailed below.

### 5050 W Pico

5050 W Pico Blvd., Los Angeles, CA 90019

New Construction

79 Units

Council District 10



5050 Pico is a 79-unit new-construction multifamily property. All units will serve Homeless populations at 30% AMI or lower. LAHD will provide a loan to HACLA to fund rehabilitation. Currently, HACLA is working on a rehabilitation design and accessibility requirements for the site.

**Affordability Structure**

Unit Type	30% AMI Units	Manager Unit	Total Units	PSH Funded	Non-PSH Funded
0 Bedroom	6	-	6	6	-
1 Bedroom	72	1	73	72	-
2 Bedroom	-	-	-	-	-
3 Bedroom	-	-	-	-	-
<b>Total</b>	<b>78</b>	<b>1</b>	<b>79</b>	<b>78</b>	<b>-</b>

**HHH Funding**

Up to \$143,394



## **10150 Hillhaven**

10150 Hillhaven Ave., Los Angeles, CA 91042

New Construction

34 Units

Council District 7



10150 Hillhaven is a 34-unit new construction multifamily property. All units will serve Homeless populations at 30% AMI or lower. LAHD will provide a loan to HACLA to fund rehabilitation. Currently, HACLA is working on a rehabilitation design and accessibility requirements for the site.

### **Affordability Structure**

<b>Unit Type</b>	<b>30% AMI Units</b>	<b>Manager Unit</b>	<b>Total Units</b>	<b>PSH Funded</b>	<b>Non-PSH Funded</b>
0 Bedroom	-	-	-	-	-
1 Bedroom	7	-	7	7	-
2 Bedroom	26	-	26	26	-
3 Bedroom	-	1	1	-	-
<b>Total</b>	<b>33</b>	<b>1</b>	<b>34</b>	<b>33</b>	<b>-</b>

### **HHH Funding**

Up to \$1,125,000 per PEP Amendment 4. Change to \$1,850,000 requested in PEP Amendment 10.

**1044 Soto**

1044 Soto St., Los Angeles, CA 90033  
New Construction  
85 Units  
Council District 14



1044 Soto is an 85-unit new construction multifamily property. All units will serve Homeless populations at 30% AMI or lower. Currently, HACLA is working on a rehabilitation design and accessibility requirements for the site.

**Affordability Structure**

Unit Type	30% AMI Units	Manager Unit	Total Units	PSH Funded	Non-PSH Funded
0 Bedroom	84	1	85	84	-
1 Bedroom	-	-	-	-	-
2 Bedroom	-	-	-	-	-
3 Bedroom	-	-	-	-	-
<b>Total</b>	<b>84</b>	<b>1</b>	<b>85</b>	<b>84</b>	<b>-</b>

**HHH Funding**

Up to \$4,625,000