TRANSMITTAL

To: THE COUNCIL

Date: 03/16/23

From: **THE MAYOR**

TRANSMITTED FOR YOUR CONSIDERATION. PLEASE SEE ATTACHED.

Oler Elon

(Chris Thompson) for

KAREN BASS Mayor

Ann Sewill, General Manager Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager Anna E. Ortega, Assistant General Manager Luz C. Santiago, Assistant General Manager **City of Los Angeles**



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

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Karen Bass, Mayor

March 14, 2023

Council File: Council Districts: Citywide Contact Persons: Timothy Elliott:

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Honorable Karen Bass Mayor, City of Los Angeles Room 303, City Hall 200 N. Spring Street Los Angeles, CA 90012

Attention: Heleen Ramirez, Legislative Coordinator

COUNCIL TRANSMITTAL: REPORT BACK FROM THE LOS ANGELES HOUSING DEPARTMENT REGARDING **RECOMMENDATIONS FOR PRESERVING EXPIRING AFFORDABLE HOUSING COVENANTS, OUTREACH AND** SUPPORT FOR RESIDENTS, IDENTIFYING RESOURCES, AND PRIORITIZING A PRESERVATION PROGRAM.

SUMMARY

In response to the affordable housing crisis in Los Angeles, Council District 1 and Council District 7 both put forth Motions requesting a report to analyze and identify strategies and potential funding sources for preserving affordable housing. The Los Angeles Housing Department (LAHD) respectfully submits a report back with a comprehensive set of recommendations that addresses both Motions (Council File Numbers 19-0521 and 21-1216).

The report back directed LAHD, to provide recommendations for preserving expiring affordable housing covenants, provide recommendations for outreach and support for residents that are at risk of displacement due to expiring covenants, identify resources needed to implement the above recommendations and prepare a plan for prioritizing a preservation program with an identified funding source.

This report also provides citywide data on affordable housing projects expiring through calendar year 2027.

RECOMMENDATIONS

The General Manager of the Los Angeles Housing Department (LAHD) respectfully requests:

- I. That the Mayor review and approve this transmittal and forward it to the City Council for further consideration;
- II. That the City Council, subject to the approval of the Mayor:
 - A. APPROVE the Preservation Program recommendations summarized on the attached Term Sheet.
 - B. AUTHORIZE The General Manager of LAHD, or designee, to conduct stakeholder outreach and issue a Notice of Funding Availability (NOFA), based the proposed program terms.
 - C. AUTHORIZE The General Manager of LAHD, or designee to solicit applications based on funds that currently available as summarized in this report, review the applications and submit recommendations to the Mayor and City Council for consideration and approval.

BACKGROUND

The preservation of affordable housing is a crucial strategy to prevent the displacement of low-income families throughout the City. Affordable housing projects with regulatory covenants and/or rental restrictions that are scheduled to expire within approximately the next five years are at risk of converting to market rate and having their affordability permanently lost.

Through its existing Affordable Housing Preservation initiatives, LAHD creates and implements financial and non-financial strategies to extend and preserve housing at-risk of losing its affordability restrictions, by assisting property owners, tenants, and developers in identifying options and resources to preserve or extend existing affordable housing stock, and leveraging resources to preserve affordable housing.

PRESERVING EXPIRING AFFORDABLE HOUSING COVENANTS

LAHD estimates that the City currently has an inventory of approximately 193 properties totaling 5,929 units at risk of expiring within approximately the next five years from July 1, 2022 through December 31, 2027. The reduction in the number of at-risk units includes many Section 8 projects that renewed their subsidies for five or more years.

LAHD maintains an internal At-Risk Affordable Housing Database (AHD) that tracks expiring federal, state, and local covenant, as well as rental subsidy contracts in the City (see Attachment A for 2022-2027 Citywide At-Risk Affordable Housing report).

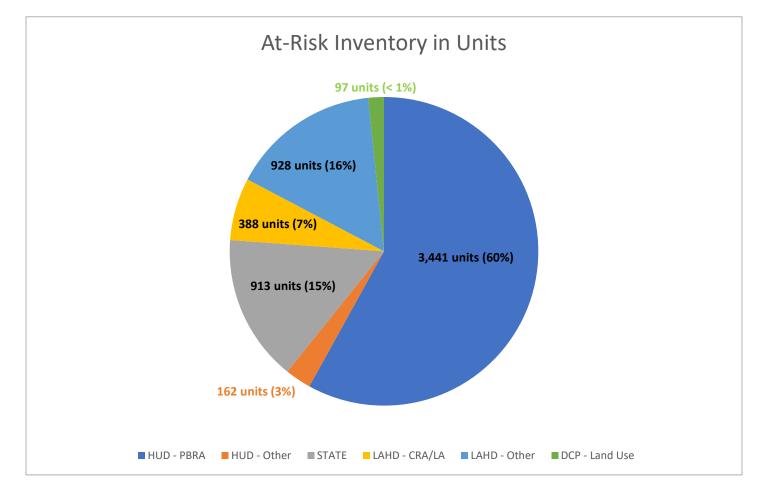
Of the total at-risk inventory, approximately 61% receive assistance from the federal government in the form of Project-Based Section 8 Rental Assistance (PBRA) and Project Rental Assistance Contract (PRAC), HUD Section 202 and Section 811 (serving elderly and/or disabled), and other rental or loan subsidy programs. The balance of these units are restricted by various City covenants (24%) and State regulatory agreements and bond-financed units (15%).

A combined total of 3,603 units, or 61% of at-risk units, are PBRA, PRAC, and Section 202/811. Currently, there are 3,441 PBRA units and 162 PRAC and Section 202/811 units (see chart below). These properties have

mechanisms in place, such as rental assistance contract renewal and tenant protections, that assist and support low-income tenants. Contracts that are renewed annually are deemed high-risk because a property owner could exercise the right to terminate a rental assistance contract although termination is unlikely. This opportunity presents a strategic window for future preservation efforts in working with property owners, HUD, and HACLA.

City restrictions are a result of local funding awards from programs such as the HOME Investment Partnerships Program (HOME), Community Development Block Grant (CDBG), issuance of tax-exempt and taxable multifamily housing bonds, the now-defunct CRA/LA housing loan programs, and City land use entitlement concessions. There is a combined total of 1,413 restricted units, or 24% of at-risk units: 388 CRA/LA units, 97 Department of City Planning (DCP) - Land Use restricted units, and 928 other LAHD program units. These properties have restriction terms that allow for expiration with no renewal mechanisms or tenant protections in place. Of these projects.

The remaining 913 units (15% of total at-risk units), are primarily subsidized or restricted by State loan programs such as the California Finance Agency (CalHFA) and California Department of Housing and Community Development (HCD). These properties carry similar affordability requirements to the City restricted properties.



See Attachment B for various tables that break down the properties represented in the AHD including a map of expiring covenants.

OUTREACH AND EDUCATION

LAHD has an agreement with the Coalition for Economic Survival to provide service Outreach and Education Services for tenants in At-Risk buildings where there is a potential threat of displacement. Due to the COVID-19 pandemic, in-person tenant outreach has been suspended to prevent the spread of the virus, and to ensure the safety of tenants in at-risk buildings. Contact to tenants is currently conducted via telephone and email.

PRESERVATION PROGRAM GUIDELINES

In order to maintain the supply and quality of the affordable rental housing the Department is providing financial incentives to:

- Prevent potential conversion of affordable housing to market rate housing,
- Extend the affordability periods of projects that are nearing the end of their Regulatory Agreement terms.
- Rehabilitate projects such as Residential Hotels and Single Room Occupancy (SRO) projects occupied by tenants with very low incomes, paying very low rents.

In devising a preservation strategy, to meet the needs identified above, LAHD employed consultants and relied on research teams from both UCLA and USC to examine best practices from cities across the country, including the cities of San Francisco, Chicago and Seattle. In addition, staff regularly participated in a stakeholder's working group convened by Enterprise Community Partners. A proposed Term Sheet for the program, is included as Attachment C of this report.

The resulting recommendations focus on affordable housing projects which:

- Have regulatory agreements that are scheduled to expire within five years, or
- Residential Hotels and Single Room Occupancy (SRO) projects with units that lack complete private baths and kitchens, and are at risk due to physical condition or financial infeasibility.

Minimum Requirements

- All projects must address all critical and immediate repairs, and replacements, listed as required within 5 years of the date on the third party Property Condition Assessment (PCA);
- Projects must meet the requirements of LAHD's Accessible Housing Program.
- Upon construction completion, projects must demonstrate Fiscal Integrity that the total operating income will be sufficient to:
 - o pay all current operating expenses;
 - \circ pay all current debt service (excluding deferred interest);
 - o fully fund all reserve accounts (other than the operating reserve account);

Financing

Under the new program, the Department will provide loans to reposition, rehabilitate and recapitalize properties as necessary to extend the long-term affordability restrictions for projects in its portfolio. As part of

the transaction, the Department will amend and reinstate unpaid matured loans, if applicable, to assure financial feasibility. To facilitate the needed rehabilitation, the Department may allow the subordination of the Department loan(s) to new indebtedness.

Relocation Assistance

Section 165.09 Article 5, Chapter XVI of the Los Angeles Municipal Code requires landlord payment of specified relocation assistance to certain tenants when the tenant elects to relinquish their rental unit due to inability to pay rent increases by more than 10%, or the Consumer Price Index plus 5%.

Where a government-imposed regulatory agreement for affordable housing is being extended or modified, LAHD may provide additional assistance based on the applicable provisions of the Uniform Relocation Act, California Relocation Assistance Act, whichever is less.

Project Selection

Priority will be given to projects where tenants have received a state mandated notice that affordability restrictions will no longer apply in three years, Government Code Section 65963.10 subdivision (e) (2)).

Scoring criteria will include:

- The average restricted affordability levels relative to market rents,
- The ratio of requested subsidy to maximum funding award,
- The remaining term of the longest regulatory agreement on the property,
- Proposed extended term of affordability beyond the minimum of 20 years (Projects without a three-year notice, the minimum extended term of affordability shall be 55 years)

Funding Sources

Currently, there is approximately \$27.7 million in available funds through fiscal year 2022-2023. \$14.5 million per year (without ULA) is expected to be available over the next three years. Upon approval of these recommendations, LAHD would issue a Notice of Funding Availability (NOFA) for projects to be funded in the next fiscal year.

- 85% will be set aside for At-Risk projects Maximum Loan Amount of \$14 million and \$140,000 per unit
- 15% will be set aside for projects that are at risk due to physical condition or financial infeasibility Maximum loan amount of \$4.1 million per project and \$100,000 per unit

Approximately \$27.7 million in current fiscal year funds will be allocated by direct request to the City Council for preservation of at risk projects, including the Skid Row Housing Trust portfolio and one or more other high risk covenant expiration projects, to be reported separately.

Source of Funds	Available through FY 2022-23 (including previous Fiscal Years)			
Affordable Housing Linkage Fee	\$12,919,801			
Permanent Local Housing Allocation (SB-2)	14,734,040			
Total Available Funding	\$27,653,841			

Implementation Timeline

The preservation program assistance will first be offered to owners of buildings where tenants have received notice that affordability restrictions will expire in three years. Special focus will be given to those least likely apply for such assistance, with a low barrier to entry application system. LAHD will report back to Council with funding recommendations for any covenant extension opportunities identified.

This process will then be expanded to address projects that are nearing the end of their Regulatory Agreement and SRO projects that can made financially feasible.

Description	Tentative Date
Approval and Release of Term Sheet	April 29, 2023
Ongoing Outreach to Owners of At-Risk Projects	June 23, 2023
Priority Recommendations to the City Council and Mayor	July 28, 2023

FISCAL IMPACT

There is no impact to the General Fund. All funds will be derived from the Housing Impact Trust Fund derived from Linkage Fees; and Permanent Local Housing Allocation (SB2) funds.

