

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: May 31, 2024

CAO File No. 0220-05151-0527
Council File No. 23-1022
Council District: Citywide

To: The City Council

From: Matthew W. Szabo, City Administrative Officer



Reference: Alliance Settlement Agreement

Subject: **ALLIANCE SETTLEMENT AGREEMENT PROGRESS AS OF MARCH 31, 2024 AND FUNDING RECOMMENDATIONS FOR FUTURE PERMANENT SUPPORTIVE HOUSING MASTER LEASING**

SUMMARY

On January 9, 2024, the City Council adopted a report (C.F. 23-1022) instructing the City Administrative Officer (CAO) and Chief Legislative Analyst (CLA) to work with Council District Offices, the Los Angeles Housing Department (LAHD), the Bureau of Engineering (BOE), the Los Angeles Homeless Services Authority (LAHSA), and any other relevant agencies or City departments as appropriate to identify interim and permanent interventions to meet the housing and shelter production requirements and targets under the LA Alliance Settlement Agreement, review identified interventions for feasibility, identify funding sources for feasible projects, and to evaluate the current facilities being utilized for Inside Safe for contractually fulfilling the LA Alliance Settlement Agreement goals. This report also instructed CAO and CLA to create an assessment of Council District level plans and preferences for meeting the housing and shelter production requirements under the Settlement Agreement between the LA Alliance and the City by June 13, 2027.

Additionally, on March 8, 2024, the City Council instructed CAO and CLA, with assistance from the City Attorney, to provide the Council with quarterly written reports and updates on the ongoing status of the LA Alliance case (C.F. 23-1022-S1).

This report provides an update on the Settlement Agreement progress as of the March 31, 2024 quarterly report, along with an update on the Council District level assessment of plans and preferences for meeting Alliance Settlement goals. This report also recommends allocating \$16,287,030 for costs associated with master leasing of apartments for permanent supportive housing, including Time-Limited Subsidies, with expenditure authorization to be requested on a project-by-project basis pending Council approval of master leasing contract terms and other necessary elements including risk mitigation.

RECOMMENDATION

That the City Council, subject to approval by the Mayor:

1. APPROPRIATE \$4,068,244 from Homeless Housing, Assistance, and Prevention Program Round 3 (HHAP-3) Fund No. 65S/10, Account No. 10W746, FC-6 Administrative Costs to HHAP-3 Fund No. 65S/10, Account No. 10W741, FC-1 Interim Housing Operations and Capital Costs;
2. APPROPRIATE \$3,780,421 from HHAP-3 Fund No. 65S/10, Account No. 10W742, FC-2 Skid Row Housing to HHAP-3 Fund No. 65S/10, Account No. 10W741, FC-1 Interim Housing Operations and Capital Costs;
3. APPROVE up to \$8,316,666 of HHAP-3 funds for costs associated with Master Leasing including Time-Limited Subsidies;
 - a. APPROPRIATE \$8,316,666 from HHAP-3 Fund No. 65S/10, Account No. 10W741, FC-1 Interim Housing Operations and Capital Costs to HHAP-3 Fund No. 65S/10, in a new account entitled, "Master Leasing";
4. APPROVE up to \$7,970,364 of Homeless Housing, Assistance, and Prevention Program Round 4 (HHAP-4) funds for costs associated with Master Leasing including Time-Limited Subsidies;
 - a. APPROPRIATE to HHAP-4 Fund No. 66C/10, in a new account entitled, "Master Leasing" from the following accounts:
 - i. \$6,511,824 from HHAP-4 Fund No. 66C/10, Account No. 10Y783, FC-3 Rapid Rehousing and Housing Navigation;
 - ii. \$1,458,540 from HHAP-4 Fund No. 66C/10, Account No. 10Y785, FC-5 Youth Experiencing or At Risk of Homelessness;
5. As proposed sites are identified, INSTRUCT the City Administrative Officer, with the assistance of the Chief Legislative Analyst, the City Attorney, and the Housing Department, to report to Council with project costs, contract terms, metrics and benchmarks, and a risk management evaluation, as part of a request for expenditure authorization for each project.
6. AUTHORIZE the CAO to:
 - a. Prepare Controller instructions or make necessary technical adjustments, including to the names of the Special Fund accounts recommended for this report, to implement the intent of these transactions, and authorize the Controller to implement these instructions; and
 - b. Prepare any additional Controller instructions to reimburse City Departments for their accrued labor, material or permit costs related to projects in this report, to implement the intent of these transactions, and authorize the Controller to implement these instructions.

BACKGROUND

On March 10, 2020, the LA Alliance for Human Rights, a coalition of downtown Los Angeles residents and business owners, including persons who are currently experiencing and have formerly experienced homelessness, filed suit against the City and the County of Los Angeles (“County”) for violating various State and federal laws in connection with the City’s and County’s alleged failures in responding to homelessness.

On May 15, 2020, the U.S. District Court of Central District of California (District Court) issued a preliminary injunction requiring the City and the County to relocate and shelter all homeless individuals living near freeway overpasses, underpasses, and ramps. On June 16, 2020, the City reached an agreement with the County to create 6,700 homeless housing units within 18 months to address the COVID-19 emergency. This agreement is referred to as the Covid-19 Homelessness Roadmap or the Freeway Agreement.

The Roadmap set the following targets:

- 700 beds in existing agreements with the County within 10 months
- 5,300 new beds within 10 months
- 700 new beds within 18 months

The City was required to open and maintain 6,000 new beds not covered by existing City-County agreements. As a result of opening these new beds, the County agreed to provide up to \$60 million in annual service funding, totaling up to \$300 million over the five-year agreement term, based on the number of interventions open and occupied within 60 days of July 1st each year. The City has met all obligations under the agreement and will continue to do so. The Roadmap agreement ends June 30, 2025.

On June 14, 2022, the District Court approved a Settlement Agreement (Settlement) between the City and the plaintiffs and dismissed the City from the lawsuit. The District Court retained jurisdiction for a period of five years to enforce the terms of the Settlement and appointed a special master to assist the District Court to monitor and enforce the terms of the Settlement.

The Settlement is a five-year agreement beginning June 14, 2022 and ending June 13, 2027. Under the Settlement terms, the City will create 12,915 new shelter or housing solutions that are equitably distributed across the City. In addition to the Citywide required number, target numbers for each Council District were established based on the 2022 Point in Time Count. The type of housing or shelter interventions used toward the Settlement are determined at the City’s sole discretion. The City may not use any interventions toward the Settlement that opened prior to the Settlement start date of June 14, 2022, or any interventions used to satisfy the City’s June 16, 2020 Roadmap agreement. As part of the Settlement, the City reports on data related to encampment engagement, cleaning, and reduction milestones. The City reports to the District Court quarterly on progress toward meeting the Settlement requirements. The last quarterly reporting period was through March 31, 2024, and the report filed with the Court is provided as Attachment 1 - Fiscal Year 2023-24 Quarter Three Report per Settlement Agreement.

DISCUSSION

Quarterly Progress: January 1, 2024 - March 31, 2024

This report provides updates regarding the City's progress in meeting the Settlement shelter and housing production requirements as of March 31, 2024. Additionally, this report provides an update on the execution of the Memorandum of Understanding (MOU) between the County and City of Los Angeles relative to the City Settlement, with a detailed update on the final MOU terms to be released under separate cover. Finally, this report provides updates and recommendations around meeting the Alliance obligation, including an update on discussions with Council District staff, an update on State grant funding to be awarded to the City for up to 500 interim housing beds which would count toward the Alliance, and recommendations for funding for future master leasing of Permanent Supportive Housing units.

Units Open and In Progress as of March 31, 2024

As of March 31, 2024, of the 12,915 units required under the Settlement, 3,018 beds or units are open and 5,568 beds or units are in progress, for a total of 8,586 units or beds that satisfy the intent of the Settlement. Therefore, 4,329 additional beds or units are needed by June 13, 2027 in order to meet the terms of the Settlement. These totals are shown below in Table 1 - Alliance Settlement Agreement Progress, which shows both Citywide and Council District totals. Attachment 2 – Alliance Settlement Beds/Units Production Pipeline shows the number of beds/units currently expected to open each fiscal year by Council District.

The 3,018 beds or units open as of March 31, 2024 include the following:

- 143 interim housing (IH) beds
- 2,875 permanent supportive housing (PSH) units
 - 377 Project Homekey-2 units
 - 2,182 Prop HHH units
 - 316 other PSH units

The 5,568 beds or units in progress as of March 31, 2024 include the following:

- 633 IH beds
 - 215 Homekey-3 beds
 - 418 other IH beds
- 4,935 PSH units
 - 877 Project Homekey-2 units
 - 149 Project Homekey-3 units
 - 2,747 Prop HHH units
 - 1,162 other PSH units

All Project Homekey-3 units in the pipeline have been awarded by the State.

