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ITEM #11

INTER-DEPARTMENTAL MEMORANDUM

TO: Proposition HHH Citizens Oversight Committee

FROM: Los Angeles Housing Department

DATE: June 16, 2025

REGARDING: **Proposition HHH-Funded Homekey Round 2 Status Report**

RECOMMENDATION

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

SUMMARY

All Homekey Round 2 properties were transferred to their permanent Owner/Operators by March 2024. In addition, all projects have begun rehabilitation except for the Londelius and Ventura projects, both of which are scheduled to start rehabilitation in June and July 2025, respectively. As further described below, two projects are expected to complete construction in the first half of 2025.

At this time, construction on these projects is expected to be completed by the estimated dates provided in the table below. Full lease-up (90% or greater) is expected no later than three months after construction is completed, unless further extensions are granted. In projects where the scope of rehabilitation work is more limited, phased lease-up will be undertaken concurrently with construction to expedite occupancy. The Londie and Ventura projects began to lease-up some of the non-accessible units and will continue to lease-up the rest of the units in phases.

Project Homekey Round 2 Timelines as of June 2025						
Address	CD	Units	Status	Estimated Construction Completion	Estimated Ready for Occupancy	Number of Units Occupied/Vacant
1654 W Florence	8	127	In Construction	6/24/25	5/20/25	85/127
2812 W Temple	13	42	In Construction	6/24/25	6/2/25	15/42
916 N Alvarado	13	24*	In Construction	7/24/25	7/15/25	0/24
21121 Vanowen*	3	101	In Construction	7/12/25	7/29/25	0/101
2010 Highland*	4	62	In Construction	8/12/25	8/26/25	0/62
6531 S Sepulveda	11	120	In Construction	10/24/2025	1/27/26	0/120
18602 S Vermont	15	136	In Construction	10/27/25	11/18/25	0/136
20205 Ventura	3	146	Pre-Construction	11/18/25	12/1/25	39/146
19325 Londelius	12	116*	Pre-Construction	11/14/25	12/1/25	61/116
HACLA-Owned						
7639 Van Nuys	6	35*	Pre-Construction	8/28/25	9/4/25	29/35
10150 Hillhaven	7	34	In Service	Completed	Occupied	33/34
1044 N Soto	14	85	In Service	Completed	Occupied	84/85

*Unit count was reduced from the previous report because of construction needs.

PROJECT DESCRIPTIONS

1654 W Florence Ave

1654 W Florence Ave, Los Angeles, CA 90047

New Construction - 127 Units

Council District 8

Linc Housing

HHH Funding - \$5,427,080

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 127 one-bedroom 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.

2812 W Temple / 916 Alvarado

2812 W Temple St., Los Angeles, CA 90026 / 916 N Alvarado St., Los Angeles, CA90026

New Construction - 66 Units

Council District 13
Brilliant Corners
HHH Funding - \$11,457,300

2812 W. Temple Street is a 41-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, 14 studios, 27 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 24-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 24 units, including one two-bedroom manager's unit, 19 studios, 4 one-bedroom units, onsite laundry, and one elevator. Units will serve those At-Risk of Homelessness and Chronically Homeless.

BLVD Hotel

2010 N Highland Ave, Los Angeles, CA 90068
New Construction - 62 Units
Council District 4
A Community of Friends
HHH Funding - \$7,832,000

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.

21121 Vanowen

21121 Vanowen St, Los Angeles, CA 91303
New Construction - 101 Units
Council District 3
A Community of Friends
HHH Funding - \$23,309,756

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.

6531 S Sepulveda Blvd

6531 S Sepulveda Blvd, Los Angeles, CA 90045

Extended Stay Hotel - 120 units (reduced from 130 per Council approval in February 2024)

Council District 11

American Family Housing

HHH Funding - \$14,231,758

The Extended Stay Hotel 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 120. 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.

The 6531 S Sepulveda project was transferred to the owner/ operator in December 2023. At the time of transfer, the site had 25 occupied units. The relocation efforts stalled the commencement of rehabilitation efforts and in that time, the rehabilitation estimates increased. After extensive relocation efforts, rehabilitation began in September 2024. Once rehabilitation began, existing site conditions revealed unforeseen physical deficiencies and failing equipment, including the existing fire sprinkler system. The developer is currently working with the general contractor to price out the increased costs but these and other related items are currently estimated at a maximum of \$1,950,000. The LAHD requests authority to award an up to amount while final estimates are obtained and a final figure is negotiated.

18602 S Vermont Ave

18602 S Vermont Ave, Los Angeles, CA 90248

Extended Stay Hotel - 136 Units

Council District 15

CRCO

HHH Funding - \$4,139,012

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.

20205 Ventura Blvd

20205 Ventura Blvd, Los Angeles, CA 91364

Extended Stay Hotel - 146 Units

Council District 3

Volunteers of America

HHH Funding - \$4,948,144

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.

19325 Londelius

19325 Londelius, Los Angeles, CA 91324

Extended Stay Hotel - 116 Units

Council District 12

Volunteers of America

HHH Funding - \$14,368,535

19325 Londelius St. is a 116-unit hotel built in 2005. The property includes a four-story building with guest rooms, a lobby, office, family room, and laundry facilities, and 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 87 will be targeted to persons who are at Risk of Homelessness.

HACLA SITES

7639 Van Nuys

7639 Van Nuys Blvd., Los Angeles, CA 90043

New Construction - 36 Units

Council District 6

HHH Funding - \$2,672,316

The Van Nuys Boulevard property is a newly-constructed, four-story, 35-unit multifamily property. 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 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. 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.

10150 Hillhaven

10150 Hillhaven Ave., Los Angeles, CA 91042

New Construction - 34 Units

Council District 7

HHH Funding - \$1,850,000

10150 Hillhaven is a newly-constructed 34-unit multifamily property. LAHD will provide a loan to HACLA to fund acquisition. The site is now leased and in operations.

COG Prop HHH Homekey Round 2

1044 Soto

1044 Soto St., Los Angeles, CA 90033

New Construction - 85 Units

Council District 14

HHH Funding - \$4,625,000

1044 Soto is a newly-constructed 85-unit multifamily property. The LAHD funds will assist HACLA with acquisition. The site is now leased and in operations