

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: April 27, 2026

CAO File No. 0220-00540-1757

Council File No. 24-0590,25-0837

Council District: All

To: The City Council

From: *for* Matthew W. Szabo, City Administrative Officer *Ylenda Chavez*

Subject: **ADDENDUM - STATUS OF PROJECT HOMEKEY SITES - ROUNDS 1, 2, AND 3**

RECOMMENDATION

That the City Council note and file this report inasmuch as it is provided for informational purposes only and no Council action is required.

SUMMARY

At its meeting of February 4, 2026, during its consideration of the City Administrative Officer (CAO) report dated January 28, 2026 in response to the Park-Blumenfield motion (C.F. 24-0590) and the Lee-Raman motion (C.F. 25-0837), the Housing and Homelessness Committee requested the CAO to provide specific information on the current occupancy for the Project Homekey (PHK) sites. This addendum provides occupancy information for PHK sites as of March 1, 2026.

As noted in the January 28, 2026 CAO Report, the City and the Housing Authority of the City of Los Angeles (HACLA) acquired 45 sites (including eight sites acquired without a State subsidy) with up to 3,067 beds/units under the three PHK rounds. The total number has been corrected to include the actual number of units that will be developed at the Historic Lincoln Theater (PHK1 site). When the EC Motel/Restoration Apartments site is redeveloped from 31 units to up to 70 units, the total will increase to 3,106 beds/units. Of the existing 3,067 beds/units, 2,223 are currently occupiable and/or are in the leasing process. The remaining 844 beds/units include 471 beds/units under rehabilitation to begin occupancy, 218 beds/units that are in the conversion process, 131 beds/units that are securing financing to begin conversion, and 24 new beds/units that are under construction.

Of the 2,223 beds/units that were occupiable as of March 1, 2026, a total of 1,857 were occupied as outlined in Attachments 1, 2 and 3. Occupancy changes due to participants leaving and entering the interim and/or permanent housing system. It is important to note that for interim housing, vacated beds are matched to participants within 24 hours and participants have 48 hours to accept and occupy the bed. For permanent housing units, it takes an average 60 days for a unit to be occupied after it has been vacated.

FISCAL IMPACT STATEMENT

The recommendation to note and file this report will have no fiscal impact.

FINANCIAL POLICIES STATEMENT

The recommendation in this report complies with the City Financial Policies.