ATTACHMENTS

2022-2027 Citywide At-Risk Affordable Housing Report

Break down the properties in Citywide At-Risk Affordable Housing Report including a Map of Expiring Covenants Proposed Preservation Program Term Sheet

Citywide At-Risk Affordable Housing Expiring from July 1, 2022 Through December 31, 2027

DDOJECT NAME	ADDRESS	ZIP	COUNCIL	CAT 1	PRIMARY	PRIMARY	TOTAL	DESTRICTED /	NON-PROFIT/
PROJECT NAME	ADDRESS	ZIP	DISTRICT	GAT 1 PRIMARY	RESTRICTION/	RESTRICTION/	UNITS	RESTRICTED/ ASSISTED	FOR PROFIT
			DISTRICT	AGENCY	RENTAL	RENTAL	ONTIS	UNITS	TOK FROM
					ASSISTANCE	ASSISTANCE		omito	
						EVDIDATION			
GRAND VIEW HOMES	1114 S. GRAND VIEW AVE.	90006	1	HUD	SECTION 8	3/31/2023	26	26	FP
THE COMMODORE (LUCAS STUDIOS PROJECT) EAST L A NORTH 1/5	685 LUCAS AVENUE/1203 W 7th St	90017 90031	1	LAHD HUD	EARTHQUAKE	1/1/2024 6/30/2024	229	87	FP FP
EAST L A NORTH 1/5 EAST L A NORTH 2/5	453 E. AVENUE 28 2317 N. JOHNSTON ST.	90031		HUD	SECTION 8 SECTION 8	6/30/2024	14	14	FP FP
EAST L A NORTH 2/5	2249 LINCOLN PARK AVE.	90031		HUD	SECTION 8	6/30/2024	14	14	FP
EAST L A NORTH 4/5	2715 N. LINCOLN PARK AVE.	90031		HUD	SECTION 8	6/30/2024	5	5	FP
EAST L A NORTH 5/5	3333 N. MISSION RD.	90031		HUD	SECTION 8	6/30/2024	30	30	FP
PARK VIEW TERRACE APTS	2451 W. 7TH ST.	90057		HUD	SECTION 8	6/30/2024	94	94	FP
CARONDELET SENIOR APARTMENTS	512 S. CARONDELET ST.	90057		HUD	SECTION 8	8/31/2024	46	46	FP
REFLECTIONS AT GLENALBYN/GLENALBYN APARTMENTS	4122 GLENALBYN DR.	90065		STATE	CALHFA	2/1/2025	58	58	NP
NEW HAMPSHIRE APTS	1509 S. NEW HAMPSHIRE AVE.	90006		HUD	SECTION 8	6/30/2025	6	6	FP
FIGUEROA GARDENS	4550 N. FIGUEROA ST.	90065		HUD	SECTION 8	5/31/2026	88	88	FP NP
ST. NICHOLAS CEDARS MANOR PICO UNION II SCATTERESD SITES	2323 W. 4TH ST. 1032 BEACON,1655-1659 11TH PL,	90057 90015		HUD LAHD	SECTION 8 CRA/LA	11/30/2026 10/27/2027	26 16	16	NP
(NUEVO PICO UNION APARTMENTS)	1335-1139 17TH ST. 1349 WESTLAKE	90013	1 1		CRAVEA	10/27/2027	10	10	N.F.
	11333 1137 17 11 31. 1347 WESTLAKE		14 Total				518	RESTRICTED/AS	SSISTED UNITS
GARDEN VILLAS	5530 KLUMP AVENUE	91601	2	HUD	PRAC 811	9/30/2023	25	24	NP
REFLECTIONS AT BARBARA ANN	13131 BARBARA ANN ST.	91605	2	STATE	CALHFA	2/14/2025	64	62	FP
14150 SHERMAN WAY APTS	14150 W. SHERMAN WAY	91405	2	LAHD	EARTHQUAKE	10/10/2025	11	4	FP
CASA LINDA II	11233 W. HATTERAS	91601		HUD	SECTION 8	1/31/2026	3	3	FP
7219 BAKMAN AVENUE APTS	7219 N. BAKMAN AVE.	91352		LAHD	EARTHQUAKE	9/30/2022	6	2	NP
13554 CANTLAY STREET BAKMAN VILLAS APARTMENTS	13554 W. CANTLAY ST. 5118 N. BAKMAN AVE.	91405 91601		LAHD LAHD	EARTHQUAKE EARTHQUAKE	5/31/2022 1/31/2022	11	3	FP FP
WOODBRIDGE PARK APTS.	11220 MOORPARK STREET	91602	2	STATE	LIHTC	2/14/2025	77		FP FP
WOODDRIDGE FARK AFTS.	11220 HOORFARR STREET	191002	8 Total		Itilite	2/14/2023		RESTRICTED/AS	
SHERMAN WAY BILTMORE	17924 SHERMAN WAY/17930 Sherman	91335		HUD	SECTION 8	4/30/2023	102	102	FP
Sheld with the Brethlorde	Way	51000		1100	020110110	1,00,2020	102	102	
ROSCOE PARK APARTMENTS	21023 W. ROSCOE BLVD.	91304	3	HUD	SECTION 8	7/31/2024	82	82	FP
RESEDA MANOR	7725 N. RESEDA BLVD.	91335		STATE	CALHFA	9/11/2024	40	40	NP
KITTRIDGE GARDENS II	6540 N. WILBUR AVE.	91335		HUD	SECTION 8	9/30/2024	80	80	FP
KITTRIDGE GARDENS I	6640 WILBUR AVE.	91335		HUD	SECTION 8	9/30/2024	128	128	FP
TARZANA TERRACES	18601 HATTERAS STREET	91356		LAHD	EARTHQUAKE	10/8/2024	193	39	FP
SHERMAN ARMS APTS. REFLECTIONS AT WYANDOTTE	17760 W. SHERMAN WAY	91335 91335		HUD STATE	SECTION 8 CALHFA	1/31/2025	74	74	FP NP
5807 TOPANGA CNYN BLVD APTS	19424 WYANDOTTE ST. 5807 N. TOPANGA CANYON BLVD.	91367		LAHD	EARTHQUAKE	2/1/2025 8/29/2025	16	12	FP
DE SOTO GARDENS - 2	8720 N. DE SOTO AVE./	91304		HUD	SECTION 8	12/31/2025	248	238	FP
DE SOTO GARDENS 2	8722 N. DE SOTO AVE.	51501			SECTION	12/51/2025	240	250	
CANOGA PARK APTS	6824 N. WINNETKA AVE.	91306	3	HUD	SECTION 8	3/31/2026	14	14	FP
SATICOY TERRACE APTS.	21523 W. SATICOY ST.	91304		LAHD	EARTHQUAKE	6/1/2026	20	8	FP
SATICOY VILLAS (THE SATICOY VILLAS)	20358 W. SATICOY ST.	91306		LAHD	BOND-FINANCED	9/1/2026	44	18	FP
VANOWEN PLAZA	20711 VANOWEN ST.	91306		LAHD	MAJOR PROJECTS	9/1/2026	49	20	FP
SATICOY APARTMENTS	21618 W. SATICOY ST.	91304		LAHD	MAJOR PROJECTS	10/1/2026	18	18	Fp
DARBY VILLAS 19207 VICTORY BLVD.	6727 DARBY AVENUE 19207 VICTORY BLVD.	91335 91335		HUD LAHD	EARTHQUAKE MAJOR PROJECTS	11/1/2026 11/1/2026	47	19 10	FP FP
ALABAMA I-III (ALABAMA COURT)	7440 N. ALABAMA AVE.	91335		STATE	LIHTC	12/31/2026	42	42	NP
20258 ROSCOE DEV LLC	20258 ROSCOE BLVD.	91306		LAHD	MAJOR PROJECTS	2/1/2027	34	13	FP
PARTHENIA TOWNHOUSES	21218 W. PARTHENIA ST.	91304		HUD	SECTION 8	2/28/2027	24	11	FP
7428 ALABAMA AVENUE	7428 N. ALABAMA AVE.	91303		LAHD	EARTHQUAKE	8/8/2027	12	3	FP
			21 Total					RESTRICTED/AS	SSISTED UNITS
REGENCY MANOR APARTMENTS HCD	7205 W. HOLLYWOOD BLVD.	90046		STATE	HCD	2/1/2024	120	24	FP
723 SOUTH MANSFIELD AVENUE	723 S. MANSFIELD AVE.	90036		LAHD	EARTHQUAKE	3/1/2025	<u>20</u> 15	4	FP
4547 COLBATH AVENUE APTS	4547 N. COLBATH AVE.	91423		LAHD	EARTHQUAKE	9/15/2025		3	FP
4839 COLDWATER CANYON BLVD APTS 4607 WILLIS AVE	4839 N. COLDWATER CANYON BLVD.	91423 91403		LAHD	EARTHQUAKE EARTHQUAKE	1/1/2026	15	6	FP FP
WILLIS PARK EAST-4600 WILLIS APTS	4607 N. WILLIS AVE. 4600 WILLIS AVENUE	91403		LAHD	EARTHQUAKE	4/6/2026 5/4/2026	38 33	7	FP
4334-4346 MATILIJA APARTMENTS	4334 N. MATILIJA AVE.	91403		STATE	LIHTC	12/31/2026	54	11	FP
THE NEW YORKER	13951 W. MOORPARK ST.	91423		STATE	LIHTC	12/31/2026	34	8	FP
4420 N. FULTON AVENUE APTS	4420 N. FULTON AVE.	91423		LAHD	EARTHQUAKE	2/13/2027	8	3	FP
5316 CAHUENGA BLVD. APTS	5316 N. CAHUENGA BLVD.	91601		LAHD	EARTHQUAKE	2/24/2027	7	3	FP
5225 CAHUENGA BLVD APTS	5225 N. CAHUENGA BLVD.	91601		LAHD	EARTHQUAKE	7/10/2027	21	8	FP
4320 MAMMOTH AVENUE APTS	4320 MAMMOTH AVE.	91423		LAHD	EARTHQUAKE	11/1/2027	18	4	FP
SHERMAN OAKS GARDENS & VILLAS	5415 SEPULVEDA	91411		STATE	LIHTC	12/31/2027	76	31	FP
			13 Total				119	RESTRICTED/AS	SSISTED UNITS

