

Ann Sewill, General Manager
Tricia Keane, Executive Officer

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

City of Los Angeles



Karen Bass, Mayor

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

INTER-DEPARTMENTAL MEMORANDUM

TO: Proposition HHH Administrative Oversight Committee
FROM: Los Angeles Housing Department
DATE: August 31, 2023
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 dated June 16, 2023, LAHD has worked with the County Recorder and the City's Office of Finance to secure exemptions from the Measure ULA transfer tax for the transfer of these projects to their non-profit Owner/Operators, which were granted for four of five developers on August 30, 2023. LAHD is also finalizing loan and regulatory agreements with each Owner/Operator and preparing to transfer properties to their Owner/Operators on the schedule indicated in the table below.

Amended Standard Agreements with HCD, incorporating the new Owner/Operators, have now been fully executed for five of the eight non-HACLA projects. The amended agreement for 1654 Florence, incorporating Linc Housing, is imminently pending. The agreements for the two projects under A Community of Friends are expected to be executed in October.

On June 28, 2023, City Council approved HACLA as the permanent owner operator of the 7639 Van Nuys project. That project is now known as The Argent and is fully leased while rehabilitation work is ongoing.

On June 9, 2023, LAHD received confirmation from HCD that six-month extensions were granted for construction completion and 100% lease-up deadlines. Two developer teams with three projects are currently seeking further extensions from HCD: Florence (which had advanced deadlines); and Highland and Vanowen (which have broader scopes of work and procurement issues). Construction on other projects 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, unless further extensions are granted.

Owner/operators have been directed to prepare plans and seek permits. As of August 31, 2023, two of the right non-HACLA projects, Florence and Vermont, have submitted permit applications

Project Homekey 2.0 Timelines as of August 31, 2023						
Address	CD	Units	Anticipated Transfer	Anticipated Construction Completion for Accessibility	Anticipated Lease Up Ready	Anticipated 100% Lease Up
1654 W Florence	8	128	9/15/23	4/12/24	4/1/2024	7/11/24
2812 W Temple	13	42	9/30/23	1/12/24	1/1/2024	4/11/24
916 N Alvarado	13	27	9/30/23	1/12/24	1/1/2024	4/11/24
6531 S Sepulveda	11	124	9/15/23	1/12/24	1/1/2024	4/11/24
18602 S Vermont	15	136	9/30/23	1/12/24	1/1/2024	4/11/24
20205 Ventura	3	146	9/15/23	1/12/24	1/1/2024	4/11/24
19325 Londelius	12	117	9/15/23	1/12/24	1/1/2024	4/11/24
2010 Highland	4	62	9/30/23	12/12/24	11/1/2024	12/31/24
21121 Vanowen	3	101	9/30/23	2/12/25	1/1/2025	2/28/25
HACLA-Owned						
7639 Van Nuys	6	36	N/A	9/30/23	7/1/2023	100% leased
5050 W Pico*	15	79	N/A	1/28/2022	11/30/2022	100% 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

*At its September 7 meeting, the AOC will consider an amendment to remove 5050 Pico from the HHH Project Expenditure Plan (PEP) at HACLA’s request. That project will proceed under HACLA’s ownership, without City funding.

PROJECT DESCRIPTIONS

1654 W Florence Ave

1654 W Florence Ave, Los Angeles, CA 90047

New Construction

128 Units

Council District 8

Linc Housing



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	-	-	-	-	-
Total	126	2	128	126	-

HHH Funding

\$7,010,000

2812 W Temple / 916 Alvarado

2812 W Temple St., Los Angeles, CA 90026 / 916 N Alvarado St., Los Angeles, CA90026
 New Construction
 Council District 13
 Brilliant Corners



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

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

HHH Funding

\$11,474,427

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

American Family Housing



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	-	-	-	-	-
Total	99	2	101	99	-

HHH Funding

\$15,183,704

18602 S Vermont Ave

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



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	-	-	-	-	-
Total	134	2	136	134	-

