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INTER-DEPARTMENTAL MEMORANDUM

TO: Proposition HHH Citizens Oversight Committee
FROM: Los Angeles Housing Department
DATE: January 12, 2024
REGARDING: **Proposition HHH-Funded Project Homekey 2.0 Status Report**

RECOMMENDATION

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

SUMMARY

LAHD is finalizing loan and regulatory agreements with each Owner/Operator and preparing to transfer properties to their Owner/Operators by the end of January 2024, on the schedule indicated in the table below. As of this report, two projects, Sepulveda and Temple/Alvarado, have fully closed and transferred to their owner/operators. Florence has fully executed loan documents but closing of the transaction and transfer is pending HACLA's repair to damage caused by an auto accident. The other projects are expected to have fully executed loan documents in the week of January 15, and close shortly thereafter. Exemptions from the Measure ULA transfer tax for the transfer of these projects to their non-profit Owner/Operators have been granted to all entities.

Owner/operators have prepared plans and are undertaking the permitting process. Seven of the eight non-HACLA projects have submitted permit applications to LADBS. Permits for the Temple project were issued on January 11 and permits for the Sepulveda and Florence projects are ready to issue.

At this time, construction on all projects is to be completed by HCD's deadlines. 100% lease-up is expected one month after the completion of construction but no later than HCD's deadline of three months after construction is completed, unless further extensions are granted.

On January 17, City Council's Housing and Homeless Committee will hear two Homekey Round 2 items: 1) amendments to the Project Expenditure Plan previously approved by the Administrative Oversight Committee; and 2) technical corrections to amend unit counts and ownership entity

names at several projects. Approval of these items is not required prior to project closing and transfer.

An accounting of cost per unit and evaluation of Homekey Round 2 will be provided in the February 2024 report.

Project Homekey 2.0 Timelines as of December 1, 2023						
Address	CD	Units	Anticipated Transfer	Anticipated Construction Completion for Accessibility	Anticipated Lease Up Ready	Anticipated 100% Lease Up
1654 W Florence	8	128	1/19/24	10/1/24	1/1/23	12/31/24
2812 W Temple	13	42	12/27/23	7/12/24	8/1/24	10/11/24
916 N Alvarado	13	27	12/27/23	7/12/24	8/1/24	10/11/24
6531 S Sepulveda	11	120	12/7/23	7/12/24	9/1/24	10/11/24
18602 S Vermont	15	136	1/19/24	7/12/24	8/1/24	10/11/24
20205 Ventura	3	146	1/23/24	7/12/24	2/1/24	10/11/24
19325 Londelius	12	117	1/23/24	7/12/24	4/1/24	10/11/24
2010 Highland	4	62	1/19/24	12/12/24	9/1/24	12/31/24
21121 Vanowen	3	101	1/19/24	2/12/25	11/1/24	2/28/25
HACLA-Owned						
7639 Van Nuys	6	36	N/A	9/30/23	7/24/23	100% leased
10150 Hillhaven	7	34	N/A	11/22/22	12/21/22	100% leased
1044 N Soto	14	85	N/A	7/15/23	9/20/23	100% leased

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
68 Units (proposed reduction to 66 units pending Council approval in February 2024)
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	41	-
1 Bedroom	25	1	26	26	-
2 Bedroom	-	1	1	1	-
Total	66	2	68	68	-

**Updated from previous reports to reflect an accurate unit count of 68, not 69.*

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 120 units pending Council approval in February 2024)

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	-	-	-	-	-
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	-	-	-	-	-
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	-	-	-	-	-
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	-	-	-	-	-
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	-	-	-	-	-
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	-
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	-
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	-	-	-	-	-
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	-	-	-	-	-
Total	84	1	85	84	-

HHH Funding

\$4,625,000