PROJECT NAME	ADDRESS	ZIP	COUNCIL	GAT 1	PRIMARY	PRIMARY	TOTAL	RESTRICTED/	NON-PROFIT/
TROJECT WATE	ADDICESS	211	DISTRICT	PRIMARY	RESTRICTION/	RESTRICTION/	UNITS	ASSISTED	FOR PROFIT
				AGENCY	RENTAL	RENTAL		UNITS	
					ASSISTANCE	ASSISTANCE			
VILLA VALLEY APARTMENTS	15950 W. SHERMAN WAY	91406	6	STATE	CALHFA	EXDIDATION 10/14/2023	145	145	FP
SAN FERNANDO VALLEY COMMTY MENTAL HEALTH CTR	14807 FRIAR ST	91411		HUD	202/811	1/31/2024	10	10	FP
(DORIS FOSTER)									
LANKERSHIM ARMS	7628 N. LANKERSHIM BLVD.	91605		LAHD	BOND-FINANCED	7/26/2024	56	56	FP
PENDLETON ARMS	8320 N. LAUREL CANYON BLVD./ 8400 Laurel Canyon Blvd	91352		HUD	SECTION 8	7/31/2024	56	56	FP
CEDROS RAYEN APTS.	9009 N. CEDROS AVE.	91402	e	HUD	SECTION 8	9/30/2024	70	70	FP
COLUMBUS TERRACE APTS	8606 COLUMBUS AVE.	91343		HUD	SECTION 8	11/30/2024	42	42	FP
6805 LOUISE AVENUE	6805 N. LOUISE AVE.	91406	6	LAHD	EARTHQUAKE	2/7/2025	72	14	FP
14716 DELANO ST APTS	14716 W. DELANO ST.	91411		LAHD	EARTHQUAKE	8/1/2025	9	9	FP
LEDERER, MICHAEL DELANO II	14830 W. VICTORY BLVD. 14722 DELANO ST.	91411 91411			EARTHQUAKE EARTHQUAKE	10/1/2025	8	3	FF
PANORAMA CITY I	14424 W. PLUMMER ST.	91411		HUD	SECTION 8	11/3/2025 9/30/2026	13	13	FF
PANORAMA CITY II	14414 W. PLUMMER ST.	91402		HUD	SECTION 8	9/30/2026	14	14	FP
AUDREY & SYDNEY IRMAS CENTER (PROJECT HOME AGAIN)	7817 LANKERSHIM BOULEVARD	91605	6	LAHD	NPP	11/25/2026	55	55	NP
ORION VILLAS	8852 ORION ST.	91343		LAHD	EARTHQUAKE	12/1/2026	10	10	NP
ERWIN STREET	14845 W. ERWIN ST.	91411		LAHD	EARTHQUAKE	5/1/2027	11	4	FP
8805 ORION AVENUE 7317 SEPULVEDA	8805 N. ORION AVE. 7317 SEPULVEDA BLVD.	91343 91405		LAHD	EARTHQUAKE BOND-FINANCED	7/2/2027	<u>22</u> 57	23	FP FP
I SE OLVEDA	TOTA BLICER BLVD.	191403	17 Tota		TOOND-TINANCED	12/2/202/		RESTRICTED/AS	
MOUNTAINBACK I APARTMENTS	11777 FOOTHILL BLVD.	91342	7	LAHD	BOND-FINANCED	6/1/2023	124	25	FP
RAYEN PARK APARTMENTS	15233 RAYEN ST.	91343	7	'HUD	SECTION 8	8/31/2024	84	84	FP
SUNLAND PARK APTS	10836 ROYCROFT ST.	91352		'HUD	SECTION 8	12/31/2024	120	120	FP
REFLECTIONS AT SEPULVEDA	10050 SEPULVEDA BLVD.	91345	7	STATE	CALHFA	2/1/2025	51	51	NP
14640 HUBBARD STREET 14648 HUBBARD STREET	14640 W. HUBBARD ST. 14648 W. HUBBARD ST.	91342 91342		'LAHD 'LAHD	EARTHQUAKE EARTHQUAKE	6/5/2025 6/5/2025	/	1	FP
14654 W. HUBBARD ST.	14654 W. HUBBARD ST.	91342		LAHD	EARTHQUAKE	6/5/2025	7	1	FP
14662 HUBBARD STREET	14662 W. HUBBARD ST.	91342		LAHD	EARTHQUAKE	6/5/2025	, 7	1	FP
14668 HUBBARD STREET	14668 W. HUBBARD ST.	91342		LAHD	EARTHQUAKE	6/5/2025	7	1	FP
14678 HUBBARD STREET	14678 W. HUBBARD ST.	91342		LAHD	EARTHQUAKE	6/5/2025	7	1	FP
RANCH HOUSE GROUP HOME	13655 WOODCOCK AV	91342		HUD	PRAC 202/811	11/9/2025	6	6	FP
15251 SUNBURST STREET APTS	15251 W. SUNBURST ST.	91343 91343	7	LAHD	EARTHQUAKE	1/13/2026 2/1/2026	<u>16</u> 24	8	FP FP
NELSON NETWORK,INC 14432 BLEDSOE APTS	9202 N. SEPULVEDA BLVD. 14432 W. BLEDSOE ST.	91343		/ LAHD / LAHD	EARTHQUAKE EARTHOUAKE	4/1/2026	13	4	FP FP
FOOTHILL GARDENS	7687 FOOTHILL BLVD	91042		/HUD	SECTION 8	11/30/2026	54		FP
TUJUNGA GARDENS	6643 FOOTHILL BLVD	91042		'HUD	SECTION 8	11/30/2026	54		FP
CASA VALLE (UCP)	14440 BLEDSOE ST.	91342	7	'HUD	PRAC 202/811	4/1/2027	11	11	NP
VALLEY COMMITTEE HOUSE (UCP)	13290 N. BRADLEY AVE.	91342		'HUD	PRAC 202/811	4/1/2027	11		NP
CASA OLIVO	14109 W. HUBBARD ST.	91342		/HUD	PRAC 202/811	4/1/2027	11	10	NP
GLENOAKS TOWNHOMES OLIVE VIEW GARDEN APTS.	14300 W. FOOTHILL BLVD. 14500 OLIVE VIEW DRIVE	91342 91342		'HUD 'LAHD	SECTION 8 BOND-FINANCED	6/30/2027 10/2/2027	48 98	48	FP FP
12115 EL DORADO AVENUE	12115 N. EL DORADO AVE.	91342		LAHD	LAHD-	11/1/2027	20	40	FP
		910 IL		Band	EARTHOUAKE	11/1/2027	20		
		-	22 Tota		-		546	RESTRICTED/AS	
HUNCOT PROPERTIES/3 (A.K.A. 10TH AVE TOWN HOMES)	6312 S. 10TH AVE.	90043		HUD	SECTION 8	10/31/2022	5	5	FP
HUNCOT PROPERTIES/1 (97TH ST TOWNHOMES) 1931 WEST 39TH PLACE	731 W. 97TH ST.	90044 90062		I HUD	SECTION 8 EHOP	10/31/2022	5	5	FP NP
LOS ANGELES ACCESSIBLE APTS. NO 1	1931 WEST 39TH PLACE 2628 S. BRIGHTON AVE.	90062		HUD	202/811	6/16/2023 3/1/2024	13	12	NP NP
(A.K.A. RESIDENCE SERVICE FOUNDATION)		50010	'		202/011	5/1/2024	15	12	INF
TESTIMONIAL LOVE CENTER (SHELTER)	5701 S. WESTERN AVENUE	90062	8	LAHD	CRA/LA	4/5/2024	30	30	NP
S & J LIMITED II SITE 4 OF 6	4517 S. NORMANDIE	90037		HUD	SECTION 8	7/31/2024	16	16	FP
W. AMERICAN CONSTR. CORP 5-PLEX/	1035 W 39TH ST	90037	8	HUD	SECTION 8	12/31/2024	5	5	FP
1035 W 39TH ST APARTMENTS	9700 S. CENTRAL AVE	90002	-		EADTHOUAKE	6/1/2020	0	0	FP
9700 SOUTH CENTRAL AVENUE APTS 6101 11TH AVENUE APTS	9700 S. CENTRAL AVE. 6101 S. 11TH AVE.	90002		LAHD	EARTHQUAKE EARTHQUAKE	6/1/2026 4/4/2027	8	8	FP
ADAMS SENIOR HOUSING	1921 W. ADAMS BLVD.	90018		DCP	LAND USE	9/18/2027	75	74	NP
			10 Tota					RESTRICTED/AS	
S & J LIMITED II - SITE 1 OF 6	679 E. 41ST ST.	90011		HUD	SECTION 8	7/31/2024	16	16	FP
S & J LIMITED II - SITE 2 OF 6	6320 S. BROADWAY	90003		HUD	SECTION 8	7/31/2024	18	18	FP
S & J LIMITED II - SITE 3 OF 6 S & J LIMITED II - SITE 5 OF 6	245 W. 64TH STREET 235 W. 47TH STREET	90003			SECTION 8 SECTION 8	7/31/2024 7/31/2024	5	5	FP FP
S & J LIMITED II - SITE S OF 6	900 E. 28TH STREET	90037		HUD	SECTION 8	7/31/2024	10	10	FF
SOUTH SIDE APTS-SITE 1 OF 4	923 E. 79TH ST.	90001		HUD	SECTION 8	7/31/2025	6	6	FF
SOUTH SIDE APTS-SITE 2 OF 4	927 E. 79TH STREET	90001		HUD	SECTION 8	7/31/2025	6	6	FF
SOUTH SIDE APTS-SITE 3 OF 4	1003 E. 79TH STREET	90001	9	HUD	SECTION 8	7/31/2025	6	6	FF
SOUTH SIDE APTS-SITE 4 OF 4	1009 E. 79TH STREET	90001		HUD	SECTION 8	7/31/2025	2	2	FP
WATTSWOOD RELOCATION 1/8	629 E. 48TH ST.	90011		HUD	SECTION 8	9/30/2026	12	12	FP
WATTSWOOD RELOCATION 2/8	1401 E. 52ND STREET	90011	11 Total	HUD	SECTION 8	9/30/2026	4	4 RESTRICTED/AS	FP
L			11 10ta				93	RESTRICTED/AS	STALED OWILS