Table 1 - Alliance Settlement Agreement Progress as of March 31, 2024

ALLIANCE SETTLEMENT AGREEMENT PROGRESS					
As of: 3/31/2024					
Council District	Goal	Open	In Pipeline	Overall Total	Current Delta
1	1,075	595	555	1,150	75
2	419	51	143	194	-225
3	410	98	330	428	18
4	406	197	121	318	-88
5	347	99	111	210	-137
6	730	189	220	409	-321
7	781	136	0	136	-645
8	574	322	507	829	255
9	1,504	82	314	396	-1,108
10	628	341	221	562	-66
11	734	179	472	617	-117
12	415	0	379	379	-36
13	1,020	241	792	1,033	13
14	2,941	321	979	1,300	-1,641
15	931	167	458	625	-306
Totals (1)	12,915	3,018	5,568	8,586	-4,329
(1) Current Delta for this row represents the difference between the overall total and the Citywide required number					

Council District Targets

Four Council Districts (CDs), CD 1, 3, 8, and 13, are projected to meet their target number as shown in Table 1 - Alliance Settlement Agreement Progress as of March 31, 2024. As detailed in Attachment 2 – Alliance Settlement Beds/Units Production Pipeline, CD 1 and CD 8 are projected to meet their target numbers in FY 2024-25, CD 13 is projected to meet its target number in FY 2025-26, and CD 3 is projected to meet its target number in FY 2026-27. The remaining Council Districts would need to add additional beds or units to the pipeline in order to achieve these targets, as shown in the “Current Delta” column. The City is not required to meet each Council District target in order to comply with the Settlement; rather, the Settlement requires the City to equitably distribute housing and shelter solutions throughout the City, and these Council District targets may be used as a guideline.

Permanent Supportive Housing Timelines

Based on current projected timelines, three (3) in-progress PSH interventions included in the Alliance pipeline may not open by June 13, 2027. This includes 33 units in Council District 6,

51 units in Council District 8, and 83 units in Council District 14. The CAO is monitoring the timelines for these projects. Council Districts are also encouraged to monitor the timelines of all PSH projects in their districts, especially those projected to open in the first half of calendar year 2027. In the event that these or other PSH projects need to be removed from the pipeline because they will not open by the end of the Settlement term, additional beds or units will need to be identified.

Memorandum of Understanding (MOU) between the County and City of Los Angeles

The MOU between the County and City of Los Angeles relative to the Settlement was executed on May 2, 2024. The MOU establishes a framework for funding and expanding housing, outreach, and supportive services for persons experiencing homelessness (PEH), as well as for facilitating data-sharing and other forms of collaboration. The MOU became effective and operative upon execution and will terminate on June 30, 2027, unless terminated sooner or extended by the Parties. An update to Council regarding the final terms of the MOU will be released under separate cover.

Remaining Obligation: Updates and Recommendations

Council District Discussions

The City still needs to identify and fund at least 4,329 additional beds or units to meet its Alliance goals. In January and February, CAO staff held initial meetings with Council Offices to understand each District's preferences for interim and permanent supportive housing interventions to meet target numbers under the Alliance Settlement agreement. At these meetings, staff reviewed the Council District's target number, list of open projects as well as projects in the pipeline, and discussed options for interim and permanent project typologies that could be used to meet the target numbers. Additionally, weekly working group meetings staffed by CAO and attended by relevant Department stakeholders and CLA staff, with rotating attendance by Council District staff, have expanded from focusing on Roadmap projects to including both Alliance and Roadmap projects. Updates and recommendations related to meeting the remaining Alliance obligation are discussed below.

State Emergency Stabilization Bed (ESB) Grant Funding

As reported to Council by the Mayor's Office in March (C.F. 24-0314), the City has been awarded up to \$33,241,866 in Emergency Stabilization Bed (ESB) Grant Funding to design, procure and install up to 500 Emergency Stabilization Beds. The final grant award amount and number of beds to be established is still to be determined. The beds established using this grant funding would count toward the City's Alliance obligation.

Master Leasing Permanent Supportive Housing Units

Master leasing of newly constructed apartment buildings with long-term leases of at least five years is a feasible option for adding permanent supportive housing units to meet the Settlement requirements by June 13, 2027. Newly constructed buildings are ideal because there are no pre-existing tenants who may be entitled to relocation payments after rehabilitation, and the buildings are also more likely to meet all accessibility requirements without further improvements. Under the master leasing model, the rental costs for units can

be transitioned to HUD tenant-based housing vouchers assuming that eligible participants apply for and receive these vouchers.

As part of the recent approval of the report from the City Legislative Analyst (CLA) on Master Leasing (C.F. 22-1577), Council instructed the CAO to identify funding for the Council District 5 Master Lease Pilot Program and for a Citywide Master Lease Program. This report identifies \$16,287,030 in HHAP funding that can be used for this purpose, and recommends that this funding be set aside for future master leasing. Expenditure authorization would be requested on a project-by-project basis in future reports, which will include project costs, proposed master leasing contract terms, metrics and benchmarks, and a risk management evaluation.

As described in the recent report from the CLA on Master Leasing, LAHSA has established a Master Leasing unit acquisition strategy, which is currently funded by the County. The County partnered with LAHSA on this strategy as part of an RV to Home pilot in November 2023. A presentation from LAHSA describing this strategy is attached to this report (Attachment 3 - LAHSA Centralized Master Leasing Strategy). In the County/LAHSA partnership, the County, as the funder, assumes liabilities and risks for the lease agreements and acts as the financial backstop. If the City were to fund units under the Master Leasing strategy, the City would take on these liabilities and risks and act as the financial backstop for any City-funded units.

The Master Leasing strategy is structured so that LAHSA enters into an agreement with a property owner to lease a building or block of units and then sublease the units to people experiencing homelessness (PEH). As detailed in the presentation provided in Attachment 4, in this model, LAHSA acts in the legal role of the owner when subleasing the units, as well as the central program administrator. This structure allows LAHSA to rent fully-furnished units to PEH quickly, often on the same day that an offer of housing is made, and to completely remove barriers such as criminal background or credit checks. LAHSA contracts with a fiscal agent to receive revenues and pay rent to the property owner along with other costs related to the program, and a property manager to manage the properties, conduct repairs and maintenance related to damages (general building maintenance remains the responsibility of the property owner), and enforce rental agreements. The fiscal agent and property manager are selected by LAHSA through an evaluation process. Service providers are contracted to provide supportive services to tenants, and a security contractor provides 24/7 security at leased buildings. LAHSA also partners with Housing Authority of the City of Los Angeles (HACLA) prior to entering into a master lease agreement to ensure that the property will qualify to use tenant-based vouchers. As part of the Master Leasing strategy, LAHSA has received a waiver from HUD to use HUD housing vouchers in shared housing (units occupied by more than one household), which has the potential to reduce rent costs.

If the City were to fund units under the Master Leasing strategy established by LAHSA, the City would be responsible for rent, insurance, security (provided 24 hours a day, seven (7) days a week), and an administrative fee for LAHSA (approximately 12%). For units counting toward the Alliance Settlement, the County would pay for supportive services. Additional costs, including repairs and maintenance related to damages, property management, utilities, furnishing, risk mitigation, rent loss for vacant units, and an 8% fiscal agent fee, as well as the associated LAHSA administrative fee, would be covered by the Housing and Homelessness

Incentive Program (HHIP) through funds granted to LAHSA. The Los Angeles County Homeless Initiative is administering \$55.6 million in HHIP funding for Unit Acquisition strategies, including LAHSA's Centralized Master Leasing strategy. LAHSA received \$2.8 million of these funds in the current fiscal year for master leasing, and anticipates receiving additional funds in the coming fiscal year to be used for master leased units, including any City-funded units.

If a tenant in a City master leased-unit has a HUD tenant-based voucher, a portion of the City's financial obligation would be covered by that voucher. The Housing Authority of the City of Los Angeles (HACLA) reports that there are approximately 1,000 Section 8 tenant-based voucher holders searching for units, the majority of whom are persons experiencing homelessness (PEH). If a participant does not yet have a tenant-based voucher, it will be important to provide assistance to help them become document-ready and apply for a voucher, in order to minimize the amount of time that participants are enrolled in City-funded time-limited subsidies (TLS).

While the exact cost breakdown of each master leased site will be different, in general, LAHSA's negotiation of the rent amount with the property owner takes into account the costs that the funder will take on that are normally the responsibility of the property owner, including property management responsibilities such as lease up of units, repair and maintenance related to damages, and rent loss due to unit turnover, which are all costs covered by HHIP funding under LAHSA's strategy. Because these costs are covered, the per unit rent rate can be negotiated to be a rate that is below the amount paid by a Section 8 tenant-based housing voucher or a TLS slot. Therefore, a Section 8 tenant-based housing voucher or TLS slot is expected to cover not only the rent but a portion of the operating expenses (insurance, security, and LAHSA's administrative fee) that the City is responsible for as well.