MWS:YC:VES:MC:02260098

Attachments

- 1: PHK 1 Status Update
- 2: PHK 2 Status Update
- 3: PHK 3 Status Update

ATTACHMENT 1: PHK 1 STATUS UPDATE

Project Name & Address	Council District	Department	Owner/Operator	Acquisition Date	Acquisition Cost	Housing Type: I-Interim, P-Permanent	Total Number of Units	Number of Units Occupied as of 3/1/2026	Number of Manager's Unit	Initial Date of Occupancy	Date of Full Occupancy/ Estimated Date of Occupancy	If not occupied, why?
City Sites												
Restoration Apartments (EC Motel)*, 3501 Western Avenue, Los Angeles, CA 90018	8	CAO	SSG/HOPICS	12/10/2020	\$5,325,000	P	31	0				Securing financing for new construction. The current site will be demolished and a new site of up to 70 units developed.
The Pano (Panorama Motel)*, 8209 Sepulveda Blvd., Los Angeles, CA 91402	6	CAO	LAFH Builds	12/17/2020	\$9,950,000	P	90	0	1	N/A	Est 8/1/2026	Transferred to LAHD. Converting to permanent housing - adding 50 additional units for a total of 90 units. Completion expected by 6/1/2026.
Normandie (Travelodge Normandie)*, 18606 Normandie Ave, Los Angeles, CA 90248	15	CAO	PATH Ventures	12/17/2020	\$9,275,000	P	40	0	1			Securing financing for conversion.
Mollie Maison (Best Inn)*, 4701 Adams Blvd, Los Angeles, CA 90016	10	CAO	The People Concern, People Co, LLC	12/22/2020	\$3,940,000	P	22	0	1	N/A	Est 05/2026	Transferred to LAHD. Converting to permanent housing. Completed on 03/26.
The Sieroty (Howard Johnson)*, 7432 Reseda Blvd, Reseda, CA 91335	4	CAO	LAFH Builds	12/30/2020	\$16,500,000	P	74	0	1	N/A	Est 09/2026	Transferred to LAHD. Converting to permanent housing. Completion expected on 7/31/26.
Casa Luna (Titta Inn)*, 5333 Huntington Drive N, Los Angeles, CA 90032	14	CAO	Union Station, NCRC Titta Inn LLC	12/22/2020	\$8,580,000	I	47	43		4/12/2021	6/15/2022	Three units are vacant pending match to occupy and one unit is vacant due to maintenance.
Devonshire Lodge (Travelodge Devonshire)*, 21603 Devonshire Street, Los Angeles, CA 91311	12	CAO	Volunteers of America of Los Angeles (VOALA)	12/15/2020	\$15,600,000	I	75	70		3/15/2021	3/26/2025	
Sepulveda Villa (Econo Motor Inn)*, 8647 Sepulveda Blvd., Los Angeles, CA 91343	6	CAO	Volunteers of America of Los Angeles (VOALA)	12/17/2020	\$10,600,000	I	58	56		3/17/2021	9/26/2022	
The Nest*, 253 S. Hoover St, Los Angeles, CA 90004	13	CAO	Volunteers of America of Los Angeles (VOALA)	12/23/2020	\$7,244,000	I	38	38		3/22/2021	5/10/2022	
Beacon (Hotel Solaire)*, 1710 7th St, Los Angeles, CA 90017	1	CAO	Weingart	12/30/2020	\$18,000,000	I	91	87		1/1/2021	11/29/2022	
PV Marina Del Rey (Ramada Inn) 3130 Washington Blvd., Venice, CA 90291	11	CAO	PATH Ventures	12/17/2020	\$11,000,000	P	32	0	1	N/A	Est 10/2027	Transferred to LAHD. Converting to permanent housing. Completion expected 12/2026.
Arlleta (Woodman), 9120 Woodman Ave, Los Angeles, CA 91334	6	CAO	National Health Foundation, Community Works Arleta, LLC	12/15/2020	\$20,500,000	I	148	94		N/A	11/18/2024	Of the 69 interim beds paid by the City, 68 were occupied. Of the 79 recuperative care beds, only 26 were occupied due to the recent federal Medicaid changes which impact eligibility.
Encinitas (Good Nite Inn), 12835 Encinitas Ave., Los Angeles, CA 91342	7	CAO	LAFH Builds	12/22/2020	\$16,000,000	I	86	83		8/29/2021	1/17/2023	

ATTACHMENT 1: PHK 1 STATUS UPDATE

Project Name & Address	Council District	Department	Owner/Operator	Acquisition Date	Acquisition Cost	Housing Type: I-Interim, P-Permanent	Total Number of Units	Number of Units Occupied as of 3/1/2026	Number of Manager's Unit	Initial Date of Occupancy	Date of Full Occupancy/ Estimated Date of Occupancy	If not occupied, why?
Huntington Villas (Super 8 Alhambra), 5350 Huntington Dr. S., Los Angeles, CA 90032	14	CAO	Union Station, NCRC Super 8 LLC	12/29/2020	\$8,890,000	I	52	51		4/7/2021	6/9/2022	Received approval to convert, contingent on securing capital and operating resources.
The Layover (Super 8 LAX), 9250 Airport Blvd., Los Angeles, CA 90045	11	CAO	The People Concern, People Co, LLC	12/23/2020	\$10,580,000	I	44	42		5/6/2021	12/22/2021	
King Solomon Village 1300-1332 Slauson Ave., Los Angeles, CA 90044	9	CAO	Ward EDC	12/4/2020	\$6,490,000	I	100	92		N/A	1/18/2023	
Long Beach, 2521-2525 Long Beach Ave., Los Angeles, CA 90058	9	CAO	Volunteers of America of Los Angeles (VOALA)	12/28/2020	\$4,900,000	I	140	136		N/A	11/20/2023	
Historic Lincoln Theater, 2300-2332 Central Ave., Los Angeles, CA 90011	9	CAO	Coalition for Responsible Community Development (CRCD)	12/18/2020	\$11,700,000	P	60	0	1	N/A	1/24/2022	Securing financing for development of new housing. The site was providing 88 beds for Safe Sleep until the contract with Urban Alchemy termination on 1/30/2026.
City of LA: Subtotal					\$179,799,000		1228	792				
HACLA Sites*												
The Orchid, 1753 Orchid Ave., Los Angeles, CA 90028	13	HACLA	HACLA	12/11/2020	\$16,000,000	P	40	37	1		3/3/2021	
Martel Apartments, 1643 N Martel Ave., Los Angeles, CA 90046	4	HACLA	HACLA	11/6/2020	\$4,475,000	P	11	10	1		12/30/2020	
Parthenia Place, 15230 Parthenia St., North Hills, CA 91343	6	HACLA	HACLA	11/6/2020	\$16,400,000	P	41	39	1		12/2/2020	
Best Western Noho, 11135 W Burbank Blvd., Los Angeles, CA 91601	2	HACLA	HACLA	11/10/2020	\$21,000,000	P	70	65	1	11/29/2021	2/28/2022	Vacant units currently going through eligibility review with Section 8.
Super 8 Canoga Park, 7631 Topanga Canyon Blvd., Canoga Park, CA 91304	3	HACLA	HACLA	11/18/2020	\$11,118,600	P	51	48	1		11/25/2024	Site operated as an interim housing site 11/2020 - 8/2022
HACLA Subtotal					\$68,993,600		213	199				
Total					\$248,792,600		1441	991				
NOTE: Sites marked with an asterisk (*) were acquired with State HCD PHK match funds												