AGENCY AGENCY<	PROJECT NAME	ADDRESS	ZIP	COUNCIL GAT 1 DISTRICT PRIMARY	PRIMARY RESTRICTION/	PRIMARY RESTRICTION/	TOTAL UNITS	RESTRICTED/ ASSISTED	NON-PROFIT/ FOR PROFIT
BALDWIN VILLA PACA Soft MACTON WC/ 90000 10 (FUO SECTION # 12/32/2022 200 10 RANDBURG DESIGNATION TOTALTS FERSION ALL SOLDA MARTINE 90000 10 (FUO SECTION # 12/32/2022 20 20 10 ADMINITY ALL ADDIAL TOTAL INC. 90000 10 (FUO SECTION # 0/12/2023 3 <th></th> <th></th> <th></th> <th></th> <th>RENTAL</th> <th>RENTAL</th> <th></th> <th></th> <th></th>					RENTAL	RENTAL			
BALDWIN VILLA PACA Soft MACTON WC/ 90000 10 (FUO SECTION # 12/32/2022 200 10 RANDBURG DESIGNATION TOTALTS FERSION ALL SOLDA MARTINE 90000 10 (FUO SECTION # 12/32/2022 20 20 10 ADMINITY ALL ADDIAL TOTAL INC. 90000 10 (FUO SECTION # 0/12/2023 3 <td>ANGELES I - PRESERVATION I PROJECT</td> <td>2628 S. WEST BLVD.</td> <td>90016</td> <td>10 HUD</td> <td>SECTION 8</td> <td>10/31/2022</td> <td>94</td> <td>94</td> <td>FP</td>	ANGELES I - PRESERVATION I PROJECT	2628 S. WEST BLVD.	90016	10 HUD	SECTION 8	10/31/2022	94	94	FP
DATA MARKEN CARDENS DOLL M. ADAMS B.V.D. SOLID INFO. DESCRIPTION A LILL DOLL DOLL DOLL DOLL DOLL DOLL DOLL	BALDWIN VILLA PLAZA				SECTION 8	12/31/2022	202		FP
CARDING FOR ADDRESS WITH ADDS SHELT RE SPACE CONFY AFFILIC Open A SPACE CONFY AFFILIC Open A SPACE CONFY AFFILIC Open A MERNI LIDIK GLOBERTS ALL INSULATION LIDIK DOILS A. MONTAL MARK SPACE CONFY AFFILIC SPA									
Manuschall, Geberges 12, Damikarting 5-pic. () 1424.8. AdMitarting 6-pice Special Column									FP
Advance Control Control <t< td=""><td>CARING FOR BABIES WITH AIDS SHELTER</td><td>5930 COMEY AVENUE</td><td></td><td></td><td></td><td>3/15/2023</td><td>8</td><td>8</td><td>NP</td></t<>	CARING FOR BABIES WITH AIDS SHELTER	5930 COMEY AVENUE				3/15/2023	8	8	NP
New Landsmiller Adds B19.5. REV LANDSMIPS DOIL Section 1 Solid Display Solid D	MANHATTAN GARDENS 1/2 (MANHATTAN 5-PLEX)	1504 S. MANHATTAN PL		10/00	SECTION 8	9/18/2023	2	2	NP NP
OPCODE DARK. 1920.5. OVFOOD AVE 99010 101/UD0 SECTION 1 23/2/2/24 109 109 101 DARK ATTS WITCH 1200 S. WITCH RL 1200							36	36	FP
DAME APPLICATE DOING ADDIT SECTION A. SE	OXFORD PARK	1920 S. OXFORD AVE.	90018	10 HUD	SECTION 8		109	109	FP
CONNING PROPERTIES INVESTMENT, LLC 103-40 CARTHOURAGE 5/1/2022 10 7/1/2022 5/1/2022	WILTON WILSHIRE ARMS							73	FP
DATURE ADDITE ADDITE DATURE TO THE DEVICE 13 Teal THE LITC							v	8	FP
MARILA DOITT ARARTMENTS Libba MARIMA POINT DEBVC 90/221 LISTATE LINTC LIA/2023 58 LIZ WILSHIER BORGATA, INC. LIZZ W. WILSHIER BUYD. 90/23 LI N/D SECTION 6 J/S/L/2023 50 10 WILSHIER BORGATA, INC. LIZZ W. WILSHIER BUYD. 90/23 LIZ LIZ 10 REAL MARIA LIZZ/L/Z/L/Z/L/Z/L/Z/L/Z/L/Z/L/Z/L/Z/L/Z	CORNING PROPERTIES INVESTMENT, LLC	1936 S. CORNING ST.	90034		EARTHQUAKE	5/1/2027		PECTRICTED / A	FP
OHE VENCE 2101 OCCAM FROM YAUAG 9021 11 JUD SECTOM \$ 2731/2023 50 50 10 VILANE ACCUUSTION I SMUTLER IV.0 1022 // WUNSHIEE IV.0 9211 3 TOMI CRAA 122 // WUNSHIEE IV.0 9211 3 TOMI CRAA 122 // WUNSHIEE IV.0 9211 3 TOMI CRAA 122 // WUNSHIEE IV.0 9211 3 TOMI CRAA 6 // 22 // 22 // 22 // 20	MARINA POINTE APARTMENTS	13603 MARINA POINTE DRIVE	90292		LIHTC	1/1/2023			
UNIDENTIFY ENGRAFYA INC. In VENICE RVD. DOZ In CP LARD USE LOD DOZ In CP LARD USE LOD DOZ VILLAGE ACOUSTICN I STRICTER 10415 LUBLINE 10415 LUBLINE 10413 LUBLINE 10414 LUBLINE 10414 LUBLINE 10414 L	ONE VENICE								FP
Wilsmitz BORGATA, INC. 1222 W. WILSMIRE RUYD. 9002 11 DOP IAND USE 12/31/2026 60 12/3 CARYON, GEREK APTS. 10402 W. DEVORSHIDE RUYD. 31.23 12/4010 6200-7180ACCD 6/12/2022 200 40 CARYON, GEREK APTS. 10402 W. DEVORSHIDE RUYD. 31.23 12/4010 6200-7180ACCD 6/12/2022 200 40 CARYON, GEREK APTS. 10526 W. REALWARD 012/3 12/4100 6200-7180ACCD 6/12/2022 6 6 NEW HORIZONS I. 15756 W. PARTHERIN ST 912/43 12/140D 202/811 6/12/2022 6 6 6 NEW HORIZONS I. 15756 W. PARTHERIN ST 912/43 12/140D 202/811 6/12/2022 6 6 6 6 NEW HORIZONS I. 15756 W. PARTHERIN ST 912/43 12/140D 52/110 6/12/2022 6 <td></td> <td>1 N VENICE BLVD</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>		1 N VENICE BLVD							
VILLAGE ACQUISTIQUE JENEE TRANS. 01311 12114 1210400 CRAA BUARCED 1229-2022 12 <td>WILSHIRE BORGATA, INC.</td> <td>12222 W. WILSHIRE BLVD.</td> <td>90025</td> <td>11 DCP</td> <td>LAND USE</td> <td>12/31/2026</td> <td></td> <td></td> <td>FP</td>	WILSHIRE BORGATA, INC.	12222 W. WILSHIRE BLVD.	90025	11 DCP	LAND USE	12/31/2026			FP
CARYON CREEK APTS. 10102 W. DEVONSHIEE BLVD. 01232 121 APD BOND-FIRANCED 0.212023 200 40 DECORD THE MUNITHMODE 2031 W. DEVONSHIEE BLVD. 121 APD CRAIN 67222031 6 6 N NEW HORIZONS I. 1575 W. PARTIHENA ST. 01434 121 APD 20211 62122021 6 6 N NEW HORIZONS I. 1575 W. PARTIHENA ST. 01434 121 APD 202411 62120221 6 6 N NEW HORIZONS I. 1575 W. PARTIHENA ST. 01434 121 APD 202411 62120221 6 6 N NEW HORIZONS I. 1575 W. CHARTAN W. 01234 121 APD 587170.48 62120221 6 1 1 TASIS DOSCOF EXPL 9150 124 APD 587170.44 121 APD 587170.44 6121.44 121 APD 587170.44 612 APD 6 1 1 1 15918 59218.5 14914 121 APD 587170.44 121 APD 587170.44 121 APD 587170.44 <td< td=""><td></td><td></td><td>0107</td><td>3 Total</td><td>0004/14</td><td>12/20/2000</td><td>179</td><td>RESTRICTED/AS</td><td></td></td<>			0107	3 Total	0004/14	12/20/2000	179	RESTRICTED/AS	
Insign of the Rul THABOPSLIED 206 by R. DEVORSHEE ST 91211 211 AUD CRA/A 662220221 12 12 12 RENGT DER JAWA 8131 ENTER AVE 8134 21 AUD CRA/A 67222021 6 6 6 6 REW HORIZORS II 15718 W. PARTHERIA ST 81343 12 HUD 202/811 6/31/2021 6 6 6 REW HORIZORS II 15718 W. PARTHERIA ST 81343 12 HUD 202/811 6/31/2021 6 6 6 REW HORIZORS II 15718 W. PARTHERIA ST 81334 12 HUD 202/811 6/31/2021 6 6 6 WOUNTAIN VEW APARTHERNTS/ 9550 N. ZELZAH AVE. 91320 12 IAUD FARTHOUNKE 12/16/2024 60 1 1 1865 FOR DEVICIOPENT 10500 P. R. ZLZAH AVE. 91244 12 IAUD FARTHOUNKE 8/1/2026 60 14 1 1865 FOR DEVICIOPENT 10500 P. R. ZLZAH AVE. 91244 12 IAUD FARTHOUNKE 116/2026 60 16 1									NP FP
PROJECT HEADWAY P411 GEVSER AVE 91244 12 JAHD CRA/LA 72/7023 6 6 M NEW HORKLONS L 1275 AVE 1275 AVE 1244 12 JIADD 60/2011 60/21023 6 6 6 M NEW HORKLONS L 15713 W. PARTHERING ST. 61343 12 JIADD 50/211 6/31/2023 6 6 M NEW HORKLONS L 15713 W. PARTHERING ST. 61344 12 JIAD 527104 8. 6/31/2023 6 6 M NEW HORKLONS L 1753 W. CRATSCHART MENTS 91324 12 JAHD 6ATHOLAKE 8/31/2023 6 6 M NATZ FARMUY FLUST, CARL LEANER 12/35 W. CRATSCHART MENTS 91324 12 JAHD FARHOLAKE 8/17/2023 6 1 1 12/35 ROSCIE ROVE 1323 12/24HD FARHOLAKE 8/17/2023 6 1 1 1 JAHD FARHOLAKE 1/17/2024 6 1 1 JAHD FARHOLAKE 1/15/2024 10 A 1 JAHD </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>P NP</td>									P NP
NEW HORIZONS I. 15755. W. PARTHENIA ST. 91431 12 JHUD 202/811 8/31/2021 6 6 M REW HORIZONS II. 12756. W. PARTHENIA ST. 91341 12 JHUD 202/811 8/31/2021 6 6 6 N GRANADA CARDENS 16700. W. CHATSWORT ST. 91341 12 JHUD 54701. B. 8/31/2024 169 160 N MOULIAIN USW ARRITIENTS/ 9950. M. CHATSWORT ST. 9132 12 JAHD EARTHOUARE 8/1/2025 6 1 1 MOULIAIN USW ARRITIENTS/ 10802 CH STAWART ST. 1124 12 JAHD EARTHOUARE 8/1/2025 6 1 1 MOULIAIN USW ARRITIENTS/ 10820 CHATSWORT ST. 11244 12 JAHD EARTHOUARE 8/1/2025 6 1 <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td>6</td><td></td><td>NP</td></td<>							6		NP
NEW HORZODS III 12713 W. PARTHEIAS T. 01241 12/10/0 20/2014 6/31/2023 6 6 N DOBMAN ADDEW APARTHEITS 1020 W. EDRISYMENTS 01330 11 0 PARTULA 6/11/2024 20 16 N NATZ FARILY TRUST. CARL FERRE 10251 W. BOSCORE BVD. 01324 11 AND PARTULA MARK 11/2026 6 1 TUSS. ROSCORE BVD. 10251 W. BOSCORE BVD. 01224 11 AND PARTULA MARK 11/2026 6 1 1 TUSS. ROSCORE BVD. 10220 H. FIZXAH AVE. 01225 12 12 12 12 12 12 12 12 12 12 12 12 14 10 FARTULA MARK 11/6/2026 50 6 12				12 HUD			6		NP
NEW HORZODS III 12713 W. PARTHEIAS T. 01241 12/10/0 20/2014 6/31/2023 6 6 N DOBMAN ADDEW APARTHEITS 1020 W. EDRISYMENTS 01330 11 0 PARTULA 6/11/2024 20 16 N NATZ FARILY TRUST. CARL FERRE 10251 W. BOSCORE BVD. 01324 11 AND PARTULA MARK 11/2026 6 1 TUSS. ROSCORE BVD. 10251 W. BOSCORE BVD. 01224 11 AND PARTULA MARK 11/2026 6 1 1 TUSS. ROSCORE BVD. 10220 H. FIZXAH AVE. 01225 12 12 12 12 12 12 12 12 12 12 12 12 14 10 FARTULA MARK 11/6/2026 50 6 12	NEW HORIZONS II	15746 W. PARTHENIA ST	91343	12 HUD	202/811	8/31/2023	6		NP
MOUNTAIN VIEW APARTMENTS/ ARZ FARINE TURST. CARL LERRER 9950 N. ZELZAH AVC. 91.30 12 LARD FARTHQUAKE 12/16/2028 20 4 ARZ FARINE TURST. CARL LERRER 122 124 124 121 124 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>6</td> <td>6</td> <td>NP</td>							6	6	NP
KATZ-FARILY TRUST. CARL LERKE Cold								169	NP
12951. BOSCOE. ROULEVARD 12951. W. ROSCOE BLVD. 91324 12[AHID EARTHOUAKE 8/1/20255. 6 1 1 13807. KINESBURYSL. 10807.W. KINESBURYSL. 91344 12[AHID EARTHOUAKE 8/1/20205. 60 14 9523. ETUVANDA AVK. AFTS 1652.0.W. CHATSWORTH ST. 91344 12[AHID EARTHOUAKE 17/2026. 47 9 1 9523. ETUVANDA AVK. AFTS 1651.0.W. KINCSBURY ST. 91344 12[AHID EARTHOUAKE 17/2026. 47 9 1 1631.5. KINCSBURY AFTS 1651.0.W. KINCSBURY ST. 91344 12[AHID EARTHOUAKE 16/202.0.6 63 10 1 1631.5. KINCSBURY AFTS 922.7. L.D. ESTOT AVF. 91314 12[AHID EARTHOUAKE 8/15/2026. 63 13 1 1052.0. BALBAGA DALVO. 91344 12[AHID EARTHOUAKE 8/15/2026. 63 13 1 1052.0. BALBAGA DALVO. 91344 12[AHID EARTHOUAKE 8/15/2026. 63 13 1 1052.0. BALBAGA DALVO. 91344 12[AHID EARTHOUAKE 8/15/2027. 7 12		9950 N. ZELZAH AVE.	91330	12 LAHD	EARTHQUAKE	12/16/2024	20	4	FP
16867 M. KINGSBURY ST. 0134 12 (AND FARTHOUAKE 67/52/225 69 14 16867 M. KINGSBURY ST. 10325 12 (AND FARTHOUAKE 87/52/225 50 69 14 16325 CHATSWORTH ST. 16320 M. XCL2AL AVE. 91325 12 (AND FARTHOUAKE 1/6/2026 50 18 16325 CHATSWORTH ST. 16341 M. KINGSBURY ST. 91344 12 (AND FARTHOUAKE 1/6/2026 54 10 16325 KINGSBURY ATS 16009 M. DE SOTD AVE.ME APTS 10009 M. DE SOTD AVE.ME APTS 1/6/200 M. ACANYON BUY. 91314 12 (AND FARTHOUAKE 3/6/2026 61 1/2 1/2 10009 M. DE SOTD AVE.ME APTS 10009 M. DE SOTD AVE.ME APTS 1/4/4 1/4 </td <td>I 7051 POSCOE BOULEVARD</td> <td>17051 W. BOSCOE BLVD</td> <td>01225</td> <td>12 440</td> <td>EADTHOUAKE</td> <td>8/1/2025</td> <td>6</td> <td>1</td> <td>FP</td>	I 7051 POSCOE BOULEVARD	17051 W. BOSCOE BLVD	01225	12 440	EADTHOUAKE	8/1/2025	6	1	FP
GRESHON DEVELOPMENT CORE, 10020 N. ZELZAH AVE. 91325 12 LAND FARTHOUAKE 11/6/2025 50 8 6323 ET WARMAN AVE AFTS 6133 N. ETWARDA AVE. 91325 12 LAND FARTHOUAKE 11/6/2025 40 9 10815 KURSBURY AFTS 10815 W. KURSBURY ST. 91324 12 LAND FARTHOUAKE 21/28/2026 54 10 1 10815 KURSBURY AFTS 9927 N. DE SOTO AVE. 91311 12 LAND FARTHOUAKE 31/2026 66 32 1 VILLA ROYAL FARATHENTS 9927 N. DE SOTO AVE. 91311 12 LAND FARTHOUAKE 81/5/2056 63 31 1 SOPIA ARTON 91324 12 STATE LINTC 12/31/2026 11 45 1 SOPIA ARTON 91324 12 LAND FARTHOUAKE 2/1/5/2026 53 1 1 1 SOPIA ARTON 91324 12 LAND FARTHOUAKE 2/1/5/2026 53 1 1 1 1 1 1 1 1 1 1								14	FP
asystem Byzs M. ETWANDA AVE. 9132b. 12 JAHD FARTHOUAKE 11/2026 47 9 Bisst Dentswort ST Bisst M. SCHWORT ST	GERSHON DEVELOPMENT CORP.	10020 N. ZELZAH AVE.			EARTHOUAKE	11/6/2025			FP
16815 SINGSBURY APTS 16815 W. KINGSBURY ST. 91344 12 [AHD EARTHQUARE 2/28/2026 54 10 1 10009 DE SOTO AVE. 91311 12 [AHD EARTHQUARE 3/27/2026 65 12 1 VILLA ROYALE APARTIMENTS 922 N. DE SOTO AVE. 91311 12 [AHD EARTHQUARE 8/15/2026 65 32 1 105620 BALDOA DULY ARD 10520 N. RESCOA BUVD. 91324 12 [AHD EARTHQUARE 8/15/2027 45 44 SOPHIA RIDGE APTS. 960 RESEDA BLVD. 91324 12 [AHD EARTHQUARE 2/17/2026 12 45 VILLA VINCERNES 973 N. RESEDA BLVD. 91324 12 [AHD EARTHQUARE 2/17/2027 45 44 VILLA VINCERNES 1841 W. VINCERNES ST. 91325 12 [AHD EARTHQUARE 2/17/2027 45 44 VILLA CARN STREET 1793 W. SCHORA DAVINON INVD. 91325 12 [AHD EARTHQUARE 2/17/2027 6 3 1 16830 KINGSBURY STREET 17932 W. SCHORA DAVINON INVD. 91325 12 [AHD EARTHQUARE 2/17/2027 16 3 1	8523 ETIWANDA AVE APTS	8523 N. ETIWANDA AVE.		12 LAHD	EARTHQUAKE	1/1/2026			
10009 DC SOTO AVENUE APTS 10009 N. DE SOTO AVE. 91311 12[LAHD EARTHOUAKE 3/6/2026 61 12 I CASITA TOPANICA. 6750 N. TOPANGA CANYON BLVD. 91304 12 I.AHD FARTHOUAKE 8/15/2026 65 32 I CASITA TOPANICA. 6750 N. TOPANGA CANYON BLVD. 91304 12 I.AHD FARTHOUAKE 8/15/2026 65 32 I SOPILA EDEG APTS. 9601 RESEDA BLVD. 91324 12 IAHD FARTHOUAKE 8/15/2027 45 44 I WINDSCAPE APARTMENTS 9730 N. RESEDA BLVD. 91324 12 IAHD FARTHOUAKE 5/1/2027 45 44 I 8/20 TOPANGA CANYON BLVD APTS 8/20 N. TOPANGA CANYON BLVD. 91324 12 IAHD FARTHOUAKE 6/1/2027 16 3 I 8/20 TOPANGA CANYON BLVD APTS 8/20 AN TOPANGA CANYON BLVD APTS 8/20 ANT OPANGA CANYON BLVD APTS 8/20 ANT OPANGA CANYON BLVD APTS 9/21 ANT OPANGA CANYON BLV				12 LAHD					FP
VILLA BOYALE APARTIMENTS 9927 N. DE SOTO AVE. 91311 12[IAHD EARTHOUAKE 8/15/2026 6.5 3.2 I 105/0 BALBOA BOLLVARD 105/0 N. DANGA CANYON BLVD. 91394 12[IAHD EARTHOUAKE 8/15/2026 6.0 18 105/0 BALBOA BOLLVARD 105/0 N. DANGA CANYON BLVD. 91394 12[IAHD EARTHOUAKE 8/17/2026 6.0 14 105/0 BALBOA BOLLVARD 91394 12[IAHD EARTHOUAKE 8/17/2026 6.0 14 105/0 BALBOA BOLLVARD 91394 12[IAHD EARTHOUAKE 8/17/2026 6.0 14 VILLA CINCENNES 18411 W. VINCENNES ST. 91325 12[IAHD EARTHOUAKE 8/17/2027 6 3 18042 SCHOE BRORN STRET 18420 W. SCHOERMORN STRET 11325 12[IAHD EARTHOUAKE 8/17/2027 6 3 1 12922 SCHOENBORN STRET 11932 W. SCHOENBORN STRET 11325 12[IAHD EARTHOUAKE 11/2/2027 6 3 1 1292 SCHOENBORN STRET 1292 M. SCHOENBORN STRET 1293 M. SCHOENBORN STRE	16815 KINGSBURY APTS			12 LAHD					FP
CASITA TOPANGA 8750 N. TOPANGA CARYON BLVD. 91304 12 [LAHD FARTHOUAKE 8/15/2026 20 8 1 SOPHIA RIDGE APIS. 9661 RESEDA BLVD. 91324 12 STAFE LILTC. 12/21/2026 112 45 1 SOPHIA RIDGE APIS. 9730 N. REEDA BLVD. 91324 12 STAFE LILTC. 12/21/2026 112 45 SOPHIA RIDGE APIS. 9730 N. TOPANGA CANYON BLVD. 91324 12 LAHD FARTHOUAKE 6/1/2027 13 45 SY20 TOPANGA CANYON BLVD APTS 8720 N. TOPANGA CANYON BLVD. 91324 12 LAHD FARTHOUAKE 6/1/2027 6 3 1 16492 SCHOENBORN STREET 16802 W. KINGSBURY STREET 15832 12 LAHD FARTHOUAKE 9/1/2027 6 3 1 1 16492 SCHOENBORN STREET 1691 W. RAPA ST. 9133 12 LAHD FARTHOUAKE 9/1/2027 6 3 1 1 1642 SCHOENBORN STREET 1690 W. RAPA ST. 9133 27 TONI 1 1 1 1 1 <									FP FP
10620 BALBOA BOULEVARD 10620 N. BALBOA BUVD. 91344 12 [AHD FARTHOUARE 8/17/2026 62 13 1 WINDSCAPE APARIMENTS 9601 RESEDA BLVD. 91324 12 STATE IHTC 12/31/2026 12 45 14 WINDSCAPE APARIMENTS 920 N. RESEDA BLVD. 91324 12 IAHD EARTHOUARE 2/15/2027 45 44 WINDSCAPE APARIMENTS 1841.1W. WINCENNES TON BLVD. 91325 12 IAHD EARTHOUARE 8/1/2027 45 44 1843.2.SCHOENBORN STREET 18402.W. SCHOENBORN ST. 91325 12 IAHD EARTHOUARE 8/1/2027 6 3 17932.SCHOENBORN STREET 1932.W. SCHOENBORN ST. 91325 12 IAHD EARTHOUARE 12/31/2027 6 3 1 VERAD CORT (BALGO A PLE APARIMENTS) 16901.W. NAPA ST. 91325 12 IAHD EARTHOUARE 9/10/2027 16 32 16 VERAD CORT (BALGO A PLE APARIMENTS) 16901.W. NAPA ST. 91332 12 IAHD EARTHOUARE 12/31/2027 16 33 116/202		8750 N TOPANGA CANYON BLVD							FP
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MARY-LIND FOUNDATION/1 - SHELTER 4439 BURNS AVE 90029 13[LAHD CRA/LA 6/25/2025 100 100 N LAS PALMAS GARDENS 1778 N. LAS PALMAS AVE. 90028 13 HUD SECTION 8 10/23/2025 74 74 N EL ADOBE STUDIO BUILDING 5205 W. HOLLYWOOD BLVD. 90027 13 LAHD EARTHQUAKE 2/1/2026 11 2 F 6223 LEXINGTON AVENUE 6223 W. LEXINGTON AVE. 90038 13 LAHD EARTHQUAKE 8/1/2026 11 4 F CHATEAU CARLTON 6040 W. CARLTON WAY 90028 13 LAHD EARTHQUAKE 8/30/2026 14 6 F SAID ADULT RESIDENTIAL FACILITY FOR THE DISAB 417 S. WESTMORELAND AVE. 90020 13 LAHD NPP 3/17/2027 6 6 N 5916 W. CARLTON WAY 90028 13 LAHD EARTHQUAKE 10/1/2027 30 6 F 5916 W. CARLTON WAY 90028 13 LAHD EARTHQUAKE 10/1/2027 30 6 M CARLTON WAY	DIANE APTS-VAN NESS	1627 N. VAN NESS AVE.		13 HUD	SECTION 8	3/31/2025	9	9	FP FP
LAS PALMAS GARDENS 1778 N. LAS PALMAS AVE. 90028 13 HUD SECTION 8 10/23/2025 74 74 N EL ADOBE STUDIO BUILDING 5205 W. HOLLYWOOD BLVD. 90027 13 LAHD EARTHQUAKE 2/1/2026 11 2 F 6223 LEXINGTON AVENUE 6223 W. LEXINGTON AVE. 90038 13 LAHD EARTHQUAKE 8/1/2026 11 4 F CHATEAU CARLTON 6040 W. CARLTON WAY 90028 13 LAHD EARTHQUAKE 8/30/2026 14 6 F SAID ADULT RESIDENTIAL FACILITY FOR THE DISAB 417 S. WESTMORELAND AVE. 90020 13 LAHD NPP 3/1/2027 6 6 N S916 CARLTON WAY 5916 W. CARLTON WAY 90028 13 LAHD EARTHQUAKE 10/1/2027 30 6 F CARLTON MAPARTMENTS 6021 W. CARLTON WAY 90028 13 LAHD EARTHQUAKE 10/1/2027 30 6 F		4420 BLIDNS AVE			CPA/LA				FP NP
EL ADOBE STUDIO BUILDING 5205 W. HOLLYWOOD BLVD. 90027 13LAHD EARTHQUAKE 2/1/2026 11 2 F 6223 LEXINGTON AVENUE 6223 W. LEXINGTON AVE. 90038 13 LAHD EARTHQUAKE 8/1/2026 11 4 F CHATEAU CARLTON 6040 W. CARLTON WAY 90028 13 LAHD EARTHQUAKE 8/30/2026 14 6 F SAID ADULT RESIDENTIAL FACILITY FOR THE DISAB 417 S. WESTMORELAND AVE. 90020 13 LAHD NPP 3/17/2027 6 6 N 5916 CARLTON WAY 59016 W. CARLTON WAY 90028 13 LAHD EARTHQUAKE 10/1/2027 30 6 F CARLTON APARTMENTS 6021 W. CARLTON WAY 90028 13 LAHD EARTHQUAKE 11/1/2027 30 6 F		1778 N. LAS PALMAS AVE.							NP
6223 W. LEXINGTON AVE. 90038 13[LAHD EARTHQUAKE 8/1/2026 11 4 F CHATEAU CARLTON 6040 W. CARLTON WAY 90028 13[LAHD EARTHQUAKE 8/1/2026 11 4 6 F SAID ADULT RESIDENTIAL FACILITY FOR THE DISAB 417 S. WESTMORELAND AVE. 90020 13[LAHD NPP 3/17/2027 6 6 N 5916 CARLTON WAY 5916 W. CARLTON WAY 90028 13[LAHD EARTHQUAKE 10/1/2027 30 6 F CARLTON PARTMENTS 6021 W. CARLTON WAY 90028 13[LAHD EARTHQUAKE 10/1/2027 30 6 F	EL ADOBE STUDIO BUILDING	5205 W. HOLLYWOOD BLVD.			EARTHQUAKE			2	FP
SAID ADULT RESIDENTIAL FACILITY FOR THE DISAB 417 S. WESTMORELAND AVE. 90020 13LAHD NP 3/17/2027 6 6 N 5916 CARLTON WAY 5916 W. CARLTON WAY 90028 13LAHD EARTHQUAKE 10/1/2027 30 6 M CARLTON APARTMENTS 6021 W. CARLTON WAY 90028 13LAHD EARTHQUAKE 11/1/2027 30 11 M	6223 LEXINGTON AVENUE	6223 W. LEXINGTON AVE.	90038	13 LAHD	EARTHQUAKE		11		FP
5916 CARLTON WAY 5916 W. CARLTON WAY 90028 13 LAHD EARTHQUAKE 10/1/2027 30 6 F CARLTON APARTMENTS 6021 W. CARLTON WAY 90028 13 LAHD EARTHQUAKE 11/1/2027 30 6 F	CHATEAU CARLTON	6040 W. CARLTON WAY							FP
CARLTON APARTMENTS 6021 W. CARLTON WAY 90028 13 LAHD EARTHQUAKE 11/1/2027 30 11 F	SAID ADULT RESIDENTIAL FACILITY FOR THE DISAB	417 S. WESTMORELAND AVE.		13 LAHD				6	NP
								6	FP FP
	CARLION AFARIMENTS	TOUZI W. CARLIUN WAT	190028	25 Total	TEAKINQUAKE	11/1/2027			