A hypothetical cost breakdown is shown in Table 2 below, using LAHSA's current average portfolio costs as an example. At this time, the majority of units in LAHSA's master lease portfolio are shared units priced at the single-room occupancy (SRO) rate, and the average rent is \$1,301 per unit per month. The cost per unit per month for the remaining City costs would be \$71 for insurance, \$986 for security, and \$283 for LAHSA's administrative fee, for a total City obligation of \$2,641 per unit per month. A Section 8 Voucher would cover approximately \$1,598 per month for an SRO unit and \$2,132 for a studio unit (the exact amount is determined by comparable market rates in the area). Assuming the SRO voucher payment standard is used, the tenant-based voucher would cover approximately \$297 in additional operating costs beyond the rent cost, leaving a City obligation of approximately \$1,043 per unit per month. For any given building or block of units, the difference between the amount that the tenant-based voucher would cover and the rent cost to the City could be higher or lower than the amount provided in this example, but some portion of the City's operating expenses will be covered by the voucher. However, the City's costs will not be fully offset, especially considering the high cost of providing 24/7 contracted security.

Table 2 - Hypothetical Cost Breakdown Example 1: City Master Leasing Costs Offset by Tenant-Based Voucher

Example 1: City Master Leasing Expense (1)	Amount Per Unit (Monthly)
Rent	\$1,301.00
Operations (insurance)	\$71.00
Security (24/7)	\$986.00
LAHSA Admin Fee 12%	\$283.00
Total	\$2,641.00
HACLA Payment Standard	\$1,598.00
Remaining City Obligation	\$1,043.00
(1) Expenses are for example purposes only. Rent amount is based on LAHSA's current average portfolio costs, which primarily comprises shared housing units priced at the SRO rate. HACLA payment standard is based on the approximate amount that the voucher will pay for an SRO unit, with the exact amount determined by comparable market rates in the area.	

For the City, the financial feasibility of a master-leased site will be largely dependent on two factors: the percentage of occupants with Section 8 tenant-based vouchers versus City-funded TLS, and the differential between the negotiated rent rate with the property owner and the rent amount that a tenant-based voucher or TLS slot will pay. If a large percentage of occupants have Section 8 tenant-based vouchers, then the City's costs will be partially transferred to these vouchers as described above, and the financial feasibility of the project would depend primarily on the differential between the rent paid to the property owner and the rent amount paid by the voucher. If, however, the majority of occupants are supported by City-funded TLS for an extended period of time, the City would be responsible for the full rent amount, along with the associated operating costs. Therefore, higher rents would have a significant impact on the City's costs, regardless of the differential between the rent amount to the property owner and the rent amount paid by a voucher or TLS.

To illustrate this, a second hypothetical cost breakdown is provided in Table 3, using a higher rent rate that is based on the average of four sample studio (0-bedroom) rates provided by LAHSA, along with the average HACLA rent reasonable determinations (the amount that would be paid by a Section 8 tenant-based voucher) for the same four sample sites. In this example, the total obligation that the City would be responsible for if an occupant is supported by City-funded TLS would be \$3,102.40 per month per unit, as opposed to \$2,641.00 in Example 1. However, if the occupant has a tenant-based voucher, the City obligation is almost identical to the obligation in the first example (approximately \$1,043).

Table 3 - Hypothetical Cost Breakdown Example 2: City Master Leasing Costs Offset by Tenant-Based Voucher

Example 2: City Master Leasing Expense (1)	Amount Per Unit (Monthly)
Rent (Studio Unit)	\$1,713.00
Operations (insurance)	\$71.00
Security (24/7)	\$986.00
LAHSA Admin Fee 12%	\$332.40
Total	\$3,102.40
HACLA Rent Reasonable Determination	\$2,059.50
Remaining City Obligation	\$1,042.90
(1) Expenses are provided for example purposes only. Rent amount is based on the average of four sample studio (0-bedroom) master leased sites from LAHSA's portfolio, and the HACLA rent reasonable determination (the rent amount that a tenant-based voucher would pay) is based on the average determination across those same four sites.	

Therefore, in order to ensure the financial feasibility of projects, it will be important both to ensure that as many occupants as possible have Section 8 tenant-based vouchers and that rent rates are negotiated to maximize the percentage of operating costs covered by these vouchers. The City will need to work closely with LAHSA to ensure that participants are provided with support to become document ready to apply for vouchers and that applications for vouchers are submitted to HACLA as soon as possible for eligible participants.

The Office of the CAO has identified \$16,287,030 in funding that could be used toward master leasing apartment units for permanent supportive housing. This funding recommendation is sized to cover up to 670 annual TLS slots for participants not yet enrolled in tenant-based vouchers along with other City operating costs for master leasing (insurance, security, and LAHSA's admin fee). Of this funding, \$1,458,540 would be used toward master leasing for Transition-Aged Youth (TAY) which would partially fulfill the HHAP-4 TAY set-aside requirements. Expenditure authorization would be requested on a project-by-project basis in future reports, which will also include proposed master leasing contract terms and other necessary elements including risk mitigation for Council approval.

LAHSA reports that it has the staffing capacity to administer up to 2,000 master leased units in the next Fiscal Year. Eight hundred (800) of these units are already in the queue, leaving a capacity for approximately 1,200 units that could be funded by the City. Considering that the cost per unit for each master-leased site will depend on a variety of factors, especially the number of tenants with tenant-based vouchers versus City-funded TLS and the negotiated rent rate, the number of units that could be master leased with the recommended funding is still to be determined. As funding is authorized, the CAO will report back regularly to identify additional funding needs.

FISCAL IMPACT STATEMENT

There is no additional General Fund impact as a result of the recommendations in this report. The recommendations in this report utilize Homeless Housing, Assistance, and Prevention funds, a grant held in a Special Fund, for homelessness interventions. There are possible future year fiscal liabilities as Time-Limited Subsidies are valid for up to two years.

FINANCIAL POLICIES STATEMENT

Approval of the recommendations contained in this report complies with the City's Financial Policies.

Attachments:

Attachment 1 – Fiscal Year 2023-24 Quarter Three Report per Settlement Agreement

Attachment 2 – Alliance Settlement Beds/Units Production Pipeline

Attachment 3 - LAHSA Centralized Master Leasing Strategy

MWS:ECG:KML:MP:MCF:16240075

HYDEE FELDSTEIN SOTO, City Attorney (SBN 106866)
DENISE C. MILLS, Chief Deputy City Attorney (SBN 191992)
SCOTT MARCUS, Chief Assistant City Attorney (SBN 184980)
ARLENE N. HOANG, Deputy City Attorney (SBN 193395)
JESSICA MARIANI, Deputy City Attorney (SBN 280748)
200 North Main Street, City Hall East, 6th Floor
Los Angeles, California 90012
Telephone: 213-978-7508
Facsimile: 213-978-7011
Email: Arlene.Hoang@lacity.org

Attorneys for Defendant
CITY OF LOS ANGELES

**UNITED STATES DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA**

LA ALLIANCE FOR HUMAN RIGHTS,
et al.,

Plaintiffs,

v.

CITY OF LOS ANGELES, a Municipal
entity, et al.,

Defendants.

Case No. CV 20-02291 DOC (KES)

**DEFENDANT CITY OF LOS
ANGELES' QUARTERLY STATUS
REPORT PURSUANT TO THE
SETTLEMENT AGREEMENT
BETWEEN LA ALLIANCE FOR
HUMAN RIGHTS AND THE CITY
OF LOS ANGELES [DKT. 421]**

**Hon. David O. Carter
United States District Judge**

TO THE COURT AND TO ALL PARTIES AND THEIR ATTORNEYS OF
RECORD:

Pursuant to Paragraph 7.1 of the Settlement Agreement between LA Alliance for Human Rights and other plaintiffs (collectively, “LA Alliance”), and the City of Los Angeles (“City”) (Dkt. 421), the City submits the following documents attached hereto:

Exhibit A is a report which provides the number of housing or shelter opportunities created or otherwise obtained, the number of beds or opportunities offered, and the number of beds or opportunities currently available in each Council District for the quarter ending March 31, 2024.

Exhibit B is a report which provides the City’s encampment resolution data for the quarter ending March 31, 2024 pursuant to Paragraph 5.2 (ii) and (iv) of the Settlement Agreement.