ATTACHMENT 2: PHK 2 STATUS UPDATE

Project Name & Address	Council District	Department	Owner/Operator	Acquisition Date	Acquisition Cost	Housing Type: I-Interim, P-Permanent	Total number of Units	Number of Units Occupied as of 3/1/2026	Number of Manager's Unit	Date of Occupancy/ Estimated Date of Occupancy	If not occupied, why?
LAHD Sites											
1654 W Florence Ave., 1654 W Florence Ave., Los Angeles, CA 90047	8	LAHD	LINC	4/8/2022	\$49,594,819	P	127	122	1	4/30/2025	
2812 W Temple & 916 N. Alvarado, 2812 W Temple St., Los Angeles, CA 90026	13	LAHD	Brilliant Corners	4/7/2023	\$29,853,300	P	66	64	2	5/19/2025	
21121 Vanowen, 21121 Vanowen St., Canoga Park, CA 91303	3	LAHD	ACOF	10/17/2022	\$55,661,575	P	101	87	2	9/15/2025	
2010 Highland, 2010 Highland Ave., Los Angeles, CA 90068	4	LAHD	ACOF	4/5/2023	\$24,400,000	P	62	58	1	10/10/2025	
6531 S Sepulveda, 6531 S Sepulveda Blvd., Los Angeles, CA 90045	11	LAHD	American Family Hsg	9/29/2022	\$50,689,000	P	120	0	2	4/6/2026	As of 3/1/2026, project is 97% complete. Lease-up start is scheduled for 4/6/2026
18602 S Vermont, 18602 S Vermont Ave., Gardena, CA 90248	15	LAHD	CRCD	9/29/2022	\$42,050,000	P	136	0	2	6/30/2026	As of 3/1/2026, project is 53% complete. Lease-up is scheduled for 6/30/26
19325 Londelius, 19325 Londelius St., Northridge, CA 91324	12	LAHD	VOALA	9/29/2022	\$46,926,545	P	116	79	1	8/10/2026	As of 3/1/2026, project is 16% complete. Owner/ developer has partially leased the units that did not require extensive rehab.
20205 Ventura, 20205 Ventura Blvd., Woodland Hills, CA 91364	3	LAHD	VOALA	9/29/2022	\$45,458,772	P	144	84	2	8/13/2026	As of 3/1/2026, project is 10% complete. Owner/ developer has partially leased the units that did not require extensive rehab.
City of LA: Subtotal					\$344,634,011		872	494			
HACLA Sites											
5050 W. Pico, 5050 W. Pico Blvd., Los Angeles, CA 90019	10	HACLA	HACLA	1/28/2022	\$36,500,000	P	79	77	1	11/15/2022	2 units currently undergoing ADA improvements.
7639 Van Nuys Blvd, 7639 Van Nuys Blvd., Los Angeles, CA 91405	6	HACLA	HACLA	4/12/2022	\$16,600,000	P	35	33	1	7/27/2023	
6521 Brynhurst, 6521 Brynhurst Ave., Los Angeles, CA 90043	8	HACLA	HACLA	5/19/2022	\$17,340,000	P	41	38	1	11/10/2022	
10150 Hillhaven, 10140-10150 Hillhaven Ave., Los Angeles, CA 91042	7	HACLA	HACLA	11/30/2022	\$17,750,000	P	34	29	1	12/22/2022	5 units currently undergoing ADA improvements.
740 S. Alvarado, 740 S. Alvarado, Los Angeles, CA 90057	1	HACLA	HACLA	1/28/2022	\$30,750,000	P	80	71	1	11/16/2022	5 units currently undergoing ADA improvements, the remaining units are new vacancies awaiting matching from LAHSA.
14949 Roscoe Blvd., 14949 Roscoe Blvd., Los Angeles, CA 91402	6	HACLA	HACLA	9/6/2022	\$10,000,000	P	31	29	1	3/1/2023	
1044 N Soto, 1044 N Soto Ave., Los Angeles, CA 90033	14	HACLA	HACLA	8/1/2022	\$35,135,000	P	85	80	1	9/20/2023	3 units are matched and applicants are being processed. Awaiting 2 referrals from LAHSA.
HACLA Subtotal					\$164,075,000		385	357			
Total					\$508,709,011		1257	851			