PROJECT NAME	ADDRESS	ZIP	COUNCIL DISTRICT	GAT 1 PRIMARY AGENCY	PRIMARY RESTRICTION/ RENTAL ASSISTANCE	PRIMARY RESTRICTION/ RENTAL ASSISTANCE	TOTAL UNITS	RESTRICTED/ ASSISTED UNITS	NON-PROFIT/ FOR PROFIT
MIYAKO GARDENS (LITTLE TOKYO GARDENS)	223 S. CENTRAL AVE.	90012		HUD	SECTION 8	2/28/2023	100	100	FP
LA JOLLA HOTEL	721 E. 6TH STREET	90013		LAHD	CRA/LA	6/24/2023	51	50	NP
METROPOLITAN(AKA: SKYLINE AT SOUTH PARK)	950 S. FLOWER ST.	90015		LAHD	CRA/LA	1/2/2025	270	41	FP
4862 TWINING ST APTS	4862 E. TWINING ST.	90032	14	DCP	LAND USE	1/17/2025	3	1	FP
REFLECTIONS AT BRITTANIA	1030 BRITTANIA ST.	90033	14	STATE	CALHFA	2/1/2025	43	42	NP
REFLECTIONS AT YOSEMITE	1560 YOSEMITE DR.	90041	14	STATE	CALHFA	2/1/2025	100	97	NP
			6 Total				331	RESTRICTED/AS	SSISTED UNITS
SOUTHSIDE APTSCENTRAL AVE	10950 S. CENTRAL AVE.	90059	15	HUD	SECTION 8	4/30/2022	32	32	NP
ALICE MANOR	10305 S. GRANDEE	90002	15	HUD	202/811	8/31/2023	60	60	FP
VISTA LEE ROSA	1001 W. PACIFIC COAST HWY.	90710	15	HUD	SECTION 8	8/31/2024	101	99	FP
WATTSWOOD RELOCATION 6/8	1639 E. 92ND STREET	90002	15	HUD	SECTION 8	9/30/2021	11	11	FP
PENINSULA COMMITTEE HOUSE	1729 WEST 252ND ST.	90717	15	LAHD	CRA/LA	10/24/2026	11	10	NP
			5 Total				212	RESTRICTED/AS	SSISTED UNITS