DATED: April 15, 2024

HYDEE FELDSTEIN SOTO, City Attorney
DENISE C. MILLS, Chief Deputy City Attorney
SCOTT MARCUS, Chief Assistant City Attorney
ARLENE N. HOANG, Deputy City Attorney
JESSICA MARIANI, Deputy City Attorney

By: /s/Arlene N. Hoang
Arlene N. Hoang, Deputy City Attorney
Counsel for Defendant City of Los Angeles

EXHIBIT A

Alliance Settlement Agreement Quarterly Report Quarter Ending March 31, 2024 Intervention Data								
No.	Council District	Intervention Type	Project Type	Address / Location	Units/Beds (1)	Status	Open & Occupiable Date	Total PEH Served (2)
1	1	Permanent Supportive Housing	Prop HHH	Washington View Apartments 720 W WASHINGTON BLVD Los Angeles, CA 90015	91	Open	6/30/2022	91
2	10	Permanent Supportive Housing	Non-Prop HHH	PATH Villas Montclair/Gramercy(Recap-Site 2 of 2) 3317 W WASHINGTON BLVD Los Angeles, CA 90018	16	Open	7/26/2022	16
3	8	Permanent Supportive Housing	Prop HHH	Chesterfield 4719 S NORMANDIE AVE Los Angeles, CA 90037	42	Open	8/3/2022	42
4	13	Permanent Supportive Housing	Prop HHH	HiFi Collective 3200 W TEMPLE ST Los Angeles, CA 90026	58	Open	8/17/2022	58
5	10	Permanent Supportive Housing	Prop HHH	Adams Terrace 4314 W ADAMS BLVD Los Angeles, CA 90018 4347 W ADAMS BLVD Los Angeles, CA 90018	43	Open	9/21/2022	43
6	3	Permanent Supportive Housing	Prop HHH	Bell Creek Apartments 6940 N OWENSMOUTH AVE Canoga Park, CA 91303	41	Open	9/23/2022	41
7	14	Permanent Supportive Housing	Non-Prop HHH	LAMP Lodge 660 S STANFORD AVE Los Angeles, CA 90021	81	Open	10/4/2022	81
8	7	Permanent Supportive Housing	Prop HHH	Silva Crossing (fka Link at Sylmar) 12667 SAN FERNANDO ROAD Sylmar, CA 91342	55	Open	10/11/2022	55
9	10	Permanent Supportive Housing	Prop HHH	Berendo Sage 1035 S BERENDO ST LOS ANGELES, CA 90006	21	Open	10/14/2022	21
10	10	Permanent Supportive Housing	Prop HHH	Amani Apartments (fka Pico) 4200 W PICO BLVD Los Angeles, CA 90019	53	Open	10/17/2022	53
11	9	Permanent Supportive Housing	Prop HHH	Hope on Broadway 5138 S BROADWAY Los Angeles, CA 90037	48	Open	11/1/2022	48
12	8	Permanent Supportive Housing	Homekey 2	6521 Brynhurst	40	Open	11/14/2022	40
13	1	Permanent Supportive Housing	Homekey 2	740 Alvarado	79	Open	11/15/2022	78
14	10	Permanent Supportive Housing	Homekey 2	5050 Pico (3)	78	Open	11/30/2022	75
15	1	Permanent Supportive Housing	Prop HHH	Firmin Court 418 N FIRMIN ST Los Angeles, CA 90026	45	Open	12/16/2022	45
16	7	Permanent Supportive Housing	Homekey 2	10150 Hillhaven	33	Open	12/20/2022	32
17	11	Permanent Supportive Housing	Prop HHH	VA Building 207 11301 WILSHIRE BLVD #207 Los Angeles, CA 90025	59	Open	12/22/2022	59
18	4	Interim Housing	Interim Housing	Highland Gardens	143	Open	12/27/2022	342
19	3	Permanent Supportive Housing	Prop HHH	Reseda Theater Senior Housing (Canby Woods West) 7221 N CANBY AVE Reseda, CA 91335	13	Open	12/30/2022	13
20	7	Permanent Supportive Housing	Prop HHH	Summit View Apartments 11800 W KAGEL CANYON ST Sylmar, CA 91342	48	Open	1/6/2023	48
21	6	Permanent Supportive Housing	Homekey 2	14949 Roscoe	29	Open	1/15/2023	28
22	15	Permanent Supportive Housing	Prop HHH	Watts Works 9500 S COMPTON AVE Los Angeles, CA 90002	24	Open	1/27/2023	24
23	5	Permanent Supportive Housing	Prop HHH	11010 Santa Monica 11010 W SANTA MONICA BLVD Los Angeles, CA 90025	50	Open	3/20/2023	50

Alliance Settlement Agreement Quarterly Report Quarter Ending March 31, 2024 Intervention Data								
No.	Council District	Intervention Type	Project Type	Address / Location	Units/Beds (1)	Status	Open & Occupiable Date	Total PEH Served (2)
24	13	Permanent Supportive Housing	Prop HHH	Ambrose (fka 1615 Montana St.) 1611 W MONTANA ST Los Angeles, CA 90026	63	Open	3/22/2023	63
25	10	Permanent Supportive Housing	Prop HHH	Vermont Corridor Apartments (fka 433 Vermont Apts) 433 S VERMONT AVE Los Angeles, CA 90020	36	Open	3/31/2023	36
26	8	Permanent Supportive Housing	Prop HHH	Depot at Hyde Park 6527 S CRENSHAW BLVD Los Angeles, CA 90043	33	Open	4/10/2023	33
27	11	Permanent Supportive Housing	Prop HHH	Building 205 11301 WILSHIRE BLVD Los Angeles, CA 90073	67	Open	4/10/2023	67
28	1	Permanent Supportive Housing	Prop HHH	Ingraham Villa Apartments 1218 INGRAHAM ST LOS ANGELES, CA 90017	90	Open	4/19/2023	90
29	6	Permanent Supportive Housing	Prop HHH	Talisa (fka 9502 Van Nuys Blvd) 9502 N VAN NUYS BLVD Panorama City, CA 91402	48	Open	4/19/2023	48
30	11	Permanent Supportive Housing	Prop HHH	Building 208 11301 WILSHIRE BLVD #208 LOS ANGELES, CA 90073	53	Open	4/21/2023	53
31	8	Permanent Supportive Housing	Prop HHH	Asante Apartments 11001 S BROADWAY Los Angeles, CA 90061	54	Open	5/18/2023	54
32	8	Permanent Supportive Housing	Prop HHH	West Terrace (fka Silver Star II) 6576 S WEST BLVD LOS ANGELES, CA 90043	56	Open	5/30/2023	56
33	13	Permanent Supportive Housing	Prop HHH	PATH Villas Hollywood 5627 W FERNWOOD AVE HOLLYWOOD, CA 90028	59	Open	6/2/2023	59
34	9	Permanent Supportive Housing	Prop HHH	Broadway Apartments 301 W 49TH ST 1-30 LOS ANGELES, CA 90037	34	Open	6/22/2023	34
35	8	Permanent Supportive Housing	Prop HHH	Hope on Hyde Park - MP/TOC/PSH 6501 S CRENSHAW BLVD Los Angeles, CA 90043	97	Open	7/7/2023	97
36	6	Permanent Supportive Housing	Homekey 2	7639 Van Nuys	34	Open	7/13/2023	30
37	10	Permanent Supportive Housing	Prop HHH	Mariposa Lily 1055 S MARIPOSA AVE Los Angeles, CA 90006	20	Open	7/31/2023	20
38	1	Permanent Supportive Housing	Non-Prop HHH	West Third Apartments 1900 W 3RD ST Los Angeles, CA 90057	136	Open	8/7/2023	98
39	2	Permanent Supportive Housing	Prop HHH	Sun Commons 6329 N CLYBOURN AVE North Hollywood, CA 91606	51	Open	8/7/2023	51
40	14	Permanent Supportive Housing	Homekey 2	1044 Soto	84	Open	9/5/2023	84
41	5	Permanent Supportive Housing	Prop HHH	Pointe on La Brea 849 N LA BREA AVE CA 90038	49	Open	9/15/2023	49
42	14	Permanent Supportive Housing	Prop HHH	6th and San Julian 401 E 6TH ST Los Angeles, CA 90014	93	Open	9/29/2023	91
43	13	Permanent Supportive Housing	Prop HHH	The Wilcox (fka 4906-4926 Santa Monica) 4912 W SANTA MONICA BLVD Los Angeles, CA 90029	61	Open	9/29/2023	61
44	3	Permanent Supportive Housing	Non-Prop HHH	Palm Vista Apartments 20116 W SHERMAN WAY Winnetka, CA 91306 (4)	44	Open	9/29/2023	44
45	15	Permanent Supportive Housing	Prop HHH	SagePointe (fka Deepwater) 1435 N EUBANK AVE LOS ANGELES, CA 90744	55	Open	10/4/2023	55
46	4	Permanent Supportive Housing	Prop HHH	Sherman Oaks Senior Housing 14536 W BURBANK BLVD VAN NUYS, CA 91411	54	Open	10/19/2023	53