ATTACHMENT 3: PHK 3 STATUS UPDATE

Project Name & Address	Council District	Department	Owner/Operator	Acquisition Date	Acquisition Cost	Housing Type: I-Interim, P-Permanent	Total number of Units	Number of Units Occupied as of 3/1/2026	Number of Manager's Unit	Date of Occupancy/ Estimated Date of Occupancy	If not occupied, why?
LAHD Sites											
3340 S Shelby Dr, 3340 S Shelby Dr., Los Angeles, CA 90034	5	LAHD	Weingart	4/11/2024	\$27,300,000	I	78	0		5/29/2026	As of 3/1/2026, project is 66% complete. Lease-up start is scheduled for 5/29/2026
Motel 6, 15711 W Roscoe Blvd., North Hills, CA 91343	12	LAHD	Hope the Mission	8/23/2024	\$27,000,000	I	111	0		5/20/2026	As of 3/1/2026, project is 65% complete. Lease-up start is scheduled for 5/20/2026
Oak, 17448 W Ventura Blvd., Encino, CA 91316	4	LAHD	Hope the Mission	9/25/2024	\$7,300,000	I	26	0		5/15/2026	As of 3/1/2026, project is 85% complete. Lease-up start is scheduled for 5/16/2026
City of LA: Subtotal					\$61,600,000		215	0			
HACLA Sites											
3705 McLaughlin, 3705 McLaughlin Ave., Los Angeles, CA 90066	11	HACLA	HACLA	6/5/2024	\$18,590,000	P	26	25	1	12/17/2024	
4065 Oakwood, 4065 Oakwood Ave., Los Angeles, CA 90004	13	HACLA	HACLA	11/21/2023	\$37,320,000	P	68	61	1	9/20/2024	6 units are currently matched, applicants going through eligibility review for Section 8.
4818 N Sepulveda Blvd, 4818 N Sepulveda Blvd., Sherman Oaks, CA 91403	4	HACLA	HACLA	5/16/2024	\$25,848,000	P	36	35	1	11/1/2024	
7625 Topanga Canyon Blvd Phase 2, 7625 Topanga Canyon Blvd., Canoga Park, CA 91304	3	HACLA	HACLA	11/18/2020*	Purchased with Super 8 Canoga Park (PHK1)	P	24	0	1	9/30/2026	*Property was acquired by HACLA on 11/18/2020. HACLA applied for new construction funding under PHK3 and received an award on 11/1/23. Site is under construction and is estimated to be completed by July 2026.
HACLA Subtotal					\$81,758,000		154	121			
Total					\$143,358,000		369	121			