



LAHSA

Prop HHH Oversight Committee

Prop HHH Lease Up Timelines

Los Angeles Homeless Services Authority

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Coordinator

October, 2021

Background Context

Lease-up timelines of Prop HHH buildings was requested for buildings opened more recently during the Q4 of FY 20-21.

This preliminary analysis compares a Prop HHH building vs a non-Prop HHH building.

These buildings opened in the midst of the COVID pandemic, during which both LACDA and HACLA released an Authorized Signatory Waiver that allowed

- 1) case managers to sign housing related paperwork on behalf of clients and
- 2) processing of applications without SSN and ID

Lease up Milestones

- 01** 90-120 days before TCO/COO, matches provided
- 02** Criminal background check
- 03** Referral and application
- 04** COO Issuance
- 05** HAP contract execution
- 06** Issuance
- 07** Move In

Data Collection

- LAHSA's Resource Management System (RMS)
 - Match date
- Housing Authority PBV tracker
 - Background Clearance date
 - Referral Submission date
 - COE/briefing issuance date
 - Move-In Date
- Housing Authority COO/TCO issuance dates
- Housing Authority HAP Contract execution dates
- Analysis captures information of clients who moved in as of Oct 2021 and does not include information for clients who were referred but dropped the process

HACLA VS LACDA

- For the purpose of this analysis, each housing authority captures diff. nuances that are not mandated by HUD to report. These diff. milestones generally serve the same phase of the lease up process but are not identical

HACLA	LACDA
COE (certification of eligibility)	Briefing
Referral/App Received	Referral/App Complete

Timeline Overview – Building Comparison

	Springhaven (non-HHH)	Metamorphosis on Foothill (HHH)
Target Pop.	General homeless/any disability <u>or</u> General Homeless/Mental Health	Chronic <u>or</u> general homeless <u>or</u> general homeless/VASH/general disability
Avg. Days Matched to HA receipt of Referral*	92 <i>Completed app</i>	18 <i>First receipt of app</i>
Avg. Days Between Referral and CBC Clearance	11	16
Avg. Days between Referral and Issuance	19	125
Avg. Days between Issuance and Move In	83	211
Avg. Days between COO and match	37	107
Avg. Days from HAP to Move In	29	26
Avg. Days from Matched to Move In	115	151