Alliance Settlement Agreement Quarterly Report Quarter Ending March 31, 2024 Intervention Data								
No.	Council District	Intervention Type	Project Type	Address / Location	Units/Beds (1)	Status	Open & Occupiable Date	Total PEH Served (2)
47	14	Permanent Supportive Housing	Prop HHH	Colorado East 2451 W COLORADO BLVD Los Angeles, CA 90041 (4) (5)	40	Open	11/1/2023	23
48	1	Permanent Supportive Housing	Prop HHH	The Quincy (fka 2652 Pico) 2652 W PICO BLVD Los Angeles, CA 90006	53	Open	11/17/2023	53
49	10	Permanent Supportive Housing	Prop HHH	Serenity (fka 923-937 Kenmore Ave) 923 S KENMORE AVE Los Angeles, CA 90006	74	Open	11/27/2023	74
50	15	Permanent Supportive Housing	Prop HHH	Beacon Landing (fka Beacon PSH) 319 N BEACON ST SAN PEDRO, CA 90731	88	Open	12/12/2023	88
51	6	Permanent Supportive Housing	Prop HHH	My Angel (fka The Angel) 8547 N SEPULVEDA BLVD North Hills, CA 91343	53	Open	12/19/2023	19
52	6	Permanent Supportive Housing	Prop HHH	Sun King Apartments 9190 N TELFAIR AVE LOS ANGELES, CA 91352	25	Open	12/27/2023	24
53	1	Permanent Supportive Housing	Prop HHH	The Lake House (fka Westlake Housing) 437 S WESTLAKE AVE Los Angeles, CA 90057	62	Open	2/13/2024	17
54	14	Permanent Supportive Housing	Prop HHH	La Veranda 2420 E CESAR E CHAVEZ AVE Los Angeles, CA 90033	38	Open	2/15/2024	38
55	1	Permanent Supportive Housing	Non-Prop HHH	619 Westlake (fka Westlake 619) 619 S WESTLAKE AVE Los Angeles, CA 90057	39	Open	3/1/2024	13
56	8	Permanent Supportive Housing	Prop HHH	Isla de Los Angeles 283 W IMPERIAL HWY Los Angeles, CA 90061	53	In Process		
57	6	Permanent Supportive Housing	Non-Prop HHH	Corazon del Valle 14545 W LANARK ST CA 91402	49	In Process		
58	9	Permanent Supportive Housing	Prop HHH	Marcella Gardens (68th & Main St.) 6722 S MAIN ST Los Angeles, CA 90003	59	In Process		
59	9	Permanent Supportive Housing	Non-Prop HHH	La Prensa Libre - 4% 210 E WASHINGTON BLVD Los Angeles, CA 90015	25	In Process		
60	12	Permanent Supportive Housing	Prop HHH	Lumina (fka Topanga Apartments) 10243 N TOPANGA CANYON BLVD Chatsworth, CA 91311	54	In Process		
61	1	Interim Housing	Interim Housing	Mayfair 1256 W 7th ST Los Angeles, CA 90017	294	In Process		
62	3	Permanent Supportive Housing	Homekey 2	21121 Vanowen	99	In Process		
63	8	Permanent Supportive Housing	Homekey 2	1654 W Florence	126	In Process		
64	3	Permanent Supportive Housing	Homekey 2	20205 Ventura	144	In Process		
65	11	Permanent Supportive Housing	Homekey 2	6531 S Sepulveda	131	In Process		
66	12	Permanent Supportive Housing	Homekey 2	19325 Londerius	115	In Process		
67	13	Permanent Supportive Housing	Homekey 2	2812 Temple/ 916 Alvarado	67	In Process		
68	15	Permanent Supportive Housing	Homekey 2	18602 Vermont	134	In Process		
69	4	Permanent Supportive Housing	Homekey 2	BLVD Hotel 2010 N. Highland	61	In Process		

Alliance Settlement Agreement Quarterly Report Quarter Ending March 31, 2024 Intervention Data								
No.	Council District	Intervention Type	Project Type	Address / Location	Units/Beds (1)	Status	Open & Occupiable Date	Total PEH Served (2)
70	9	Permanent Supportive Housing	Prop HHH	Main Street Apartments 5501 S MAIN ST Los Angeles, CA 90037	56	In Process		
71	2	Permanent Supportive Housing	Prop HHH	11604 Vanowen (fka The Mahalia) 11604 VANOWEN ST LOS ANGELES, CA 91605	48	In Process		
72	2	Permanent Supportive Housing	Prop HHH	NoHo 5050 5050 N BAKMAN AVE North Hollywood, CA 91601	32	In Process		
73	11	Permanent Supportive Housing	Prop HHH	The Journey (FKA Lincoln Apartments) 2467 S LINCOLN BLVD Venice, CA 90291	39	In Process		
74	10	Permanent Supportive Housing	Prop HHH	Washington Arts Collective 4615 W WASHINGTON BLVD Los Angeles, CA 90016	20	In Process		
75	10	Permanent Supportive Housing	Prop HHH	Solaris Apartments (fka 1141-1145 Crenshaw Blvd) 1141 S CRENSHAW BLVD Los Angeles, CA 90019	42	In Process		
76	1	Permanent Supportive Housing	Prop HHH	Bryson II 2721 WILSHIRE BLVD LOS ANGELES, CA 90057	33	In Process		
77	14	Permanent Supportive Housing	Prop HHH	Los Lirios Apartments 119 S SOTO ST Los Angeles, CA 90033	20	In Process		
78	14	Permanent Supportive Housing	Prop HHH	Whittier HHH (fka Whittier PSH) 3554 E WHITTIER BLVD Los Angeles, CA 90023	63	In Process		
79	15	Permanent Supportive Housing	Prop HHH	The Banning (aka 841 N Banning) 841 N BANNING BLVD Wilmington, CA 90744	58	In Process		
80	10	Permanent Supportive Housing	Prop HHH	McDaniel House (fka South Harvard) 1049 1/2 S HARVARD BLVD Los Angeles, CA 90006	46	In Process		
81	6	Permanent Supportive Housing	Prop HHH	Oatsie's Place (fka Sherman Way) 16015 W SHERMAN WAY VAN NUYS, CA 91406	45	In Process		
82	14	Permanent Supportive Housing	Prop HHH	The Brine Residential 3016 N NORTH MAIN ST Los Angeles, CA 90031	49	In Process		
83	9	Permanent Supportive Housing	Prop HHH	The Azalea (fka 4507 Main St) 4505 S MAIN ST Los Angeles, CA 90037 (6)	31	In Process		
84	14	Permanent Supportive Housing	Prop HHH	Weingart Tower A-134 (fkaWeingart Tower HHH PSH1A) 555 S CROCKER ST CA 90013	133	In Process		
85	14	Permanent Supportive Housing	Prop HHH	Weingart Tower A-144 Lower (fkaWeingart TowerII1A) 555 S CROCKER ST CA 90013	142	In Process		
86	15	Permanent Supportive Housing	Prop HHH	Safe Harbor I (fka West Anaheim/PSH 3) 828 W ANAHEIM ST Wilmington, CA 90744 (6)	49	In Process		
87	13	Permanent Supportive Housing	Prop HHH	Santa Monica & Vermont Apartments (Phases 1 & 2) 4718 W SANTA MONICA BLVD Los Angeles, CA 90029	94	In Process		
88	15	Permanent Supportive Housing	Prop HHH	Avalon 1355 1355 N AVALON BLVD CA 90744	53	In Process		
89	14	Permanent Supportive Housing	Prop HHH	Lorena Plaza 3401 E 1ST ST Los Angeles, CA 90063	32	In Process		
90	14	Permanent Supportive Housing	Prop HHH	La Guadalupe (fka First and Boyle) 100 S BOYLE AVE Los Angeles, CA 90033	43	In Process		
91	13	Permanent Supportive Housing	Prop HHH	Montesquieu Manor 316 N JUANITA AVE CA 90004	20	In Process		
92	11	Permanent Supportive Housing	Prop HHH	The Iris (fka Barry Apartments) 2444 S BARRY AVE CA 90064	34	In Process		