HHH Funding

\$4,969,012

20205 Ventura Blvd

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



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	-	-	-	-	-
Total	144	2	146	144	-

HHH Funding

\$5,499,364

19325 Londelius

19325 Londelius, Los Angeles, CA 91324

Extended Stay Hotel

117 Units

Council District 12

Volunteers of America



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	-	-	-	-	-
Total	115	2	17	115	-

HHH Funding

\$14,332,435

BLVD Hotel

2010 N Highland Ave, Los Angeles, CA 90068
 New Construction
 62 Units
 Council District 4
 A Community of Friends



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	-	-	-	-	-
Total	60	2	62	60	-

HHH Funding

\$8,337,127

21121 Vanowen

21121 Vanowen St, Los Angeles, CA 91303

New Construction

101 Units

Council District 3

A Community of Friends



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	-	-	-	-	-
Total	99	2	101	99	-

HHH Funding

\$20,132,519

HACLA SITES

Two sites to be owned and operated by HACLA will receive a \$15-million loan of HHH funds for their acquisition. 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. That request was approved by City Council in June 2023. Subsequently, in July 2023, HACLA withdrew its request for funding for 5050 Pico. A revision to the HHH PEP is pending AOC and City Council approval. The HHH funds allocated to 5050 Pico are not proposed to be reallocated to other Homekey projects.

An additional site, 7639 Van Nuys, will be owned and operated by HACLA and receive funding for both acquisition and rehabilitation.

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.

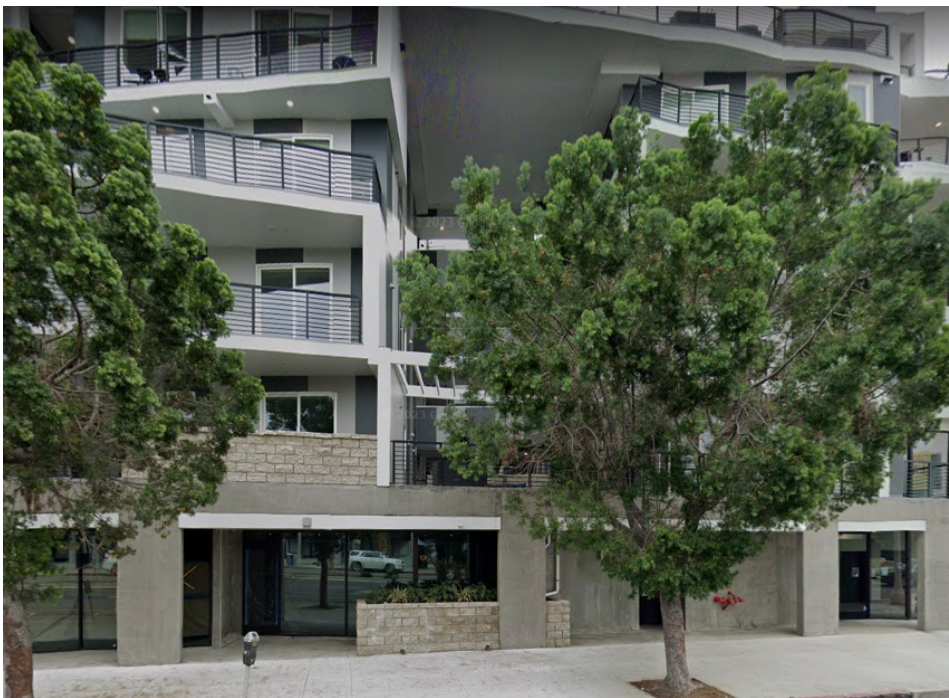
Affordability Structure

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	-	-	-	-	-
Total	35	1	36	35	-

HHH Funding
\$2,772,000

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	-	-	-	-	-

Total	78	1	79	78	-
--------------	-----------	----------	-----------	-----------	----------

HHH Funding

Up to \$143,394 (to be reduced to \$0 per the current proposed PEP amendment)

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

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

HHH Funding

\$1,850,000

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	-	-	-	-	-
Total	84	1	85	84	-

HHH Funding

\$4,625,000