Grand Total: 193 Properties 5,929 RESTRICTED/ASSISTED UNITS

Attachment B:

TABLE 1, 0	CITYWIDE AT-RISK AFFORI	DABLE HOUSING - ANN	UAL SUMMARY
Year	At-Risk Properties	Total Units	Restricted Units
2022	6	330	328
2023	25	1,892	1,152
2024	43	2,333	1,922
2025	42	1,759	1,252
2026	46	1,560	783
2027	31	1,110	492
Total	193	8,984	5,929

Various Tables of Expiring Covenants and Restrictions through December 31, 2027

TABLE 2, CITY	TABLE 2, CITYWIDE AT-RISK AFFORDABLE HOUSING - PRIMARY AGENCY UNIT COUNT									
Primary Agency	At-Risk Properties	Total Restricted Units	% of Restricted Units	2022*	2023*	2024	2025	2026	2027	
HUD - PBRA	72	3,476	3,441	304	567	1,592	626	293	59	
HUD - Other	11	165	162	0	102	22	6	0	32	
STATE	17	1,828	913	0	262	64	388	137	62	
LAHD - CRA/LA	13	619	388	12	151	58	141	10	16	
LAHD - Other	75	2,693	928	12	68	186	82	331	249	
DCP - Land Use	5	203	97	0	2	0	9	12	74	
Total	193	8,984	5,929	328	1,152	1,922	1,252	783	492	

*The data contains properties with primary expiration dates/years 2022-2023. HUD PBRA and HACLA assisted properties have contract renewal mechanisms in place. HUD PBRA contract renewals are initiated by the property owner and are subject to 1, 5 or 20-year renewal terms. Contracts on annual renewals are deemed at risk since the property owner can decide to terminate a rental assistance contract by providing a 1-year, and a 4-month notification to HUD. To date, there is no indication these expired HUD and HACLA assisted properties have terminated their affordability restrictions. There are tenant protection mechanisms in place if a property owner decides to terminate a rental subsidy contract.

TABLE 3, CITYWIDE AT-RISK AFFORDABLE HOUSING - PRIMARY FUNDING/RESTRICTION	N/ASSISTA	NCE SUMM	ARY
Primary Funding Source/Assistance Type Description	At-Risk Properties	Total	Restricted Units
Los Angeles Housing Department (LAHD) - Multifamily Housing Bond Financing Program (MHB	6	579	202
California Housing and Community Development Multifamily Housing Programs (HCD)	1	120	24
California Housing Finance Agency Multifamily Housing Programs (CalHFA)	8	579	573
Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	13	619	388
City of Los Angeles Land Use Restrictions	4	188	95
City of Los Angeles Land Use Restrictions - Density Bonus	1	15	2
Los Angeles Housing Department (LAHD) - Earthquake (EQ)	55	1,548	463
Los Angeles Housing Department (LAHD) - Major Projects (MP)	9	470	183
Los Angeles Housing Department (LAHD) - Multifamily Rehab Program (EHOP)	1	3	3
Los Angeles Housing Department (LAHD) - Neighborhood Preservation Program (NPP)	4	93	77
California Low-Income Housing Tax Credit Program (LIHTC)	8	1,129	316
HUD Section 202/811 Project Rental Assistance Contract (PRAC)	1	6	6
HUD Section 202/811 Non-profit Elderly and Handicapped Mortgage Program	9	134	132
HUD Project-Based Section 8 Rental Assistance (PBRA)	72	3,476	3,441
HUD Section 811 Supportive Housing for Persons with Disabilities	1	25	24
Total	193	8,984	5,929

Source. LAHD At-Risk Affordable Housing Database (AHD) - [dthompson]

Data Generated: January 17, 2023 Data Through: December 31, 2027

The LAHD preservation staff updates and monitors the database. The AHD is not an affordable housing production database. The AHD is used exclusively as an internal early warning system to track and analyze the potential impact of expiring covenants and subsidy contracts in the City. All AHD raw data set contains Point-in-Time (PIT) counts generated January 17, 2023.

The inventory is comprised of properties that are assisted and/or restricted by various public sources.