Alliance Settlement Agreement Quarterly Report Quarter Ending March 31, 2024 Intervention Data								
No.	Council District	Intervention Type	Project Type	Address / Location	Units/Beds (1)	Status	Open & Occupiable Date	Total PEH Served (2)
93	11	Permanent Supportive Housing	Prop HHH	Thatcher Yard Housing 3233 S THATCHER AVE Marina Del Rey, CA 90292	39	In Process		
94	8	Permanent Supportive Housing	Prop HHH	Southside Seniors 1655 W MANCHESTER AVE Los Angeles, CA 90047	36	In Process		
95	8	Permanent Supportive Housing	Prop HHH	Vermont Manchester Senior 8400 S VERMONT AVE Los Angeles, CA 90044	45	In Process		
96	4	Interim Housing	Homekey 3	Oak Tree Inn (7)	26	In Process		
97	12	Interim Housing	Homekey 3	Motel 6 – North Hills	111	In Process		
98	5	Interim Housing	Homekey 3	The Weingart Shelby	78	In Process		
99	4	Permanent Supportive Housing	Homekey 3	4818 N Sepulveda Blvd	34	In Process		
100	11	Permanent Supportive Housing	Homekey 3	3705 McLaughlin	24	In Process		
101	13	Permanent Supportive Housing	Homekey 3	4065 Oakwood (8)	67	In Process		
102	3	Permanent Supportive Housing	Homekey 3	7625 Topanga Canyon Blvd Phase 2 (8)	24	In Process		
103	9	Permanent Supportive Housing	Non-Prop HHH	Parkview Affordable Housing 4020 S COMPTON AVE CA 90011	31	In Process		
104	13	Permanent Supportive Housing	Prop HHH	Montecito II Senior Housing 6668 W FRANKLIN AVE HOLLYWOOD, CA 90028	32	In Process		
105	10	Permanent Supportive Housing	Prop HHH	New Hampshire PSH 701 S NEW HAMPSHIRE AVE Los Angeles, CA 90005	93	In Process		
106	1	Permanent Supportive Housing	Prop HHH	Oak Apartments (fka 2745-2759 Francis Ave) 2745 W FRANCIS AVE Los Angeles, CA 90005	63	In Process		
107	13	Permanent Supportive Housing	Prop HHH	Voltaire Villas (Enlightenment Plaza Ph III) 316 N JUANITA AVE Los Angeles, CA 90004	71	In Process		
108	9	Permanent Supportive Housing	Prop HHH	Central Apartments 2106 S CENTRAL AVE Los Angeles, CA 90011	56	In Process		
109	8	Permanent Supportive Housing	Non-Prop HHH	Vermont Manchester Family Transit Priority Project 8500 S VERMONT AVE CA 90044	45	In Process		
110	13	Permanent Supportive Housing	Non-Prop HHH	Alvarado Kent Apartments 707 N ALVARADO ST CA 90026	40	In Process		
111	11	Permanent Supportive Housing	Non-Prop HHH	Red Tail Crossing (FKA Kite Crossing) 8333 S AIRPORT BLVD CA 90045	102	In Process		
112	14	Permanent Supportive Housing	Prop HHH	803 E. 5th St 803 E 5TH ST Los Angeles, CA 90013	94	In Process		
113	1	Permanent Supportive Housing	Non-Prop HHH	Miramar Gold 1434 W MIRAMAR ST CA 90026	47	In Process		
114	6	Permanent Supportive Housing	Non-Prop HHH	Luna Vista Apartments 8767 N PARTHENIA PL 1-73 CA 91343	36	In Process		
115	8	Permanent Supportive Housing	Prop HHH	Ambrosia Apartments 800 W 85TH ST Los Angeles, CA 90044	80	In Process		
116	15	Permanent Supportive Housing	Prop HHH	Western Landing 25820 S WESTERN AVE CA 90710	80	In Process		

Alliance Settlement Agreement Quarterly Report Quarter Ending March 31, 2024 Intervention Data								
No.	Council District	Intervention Type	Project Type	Address / Location	Units/Beds (1)	Status	Open & Occupiable Date	Total PEH Served (2)
117	2	Permanent Supportive Housing	Prop HHH	Confianza 14142 W VANOWEN ST VAN NUYS, CA 91405	63	In Process		
118	1	Permanent Supportive Housing	Non-Prop HHH	Third Thyme 1435 W 3RD ST CA 90017	52	In Process		
119	13	Permanent Supportive Housing	Prop HHH	Rousseau Residences 316 N JUANITA AVE Los Angeles, CA 90004	51	In Process		
120	9	Permanent Supportive Housing	Prop HHH	Ruth Teague Homes (fka 67th & Main) 6706 S MAIN ST Los Angeles, CA 90003	26	In Process		
121	8	Permanent Supportive Housing	Prop HHH	Sunnyside (fka RETHINK Housing 62nd/1408 W. 62nd St) 1408 W 62ND ST Los Angeles, CA 90047 (6)	26	In Process		
122	10	Permanent Supportive Housing	Non-Prop HHH	The Arlington 3322 W WASHINGTON BLVD CA 90018	20	In Process		
123	12	Permanent Supportive Housing	Prop HHH	21300 Devonshire 21300 W DEVONSHIRE ST CA 91311	99	In Process		
124	14	Permanent Supportive Housing	Non-Prop HHH	First Street North- B (Go For Broke- S 9p) 128 N JUDGE JOHN AISO ST CA 90012	16	In Process		
125	14	Permanent Supportive Housing	Non-Prop HHH	First Street North-A (Go For Broke Apt N-4p) 200 N JUDGE JOHN AISO ST CA 90012	44	In Process		
126	1	Permanent Supportive Housing	Prop HHH	Grandview Apartments 714 S GRAND VIEW ST Los Angeles, CA 90057	54	In Process		
127	15	Permanent Supportive Housing	Non-Prop HHH	Jordan Downs Area H2B (Bridge) 2254 E 97TH ST CA 90002	30	In Process		
128	13	Permanent Supportive Housing	Non-Prop HHH	Locke Lofts 316 N JUANITA AVE CA 90004	145	In Process		
129	6	Permanent Supportive Housing	Non-Prop HHH	Vista Terrace 8134 N VAN NUYS BLVD CA 91402	24	In Process		
130	15	Permanent Supportive Housing	Prop HHH	Safe Harbor 2 (fka Lagoon/PSH 5) 728 N LAGOON AVE Wilmington, CA 90744 (6)	34	In Process		
131	13	Permanent Supportive Housing	Prop HHH	Loma Verde (fka RETHINK Housing Westlake) 405 N WESTLAKE AVE Los Angeles, CA 90026 (6)	18	In Process		
132	13	Permanent Supportive Housing	Non-Prop HHH	Prisma (fka Orange and DeLongpre Apartments) 6914 W DE LONGPRE AVE HOLLYWOOD, CA 90028	96	In Process		
133	14	Permanent Supportive Housing	Non-Prop HHH	Crocker (Umeya) Apartments 411 S TOWNE AVE CA 90013	87	In Process		
134	6	Permanent Supportive Housing	Prop HHH	The Main 15302 W RAYEN ST North Hills, CA 91343 (9)	33	In Process		
135	6	Permanent Supportive Housing	Prop HHH	The Rigby 15314 W RAYEN ST North Hills, CA 91343	33	In Process		
136	14	Permanent Supportive Housing	Prop HHH	Weingart Tower 1B - HHH PSH 554 S SAN PEDRO ST Los Angeles, CA 90013 (9)	83	In Process		
137	3	Permanent Supportive Housing	Prop HHH	18722 Sherman Way, L.P. 18722 W SHERMAN WAY CA 91335	63	In Process		
138	11	Permanent Supportive Housing	Non-Prop HHH	Venice Dell (f.k.a Reese Davidson Community) 2102 S PACIFIC AVE CA 90291	69	In Process		
139	14	Permanent Supportive Housing	Prop HHH	Chavez Gardens (fka Chavez and Fickett) 338 N MATHEWS ST Los Angeles, CA 90033	30	In Process		

Alliance Settlement Agreement Quarterly Report Quarter Ending March 31, 2024 Intervention Data								
No.	Council District	Intervention Type	Project Type	Address / Location	Units/Beds (1)	Status	Open & Occupiable Date	Total PEH Served (2)
140	14	Permanent Supportive Housing	Prop HHH	Hope on 6th 576 W 6TH ST SAN PEDRO, CA 90731	31	In Process		
141	8	Permanent Supportive Housing	Prop HHH	87th & Western (fka SOLA at 87th) 8707 S WESTERN AVE Los Angeles, CA 90047 (9)	51	In Process		
142	8	Permanent Supportive Housing	Non-Prop HHH	Crenshaw and 50th 5002 S CRENSHAW BLVD Los Angeles, CA 90043	15	In Process		
143	1	Permanent Supportive Housing	Non-Prop HHH	Grace Villas 216 S AVENUE 24 Los Angeles, CA 90031	12	In Process		
144	8	Permanent Supportive Housing	Non-Prop HHH	The Carlton 5401 S WESTERN AVE Los Angeles, CA 90062	30	In Process		
145	14	Permanent Supportive Housing	Non-Prop HHH	Rosa's Place (fka Downtown Womens Center Campus Expansion) 501 E 5TH ST Los Angeles, CA 90013 (6)	97	In Process		
146	9	Permanent Supportive Housing	Non-Prop HHH	Central Avenue Apartments 8909 S CENTRAL AVE Los Angeles, CA 90002	30	In Process		
147	15	Permanent Supportive Housing	Non-Prop HHH	Jordan Downs Phase S5 S Lou Dillon AVE Los Angeles, CA 90002	20	In Process		
148	5	Interim Housing	Interim Housing	2377 Midvale Ave	33	In Process		
149	13	Interim Housing	Interim Housing	406 N. Bonnie Brae St. & 413 Burlington Ave	91	In Process		
150	9	Permanent Supportive Housing	Prop HHH	RETHINK Housing Figueroa 5900 S FIGUEROA ST Los Angeles, CA 90003 (10)	41	Removed		
151	8	Permanent Supportive Housing	Prop HHH	Normandie 84 8401 S NORMANDIE AVE Los Angeles, CA 90044 (10)	34	Removed		