Yellow= longest time
Green = shortest time

Springhaven

11815 Wilmington Ave, Los Angeles, CA 90059

SPA: 6

Total Units: 100

PSH Units: 50

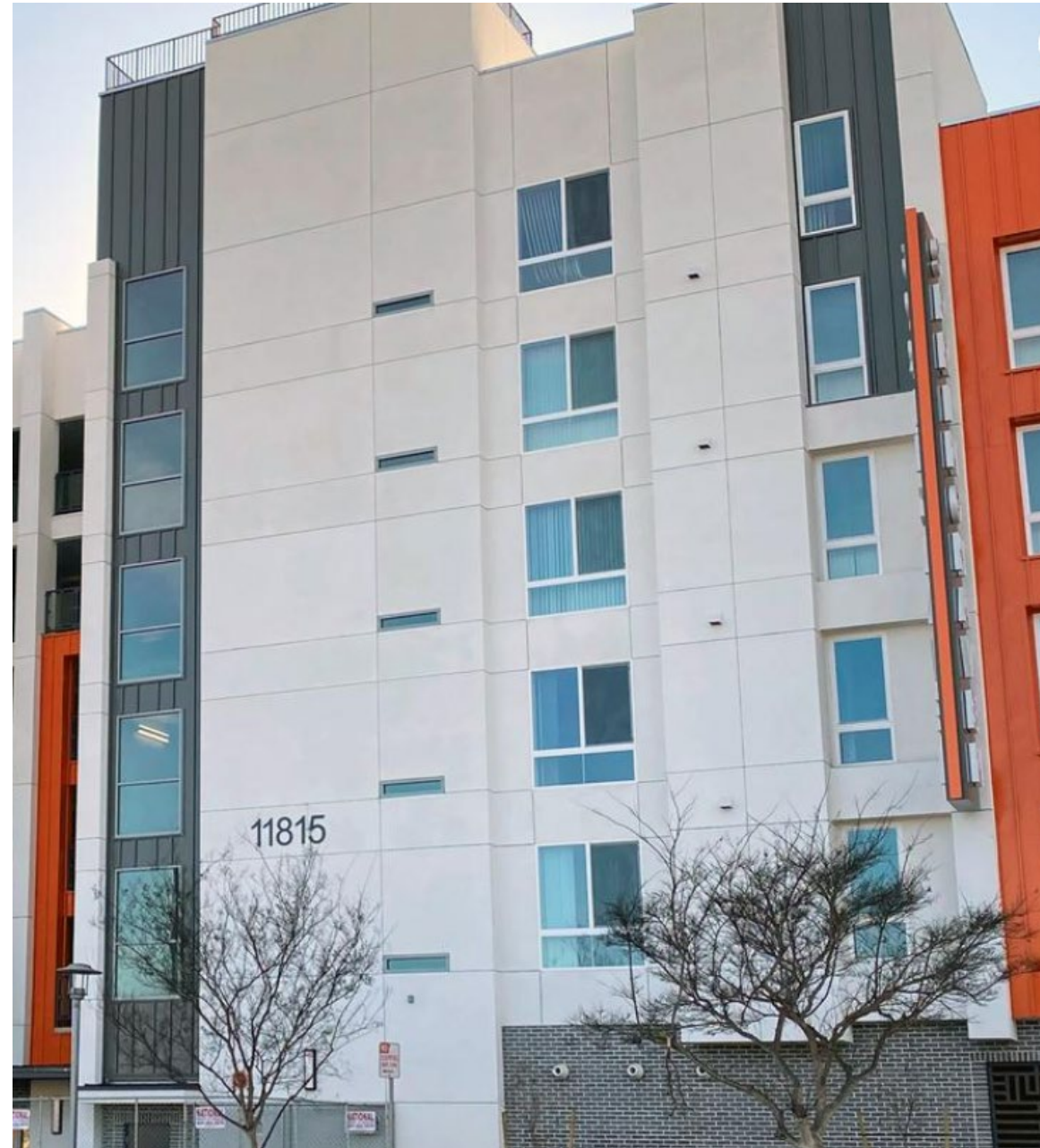
Developer: LINC Housing

Supportive Services: LINC Housing

Property Management: John Stewart Co.

COO Date: March 2021

Reached 100% Occupancy in Sept 2021



Timeline Overview – Springhaven

	All	LACDA PBV (25)	LACDA PBV (25)
Target Pop.	General homeless/any disability <u>or</u> General Homeless/Mental Health	General Homeless and any disability	General Homeless and Mental Illness
Avg. Days Matched to LACDA received <i>complete</i> application	92	80	104
Avg. Days Between Referral and CBC Clearance	11	12	11
Avg. Days between Referral and Issuance	19	17	21
Avg. Days between Briefing and (Referral to Owner) Move In	83	46	120
Avg. Days between COO and match	37	0*	73
Avg. Days from HAP to Move In	29	51	7
Avg. Days from Matched to Move In	115	100	129

*days ranged from -181 to 70, total averaging 0 days

Yellow= longest time

Green = shortest time

Metamorphosis on Foothill

13574 Foothill Blvd, Sylmar, CA 91342

SPA: 2

Total Units: 48

PSH Units: 47

Developer: Abbey Road/Clifford Beers

Supportive Services: VA/ Penny Lane

Property Management: Levine Management Group

COO Date: July 2021

Not yet reached 100% occupancy



Timeline Overview – Metamorphosis on Foothill

	All	HACLA PBV (35)	HACLA VASH (9)
Target Pop.	Chronic <u>or</u> General Homeless <u>or</u> General Homeless/any disability/VASH eligible	Chronic <u>or</u> General Homeless	General Homeless/any disability/VASH eligible
Avg. Days Matched to HACLA receipt of Referral	18	27	-38
Avg. Days Between Referral and CBC Clearance	16	18	0
Avg. Days between Referral and COE Issuance	125	127	104
Avg. Days between COO and Match	211	226	153
Avg. Days from HAP to Move In	26	23	37
Avg. Days from Matched to Move In	151	163	104

Yellow= longest time
Green = shortest time

Timeline Overview – Building Comparison

	Springhaven (non-HHH)	Metamorphosis on Foothill (HHH)
Target Pop.	General homeless/any disability <u>or</u> General Homeless/Mental Health	Chronic <u>or</u> general homeless <u>or</u> general homeless/VASH/general disability
Avg. Days Matched to HA receipt of Referral	92	18
Avg. Days Between Referral and CBC Clearance	11	16
Avg. Days between Referral and Issuance	19	125
Avg. Days between Issuance and Move In	83	211
Avg. Days between TCO/COO and match	37	107
Avg. Days from HAP to Move In	29	26
Avg. Days from Matched to Move In	115	151

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Green = shortest time

Takeaways

- These two buildings had similar timelines, but more comparison between HHH vs Non-HHH buildings is required to understand if HHH buildings experience unique challenges
- Housing authorities can seek waivers, but unless those waivers are adopted on each funding source (TCAC), documentation continues to be a barrier
- Earlier involvement of CES/HCID for strategic collaboration on problem-solving referrals and/or building accessibility