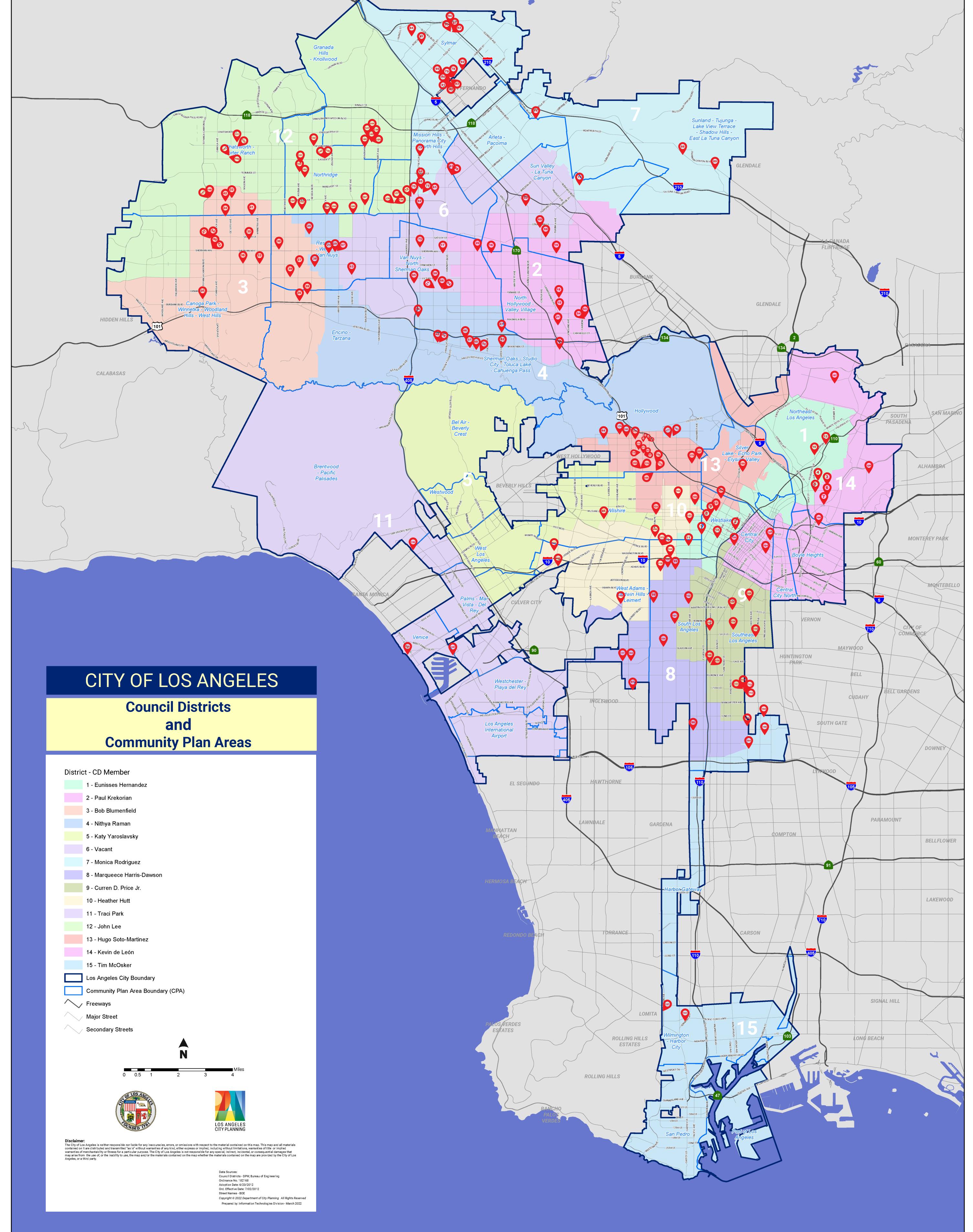
The inventory is based on a development's "primary source," Specifically, categorizing by "primary source" means that properties/units are attributed to the respective property's rental covenant, rental subsidy or funding source with the most years of affordability and set aside units A majority of the properties tracked through this inventory have multiple sources of funding (e.g. up to five varying sources), however, are accounted for ONLY by what their primary, most restrictive source of affordability. "Primary Agency" refers to the agency or level of government that oversees the "primary source."

"At-risk" is defined as "primary source" at-risk of losing its rental subsidies or affordability restrictions through the combined expiration and/or termination of covenants, restrictions and/or rental subsidies in the next 5 years through December 31, 2027. Specifically, categorizing a property as "At-Risk" does not translate into immediate tenant displacement or removal from the rental market. All termination and renewals of covenants and subsidies are primarily owner driven monitored by the financing agencies. In addition, there are notification and occupancy requirements property owners must adhere to in order to terminate affordability

There are several properties that have not been included in the AHD due to LAHD's periodic updates, LAHD's inability to obtain data, confirm placed in service dates, covenant terms and incomplete data from the primary financing or sponsoring public agency.

Map of Expiring Covenants

This map provides citywide data on affordable housing projects expiring through calendar year 2027.