Total PEH Served as of March 31, 2024 3,058
Units/Beds Open to Date 3,018
Units/Beds Open to Date and In Process 8,586

- (1) For Permanent Supportive Housing (PSH) interventions, the number reported in the "Units/Beds" column refers to the the number of Permanent Supportive Housing (PSH) units and does not include non-supportive affordable units or manager's units in the building.
- (2) The number reported under the "Number of PEH Served" column is as follows, depending on the intervention/project type: 1) Number of PSH units leased as of the quarter end date (for PSH interventions); 2) Total number of intakes (for Interim Housing interventions).
- (3) The Council District (CD) for this intervention has been corrected from CD 15 to CD 10.
- (4) The "Open & Occupiable Date" for these interventions have been updated from the FY 2023-24 Q2 report. The sites were reported as "In Process" in the FY 2023-24 Q2 report.
- (5) The number of PSH units at this intervention has been corrected from 20 to 40. Fifteen (15) of the units are not yet available for move in pending execution of the Housing Assistance Payments Contract (HAP contract) with the Housing Authority of the City of Los Angeles (HACLA).
- (6) The names of these interventions have been updated.
- (7) This intervention was pending award as of the Fiscal Year (FY) 2023-24 Quarter 2 (Q2) report for the quarter ending December 31, 2023. Homekey 3 funding has now been awarded.
- (8) Homekey 3 funding has been awarded for these interventions, and they are being added to this list.
- (9) Based on the current projected timelines, these interventions may not be open by June 13, 2027. The City is monitoring the timelines for these projects.
- (10) These interventions were previously reported as "In Process" but have since been canceled.

EXHIBIT B

Alliance Settlement Agreement Quarterly Report Quarter Ending March 31, 2024 Encampment Resolution Data (1)																
Time Period	CD 1	CD 2	CD 3	CD 4	CD 5	CD 6	CD 7	CD 8	CD 9	CD 10	CD 11	CD 12	CD 13	CD 14	CD 15	Total
Fiscal Year (FY) 2023-24 Quarter 3 (Q3) (January 1 - March 31, 2024)	125	250	85	34	70	159	160	61	185	66	178	144	115	447	58	2,137

(1) Data represents tents, makeshift shelters, and vehicles removed from the public right-of-way.

Attachment 2: Alliance Settlement Bed/Unit Production Pipeline

ALLIANCE SETTLEMENT BED/UNIT PRODUCTION PIPELINE ¹									
As of: 3/31/2024									
Council District		FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Overall Total	Target	Current Delta
1	All Interventions	305	617	162	66	0	1,150	1,075	75
	Interim Housing	0	294	0	0	0	294		
	Permanent Housing	305	323	162	66	0	856		
2	All Interventions	0	131	63	0	0	194	419	-225
	Interim Housing	0	0	0	0	0	0		
	Permanent Housing	0	131	63	0	0	194		
3	All Interventions	54	44	243	24	63	428	410	18
	Interim Housing	0	0	0	0	0	0		
	Permanent Housing	54	44	243	24	63	428		
4	All Interventions	143	54	121	0	0	318	406	-88
	Interim Housing	143	0	26	0	0	169		
	Permanent Housing	0	54	95	0	0	149		
5	All Interventions	50	49	111	0	0	210	347	-137
	Interim Housing	0	0	111	0	0	111		
	Permanent Housing	50	49	0	0	0	99		
6	All Interventions	77	206	36	24	66	409	730	-321
	Interim Housing	0	0	0	0	0	0		
	Permanent Housing	77	206	36	24	66	409		

Attachment 2: Alliance Settlement Bed/Unit Production Pipeline

Council District		FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Overall Total	Target	Current Delta
7	All Interventions	136	0	0	0	0	136	781	-645
	Interim Housing	0	0	0	0	0	0		
	Permanent Housing	136	0	0	0	0	136		
8	All Interventions	225	150	332	30	92	829	574	255
	Interim Housing	0	0	0	0	0	0		
	Permanent Housing	225	150	332	30	92	829		
9	All Interventions	82	197	87	30	0	396	1,504	-1,108
	Interim Housing	0	0	0	0	0	0		
	Permanent Housing	82	197	87	30	0	396		
10	All Interventions	247	202	0	113	0	562	628	-66
	Interim Housing	0	0	0	0	0	0		
	Permanent Housing	247	202	0	113	0	562		
11	All Interventions	179	112	257	0	69	617	734	-117
	Interim Housing	0	0	0	0	0	0		
	Permanent Housing	179	112	257	0	69	617		
12	All Interventions	0	54	325	0	0	379	415	-36
	Interim Housing	0	0	111	0	0	111		
	Permanent Housing	0	54	214	0	0	268		
13	All Interventions	180	226	277	350	0	1,033	1,020	13
	Interim Housing	0	0	0	91	0	91		
	Permanent Housing	180	226	277	259	0	942		

Attachment 2: Alliance Settlement Bed/Unit Production Pipeline

Council District		FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Overall Total	Target	Current Delta
14	All Interventions	81	387	444	147	241	1,300	2,941	-1,641
	Interim Housing	0	0	0	0	0	0		
	Permanent Housing	81	387	444	147	241	1,300		
15	All Interventions	24	254	214	30	103	625	931	-306
	Interim Housing	0	0	0	0	0	0		
	Permanent Housing	24	254	214	30	103	625		
Totals	All Interventions	1,783	2,683	2,672	814	634	8,586	12,915	-4,329

- (1) This chart shows the open and in progress beds/units under the Settlement as of March 31, 2024 and the expected timeline for these beds/units to come online by fiscal year (FY). The difference between the number of open and in progress beds/units in the pipeline and the target number are shown in the "Current Delta" column. Negative numbers in the "Current Delta" column correspond with the number of beds or units that would need to be added; positive numbers represent projected beds or units that exceed the Council District targets. The "Current Delta" in the last row corresponds with the number of beds or units that need to be added to meet the Citywide required number under the Settlement.
- (2) Based on current projected timelines, three permanent supportive housing interventions included in this column may not open by June 13, 2027. This includes 33 units in Council District 6, 51 units in Council District 8, and 83 units in Council District 14. The CAO is monitoring the timelines for these projects.



Los Angeles Homeless Services Authority

LAHSA Centralized Master Leasing Strategy

Thomas Wong, Associate Director of Unit Acquisitions
March 2024

MASTER LEASE

What is LAHSA's Master Lease?

An innovative strategy to efficiently use public resources that optimizes permanent housing placements

- LAHSA's Master Lease Strategy connects multiple housing programs (i.e., Housing Choice Vouchers, CoC, Time-Limited Subsidies, Shallow Subsidies).
- Under a master lease LAHSA becomes the landlord and subleases to Persons Experiencing Homelessness (PEH). The master lease is a legal agreement between LAHSA and the property owner to be its single master tenant.

COMMUNITY WINS



Eliminates *equity barriers* such as criminal background and credit checks



Prioritizing federal balances in the *Continuum of Care* portfolio



Shortened housing navigation time and *increase* in permanent housing placements



Optimizing throughput across the entire homeless response system

CORE COMPONENTS

Core Components of LAHSA's Master Leasing Strategy

Centralized Model

- Standardized approach.
- Addresses in-system competition.
- Clear and consistent segregation of duties.
- Supports outcome measurement.

Efficient Use of Resources

- LAHSA as landlord eliminates screening biases and supports system throughput.
- Allows PEH to move quickly into housing.
- Increases housing options i.e., Shared, Scattered and Single Site.

Government Backed

- Layers of government funding to absorb liabilities (i.e., federal vouchers, Measure H, HHIP, etc.).
- Housing and Homeless Incentive Program (HHIP) funds do not have an expenditure deadline and supports multiyear master lease terms.
- Government backed master lease attractive to property owners .

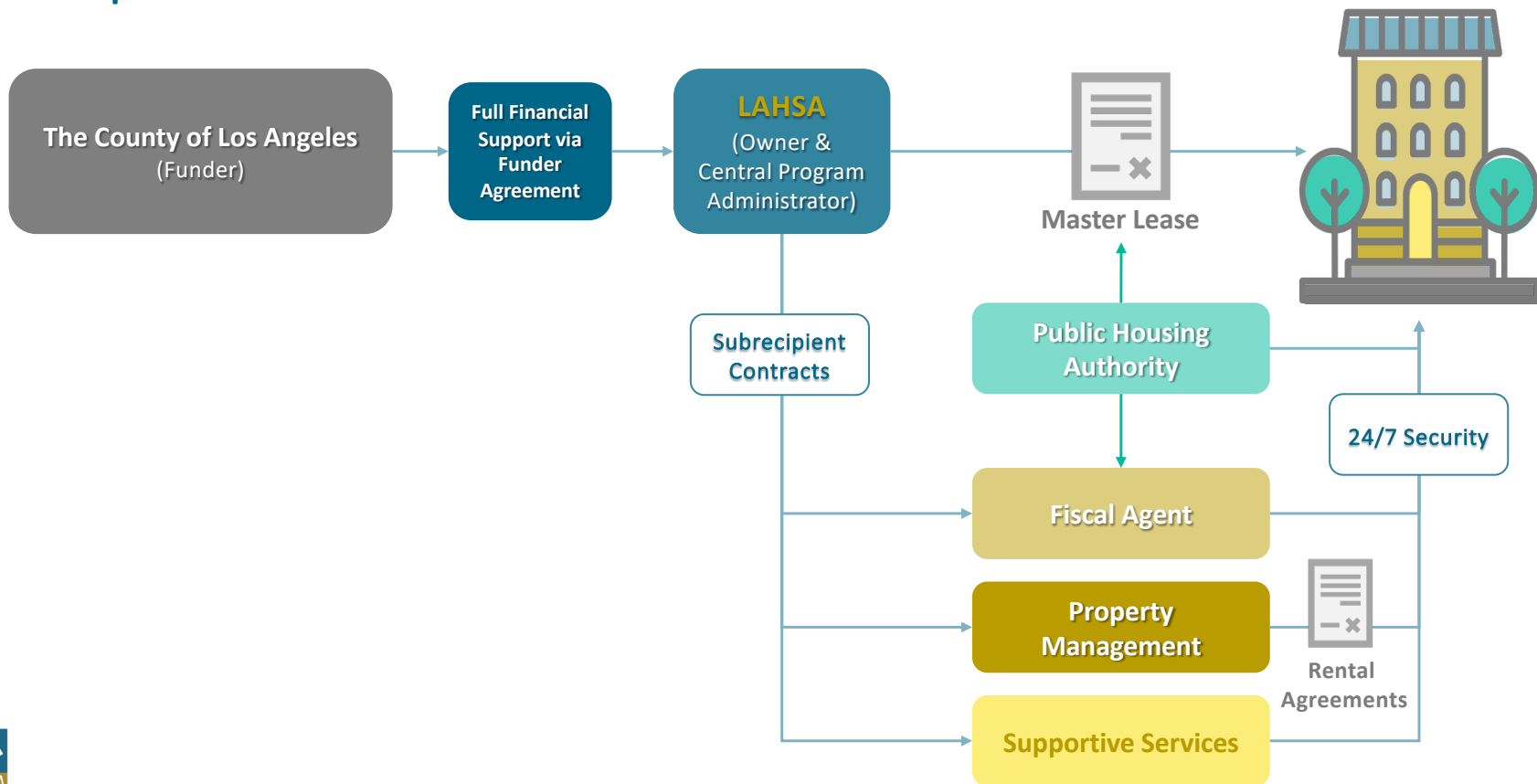
Strength Based Approach

- Stakeholders are only responsible for doing what they do best.
- Not one entity needs to be an expert of all domains.



CRITICAL STAKEHOLDERS

Snapshot of Critical Stakeholders



CRITICAL STAKEHOLDER, DETAILED

Role		Stakeholder	Status Update
1.	Funder	City & County of Los Angeles	Formal commitment to fully support and fund lease agreements and all associated liabilities between LAHSA and property owners.
2.	“Owner” and Central Program Administrator	LAHSA	Responsible for all obligations as “owner” under 24 CFR part 982.4. Central entity to procure, contract, and monitor agents supporting sustainability and compliance of leased sites. Provides asset management functions to ensure vacancies are accounted for and to ultimately minimize liabilities of controlled assets. Coordination amongst the homeless rehousing system.
3.	Public Housing Authority	HACLA and LACDA	Prior to master lease execution, conducts HQS inspections and rent reasonable comps in similar fashion as PBV program. Ensures alignment between LAHSA and PHAs to allow federal tenant-based resources in master leased units.
4.	Landlord	Private Market	Master leases will only be executed directly with ownership. LAHSA may correspond with 3 rd party entities such as other property management or agents. Site based, scattered site and shared housing units. New or deeply renovated if considering buildings.
5.	Fiscal Agent	MDG Associates, LLC	LAHSA’s subrecipient agent to receive revenues from multiple sources: grants, rental assistance, and rent. Administers a pay-master model to cover all costs related to master leases. Provides financial analysis, such as calculating over leasing opportunities as applicable.
6.	Property Management	KRPM Partners	LAHSA’s subrecipient agent to manage the physical plant of master leased buildings. Will provide management services to ensure rental agreements are enforced, repairs and maintenance of the properties. Will work in coordination with the MDG.
7.	Service Providers	TLS Contracted Agency	Provides housing stabilization and retention case management services to tenants.
8.	Security	LAHSA Vendor	24/7 security presence for site based; depending on the size and location a security guard may be assigned to more than one location.



SUCCESS STORY

Early Successes

LAHSA's first master lease sites moved participants from encampment to home and fully occupied either same day or within three days of unit viewings.



LEASING & MOVE-IN

Immediate Move-Ins

- All within the **same day**, participants may view a unit, sign a lease, and move-in.
- The conventional screening criteria is **removed entirely**.
- Units come fully **furnished**.
- All residents are enrolled in a **TLS program** as part of leasing process.
- Site Based projects have **onsite** supportive services and security.



INVESTMENT

CITY OF LOS ANGELES	
EXPENSE	AMOUNT PER UNIT (monthly)
Rent (average rent of LAHSA's current master lease portfolio)*	\$1,301
Operations (insurance)	\$71
Security (24/7)	\$986
LAHSA Admin Fee 12%	\$283
TOTAL	\$2,641

COUNTY HOUSING AND HOMELESSNESS INCENTIVE PROGRAM (HHIP)	
EXPENSE	AMOUNT PER UNIT (monthly)
Operations (repairs, maintenance, property management, utilities, furnishing, risk mitigation)	\$535
Fiscal Agent Fee (8% of all managed funds)	\$231
LAHSA Admin Fee 12%	\$92
TOTAL	\$858

COUNTY OF LOS ANGELES	
EXPENSE	AMOUNT PER UNIT (monthly)
Supportive Services (assumes one person per unit)	\$450
LAHSA Admin Fee 12%	\$54
TOTAL	\$504

*Majority of units are ensuite (shared) units priced at the SRO rate

In March 2023, L.A. Care and Health Net approved Housing and Homeless Incentive Program (**HHIP**) funding for LA County. **\$55.6 million** will be administered by the Homeless Initiative to fund Unit Acquisition strategies, including LAHSA's Centralized Master Leasing.

HHIP funds are being used to pay **operational expenses**, such as repairs, maintenance, property management, utilities, etc. for master leased units and over the term of agreements.

HHIP funds along with **other government funding sources and programs** makes possible the master leasing of apartments on the private rental market to directly lease to PEH, including those with **tenant-based rental subsidies** who traditionally struggle to lease up with landlords.



OWNER REFERRALS

A flyer for LAHSA's Master Leasing program. It features a dark green background with white and yellow text and icons. The LAHSA logo is in the top left. The title "Master LEASING" is in a large, stylized font. Below it, it says "BY THE LOS ANGELES HOMELESS SERVICES AUTHORITY". A section titled "WHAT IS A MASTER LEASE?" explains the agreement between the owner and LAHSA. Another section titled "PROPERTY OWNERS" describes how owners can refer units. At the bottom, it encourages owners to submit a referral form with a "Here!" link.

Master LEASING

BY THE LOS ANGELES HOMELESS SERVICES AUTHORITY

WHAT IS A MASTER LEASE?

A master lease is an agreement between the owner and LAHSA to be the single master tenant of a rental unit. LAHSA takes on the responsibilities as the "owner" for a multi-year term. The owner will receive rent from a government entity for all the units under agreement, every month, and would not need to worry about the day-to-day management and maintenance of the units. LAHSA manages it all, including the entire leasing and property management process.

PROPERTY OWNERS

Interested owners may refer entire buildings or individual units to LAHSA for consideration. LAHSA will review your units and reach out for any additional documents. Each unit is uniquely assessed. If the unit is suitable, LAHSA may then provide a master lease to the owner for a term of up to five (5) years. The lease is accepted, and the owner receives rent payment directly from LAHSA who then immediately leases up the units!

Ready to Master Lease your units?
Submit a Unit Referral Form [Here!](#)

An Owner May Refer Units to LAHSA

1. Clicking the hyperlink will direct an owner to a referral form.
2. Submitting a referral formally queues the units for review.
3. If appropriate, LAHSA will reach out to the owner to outline its master lease.
4. LAHSA conducts an initial site visit and property evaluation.
5. The property evaluation is submitted to the local housing authority.
6. LAHSA coordinates with the local housing authority to inspect for HUD HQS and rent reasonableness.
7. LAHSA provides the owner with the rent amount.
8. Upon acceptance, LAHSA initiates the contracting process.

At the moment, LAHSA will consider properties that are *newly built* or *imminent with TCoFO or Cofo*.

Questions