		IST OF EXPIRIN	JG	COVENANTS	
roject #	Project Name	Project Address	Project #	Project Name	Project Address
1	GRANDVIEW HOMES	1114 S GRAND VIEW AVE, LOS ANGELES 90006		S & J LIMITED II - SITE 4 OF 6	4517 S NORMANDIE, LOS ANGELES 90037
2 3	THE COMMODORE (LUCAS STUDIOS PROJECT) EAST L A NORTH 4/5 (LINCOLN HEIGHTS APARTMENTS)	685 LUCAS AVENUE, LOS ANGELES 90017 2715 N LINCOLN PARK AVELOS, LOS ANGELES 90031	102 103	W. AMERICAN CONSTR. CORP 5-PLEX/4 (1035 W 39TH ST APARTMENTS) 9700 SOUTH CENTRAL AVENUE APTS	1035 W 39TH ST, LOS ANGELES 90037 9700 S CENTRAL AVE, LOS ANGELES 90002
4	EAST L A NORTH 1/5 (LINCOLN HEIGHTS APARTMENTS)	453 E AVENUE 28, LOS ANGELES 90031	104	6101 11TH AVENUE APTS	6101 S 11TH AVE, LOS ANGELES 90043
<u>5</u> 6	EAST L A NORTH 2/5 (LINCOLN HEIGHTS APARTMENTS) EAST L A NORTH 3/5 (LINCOLN HEIGHTS APARTMENTS)	2317 N JOHNSTON ST, LOS ANGELES 90031 2249 LINCOLN PARK AVE, LOS ANGELES 90031		ADAMS SENIOR HOUSING S & J LIMITED II - SITE 3 OF 6	1921 W ADAMS BLVD, LOS ANGELES 90018 245 W 64TH STREET, LOS ANGELES 90003
7	EAST L A NORTH 5/5 (LINCOLN HEIGHTS APARTMENTS)	3333 N MISSION RD, LOS ANGELES 90031	107	S & J LIMITED II - SITE 5 OF 6	235 W 47TH STREET, LOS ANGELES 90037
8 9	PARK VIEW TERRACE APTS CARONDELET SENIOR APARTMENTS	2451 W 7TH ST, LOS ANGELES 90057 512 S CARONDELET ST, LOS ANGELES 90057		S & J LIMITED II - SITE 6 OF 6 S & J LIMITED II - SITE 1 OF 6	900 E 28TH STREET, LOS ANGELES 90011 679 E 41 ST ST, LOS ANGELES 90011
10	REFLECTIONS AT GLENALBYN/GLENALBYN APARTMENTS	4122 GLENALBYN DR, LOS ANGELES 90065		S & J LIMITED II - SITE 2 OF 6	6320 S BROADWAY, LOS ANGELES 90003
<u>11</u> 12	NEW HAMPSHIRE APTS FIGUEROA GARDENS	1509 S NEW HAMPSHIRE AVE, LOS ANGELES 90006 4550 N FIGUEROA ST, LOS ANGELES 90065	111 112	SOUTH SIDE APTS-SITE 4 OF 4 SOUTH SIDE APTS-SITE 1 OF 4	1009 E 79TH STREET, LOS ANGELES 90001 923 E 79TH ST, LOS ANGELES 90001
13	ST. NICHOLAS CEDARS MANOR	2323 W 4TH ST , LOS ANGELES 90057	113	SOUTH SIDE APTS-SITE 2 OF 4	927 E 79TH STREET, LOS ANGELES 90001
4 5	PICO UNION II SCATTERESD SITES (NUEVO PICO UNION APARTMENTS) GARDEN VILLAS	1032 BEACON, LOS ANGELES 90015 5530 KLUMP AVENUE, NORTH HOLLYWOOD 91601	114 115	SOUTH SIDE APTS-SITE 3 OF 4 WATTSWOOD RELOCATION 2/8	1003 E 79TH STREET, LOS ANGELES 90001 1401 E 52ND STREET, LOS ANGELES 90011
16	REFLECTIONS AT BARBARA ANN	13131 BARBARA ANN ST, NORTH HOLLYWOOD 91605	116	WATTSWOOD RELOCATION 1/8	629 E 48TH ST, LOS ANGELES 90011
7 8	14150 SHERMAN WAY APTS/ CASA LINDA II	14150 W SHERMAN WAY, VAN NUYS 91405 11233 W HATTERAS, NORTH HOLLYWOOD 91601	117 118	ANGELES I - PRESERVATION I PROJECT BALDWIN VILLA PLAZA	2628 S WEST BLVD, LOS ANGELES 90016 3901 MARLTON AVE, LOS ANGELES 90008
9	7219 BAKMAN AVENUE APTS	7219 N BAKMAN AVE, SUN VALLEY 91352	119	ST. ANDREWS GARDENS	2062 W ADAMS BLVD, LOS ANGELES 90018
20 21	13554 CANTLAY STREET BAKMAN VILLAS APARTMENTS	13554 W CANTLAY ST, VAN NUYS 91405 5118 N BAKMAN AVE, NORTH HOLLYWOOD91601	120 121	CARING FOR BABIES WITH AIDS SHELTER MANHATTAN GARDENS 1/2 (MANHATTAN 5-PLEX)	5930 COMEY AVENUE, LOS ANGELES 90034 1424 S MANHATTAN PL, LOS ANGELES 90019
2	WOODBRIDGE PARK APTS.	11220 MOORPARK STREET, STUDIO CITY 91602		MANHATTAN GARDENS 2/2 (MANHATTAN 5-PLEX)	1504 S MANHATTAN PL, LOS ANGELES 90019
3 4	SHERMAN WAY BILTMORE ROSCOE PARK APARTMENTS	17924 SHERMAN WAY, RESEDA 91335 21023 W ROSCOE BLVD, CANOGA PARK 91304		NEW HAMPSHIRE ARMS OXFORD PARK	819 S NEW HAMPSHIRE AVE, LOS ANGELES 90005 1920 S OXFORD AVE, LOS ANGELES 90018
5	RESEDA MANOR	7725 N RESEDA BLVD, RESEDA 91335		WILTON WILSHIRE ARMS	3966 W WILSHIRE BLVD, LOS ANGELES 90010
6 7	KITTRIDGE GARDENS II KITTRIDGE GARDENS I	6540 N WILBUR AVE, RESEDA 91335 6640 WILBUR AVE, RESEDA 91335		DIANE APTS-WILTON CORNING PROPERTIES INVESTMENT, LLC	1209 S WILTON PL, LOS ANGELES 90019 1936 S CORNING ST , LOS ANGELES 90034
8	TARZANA TERRACES	18601 HATTERAS STREET, TARZANA 91356	128	MARINA POINTE APARTMENTS	13603 MARINA POINTE DRIVE, MARINA DEL REY 90292
9	SHERMAN ARMS APTS. REFLECTIONS AT WYANDOTTE	17760 W SHERMAN WAY, RESEDA 91335 19424 WYANDOTTE ST, RESEDA 91335		ONE VENICE WILSHIRE BORGATA, INC.	2101 OCEAN FRONT WALK, VENICE 90291 12222 W WILSHIRE BLVD, LOS ANGELES 90025
0	5807 TOPANGA CNYN BLVD APTS	5807 N TOPANGA CANYON BLVD, WOODLAND HILLS 91367		VILLAGE ACQUISITION I SHELTER	12222 W WILSHIKE BLVD, LOS ANGELES 90025 10415 LURLINE, CHATSWORTH 91311
2	DE SOTO GARDENS - 2 CANOGA PARK APTS	8720 N DE SOTO AVE, CANOGA PARK 91304 6824 N WINNETKA AVE, CANOGA PARK 91306	_	CANYON CREEK APTS.	18102 W DEVONSHIRE BLVD, NORTHRIDGE 91325
3 34	SATICOY TERRACE APTS.	6824 N WINNETKA AVE, CANOGA PARK 91306 21523 W SATICOY ST, CANOGA PARK 91304		HSG FOR THE MULTI-HAND/BLIND PROJECT HEADWAY	20619 W DEVONSHIRE ST, CHATSWORTH913118431 GEYSER AVE, NORTHRIDGE91324
5	SATICOY VILLAS (THE SATICOY VILLAS)	20358 W SATICOY ST, CANOGA PARK 91306		NEW HORIZONS I	15756 W PARTHENIA ST, NORTH HILLS 91343
6 7	VANOWEN PLAZA SATICOY APARTMENTS	20711 VANOWEN ST, CANOGA PARK 91306 21618 W SATICOY ST, CANOGA PARK 91304		NEW HORIZONS II NEW HORIZONS III	15746 W PARTHENIA ST, NORTH HILLS9134315713 W PARTHENIA ST, NORTH HILLS91343
8		6727 DARBY AVENUE, RESEDA 91335		GRANADA GARDENS	16700 W CHATSWORTH ST, GRANADA HILLS 91344
<u>9</u> 0	19207 VICTORY BLVD. ALABAMA I-III (ALABAMA COURT)	19207 VICTORY BLVD, RESEDA 91335 7440 N ALABAMA AVE, CANOGA PARK 91303		MOUNTAIN VIEW APARTMENTS/KATZ FAMILY TRUST, CARL LERNER 17951 ROSCOE BOULEVARD	9950 N ZELZAH AVE, NORTH HILLS 91330 17951 W ROSCOE BLVD, NORTHRIDGE 91325
	20258 ROSCOE DEV LLC	20258 ROSCOE BLVD, CANOGA PARK 91306	141	16867 KINGSBURY ST.	16867 W KINGSBURY ST, GRANADA HILLS 91344
2 3	PARTHENIA TOWNHOUSES 7428 ALABAMA AVENUE	21218 W PARTHENIA ST, CANOGA PARK 91304 7428 N ALABAMA AVE, CANOGA PARK 91303		GERSHON DEVELOPMENT CORP./MERRIDY ZELZAH ST PROPERTIES LP 8523 ETIWANDA AVE APTS	10020 N ZELZAH AVE, NORTHRIDGE 91325 8523 N ETIWANDA AVE, CANOGA PARK 91325
4	REGENCY MANOR APARTMENTS HCD	7205 W HOLLYWOOD BLVD, LOS ANGELES 90046	144	16820 CHATSWORTH ST APTS	16820 W CHATSWORTH ST, GRANADA HILLS 91344
<u>5</u> 6	723 SOUTH MANSFIELD AVENUE 4547 COLBATH AVENUE APTS	723 S MANSFIELD AVE, LOS ANGELES90036 4547 N COLBATH AVE, SHERMAN OAKS 91423		16815 KINGSBURY APTS 10009 DE SOTO AVENUE APTS	16815 W KINGSBURY ST, GRANADA HILLS 91344 10009 N DE SOTO AVE, CHATSWORTH 91311
7	4839 COLDWATER CANYON BLVD APTS	4839 N COLDWATER CANYON BLVD, SHERMAN OAKS 91423	147	VILLA ROYALE APARTMENTS	9927 N DE SOTO AVE, CHATSWORTH 91311
<u>8</u> 9	4607 WILLIS AVE WILLIS PARK EAST-4600 WILLIS APTS	4607 N WILLIS AVE, SHERMAN OAKS 91403 4600 WILLIS AVENUE, SHERMAN OAKS 91403		CASITA TOPANGA 10620 BALBOA BOULEVARD	8750 N TOPANGA CANYON BLVD, CANOGA PARK 91304 10620 N BALBOA BLVD, GRANADA HILLS 91344
0	4334-4346 MATILIJA APARTMENTS	4334 N MATILIJA AVE, SHERMAN OAKS 91423		SOPHIA RIDGE APTS.	9601 RESEDA BLVD, NORTHRIDGE 91324
<u>1</u> 2	THE NEW YORKER 4420 N. FULTON AVENUE APTS	13951 W MOORPARK ST, SHERMAN OAKS 91423 4420 N FULTON AVE, SHERMAN OAKS 91423	151 152	WINDSCAPE APARTMENTS VILLA VINCENNES	9730 N RESEDA BLVD, RESEDA 91324 18411 W VINCENNES ST, NORTHRIDGE 91325
3	5316 CAHUENGA BLVD. APTS	5316 N CAHUENGA BLVD, NORTH HOLLYWOOD 91601		8720 TOPANGA CANYON BLVD APTS	8720 N TOPANGA CANYON BLVD, CANOGA PARK 91304
<u>4</u> 5	5225 CAHUENGA BLVD APTS 4320 MAMMOTH AVENUE APTS	5225 N CAHUENGA BLVD, NORTH HOLLYWOOD 91601 4320 MAMMOTH AVE, SHERMAN OAKS 91423		18042 SCHOENBORN STREET 16830 KINGSBURY STREET	18042 W SCHOENBORN ST, NORTHRIDGE 91325 16830 W KINGSBURY ST, GRANADA HILLS 91344
6	SHERMAN OAKS GARDENS & VILLAS	5415 SEPULVEDA, SHERMAN OAKS 91411		17932 SCHOENBORN STREET	17932 W SCHOENBORN ST, NORTHRIDGE 91325
<u>7</u> 8	VILLA VALLEY APARTMENTS SAN FERNANDO VALLEY COMMTY MENTAL HEALTH CTR (DORIS FOSTER)	15950 W SHERMAN WAY, VAN NUYS 91406 14807 FRIAR ST, SHERMAN OAKS 91411		BALBOA COURT (BALBOA PLACE APARTMENTS) UKRA, DIA & UKRA, MARK	16901 W NAPA ST, NORTH HILLS 91343 954 N VAN NESS, LOS ANGELES 90038
9		7628 N LANKERSHIM BLVD, NORTH HOLLYWOOD 91605	159	ALVARADO GARDENS	1800 N ALVARADO ST, LOS ANGELES 90026
<u>0</u> 1	PENDLETON ARMS CEDROS RAYEN APTS.	8320 N LAUREL CANYON BLVD, SUN VALLEY 91352 9009 N CEDROS AVE, PANORAMA CITY 91402		ARIRANG HOUSING 1726-30 WINONA APTS	1725 N WHITLEY AVE, LOS ANGELES 90028 1726 N WINONA BLVD, LOS ANGELES 90027
2	COLUMBUS TERRACE APTS	8606 COLUMBUS AVE, SEPULVEDA 91343	162	PORTALS HOUSE - SHELTER	269 S MARIPOSA AVE, LOS ANGELES 90004
<u>3</u> 4	6805 LOUISE AVENUE 14716 DELANO ST APTS	6805 N LOUISE AVE, VAN NUYS 91406 14716 W DELANO ST, VAN NUYS 91411		LELAND COURTS-GORDON LELAND COURTS	1127 N GORDON ST, LOS ANGELES 90038 5901 W GREGORY AVE, LOS ANGELES 90038
5	LEDERER, MICHAEL	14830 W VICTORY BLVD, SHERMAN OAKS 91411	165	LELAND COURTS-GORDON	1121 N GORDON ST, LOS ANGELES 90038
<u>6</u> 7	DELANO II PANORAMA CITY II	14722 DELANO ST, SHERMAN OAKS 91411 14414 W PLUMMER ST, PANORAMA CITY 91402		LELAND COURTS-MELROSE WILLOW BROOK VILLA APTS	5234 W MELROSE AVE, LOS ANGELES90038 4341 W WILLOW BROOK AVE, LOS ANGELES 90029
8	PANORAMA CITY I	14424 W PLUMMER ST, PANORAMA CITY91402	168	FILIPINO AMERICAN SVC GROUP SHELTER	135 N PARK VIEW ST, LOS ANGELES 90026
<u>9</u> 0	AUDREY & SYDNEY IRMAS CENTER (PROJECT HOME AGAIN) ORION VILLAS	7817 LANKERSHIM BOULEVARD, NORTH HOLLYWOOD 91605 8852 ORION ST, NORTH HILLS 91343		5922 CARLTON WAY DIANE APTS-GREGORY AVE APTS (5827 GREGORY AVE. APTS)	5922 W CARLTON WAY, LOS ANGELES 90028 5827 GREGORY AVE, LOS ANGELES 90038
1	ERWIN STREET	14845 W ERWIN ST, VAN NUYS 91411	171	DIANE APTS-BEACHWOOD DR APTS	1220 N BEACHWOOD DR, LOS ANGELES 90038
<u>2</u> 3	8805 ORION AVENUE 7317 SEPULVEDA	8805 N ORION AVE, NORTH HILLS 91343 7317 SEPULVEDA BLVD, VAN NUYS 91405		DIANE APTS-LELAND AVE DIANE APTS-VAN NESS	6250 LELAND AVE, LOS ANGELES 90028 782 N VAN NESS AVE, LOS ANGELES 90038
<u> </u>	MOUNTAINBACK I APARTMENTS	11777 FOOTHILL BLVD, SYLMAR 91342	174	HOLLYWOOD PLAZA APTS	1637 N VINE ST, HOLLYWOOD 90028
<u>5</u> 5	RAYEN PARK APARTMENTS SUNLAND PARK APTS	15233 RAYEN ST, NORTH HILLS 91343 10836 ROYCROFT ST, SUN VALLEY 91352		MARY-LIND FOUNDATION/1 - SHELTER LAS PALMAS	4439 BURNS AVE, LOS ANGELES 90029 1778 N LAS PALMAS AVE, LOS ANGELES 90028
7	REFLECTIONS AT SEPULVEDA	10836 ROTCROFT ST, SUN VALLET 91352 10050 SEPULVEDA BLVD, MISSION HILLS 91345		EL ADOBE STUDIO BUILDING	5205 W HOLLYWOOD BLVD, LOS ANGELES 90028
3	14640 HUBBARD STREET 14648 HUBBARD STREET	14640 W HUBBARD ST, SYLMAR 91342		6223 LEXINGTON AVENUE	6223 W LEXINGTON AVE, LOS ANGELES 90038
9 0	14648 HUBBARD STREET 14654 W. HUBBARD ST.	14648 W HUBBARD ST, SYLMAR 91342 14654 W HUBBARD ST, SYLMAR 91342		CHATEAU CARLTON SAID ADULT RESIDENTIAL FACILITY FOR THE DISAB	6040 W CARLTON WAY, LOS ANGELES 90028 417 S WESTMORELAND AVE, LOS ANGELES 90020
 >	14662 HUBBARD STREET 14668 HUBBARD STREET	14662 W HUBBARD ST, SYLMAR 91342		5916 CARLTON WAY	5916 W CARLTON WAY, LOS ANGELES 90028
	14608 HUBBARD STREET 14678 HUBBARD STREET	14668 W HUBBARD ST, SYLMAR 91342 14678 W HUBBARD ST, SYLMAR 91342		CARLTON APARTMENTS MIYAKO GARDENS (LITTLE TOKYO GARDENS)	6021 W CARLTON WAY, LOS ANGELES90028223 S CENTRAL AVE, LOS ANGELES90012
	RANCH HOUSE GROUP HOME	13655 WOODCOCK AV, SYLMAR 91342	184	LA JOLLA HOTEL	721 E 6TH STREET, LOS ANGELES 90013
.	15251 SUNBURST STREET APTS NELSON NETWORK,INC	15251 W SUNBURST ST, NORTH HILLS 91343 9202 N SEPULVEDA BLVD, NORTH HILLS 91343		METROPOLITAN(SKYLINE AT SOUTH PARK) 4862 TWINING ST APTS	950 S FLOWER ST, LOS ANGELES 90015 4862 E TWINING ST , LOS ANGELES 90032
	14432 BLEDSOE APTS	14432 W BLEDSOE ST, SYLMAR91342	187	REFLECTIONS AT YOSEMITE	1560 YOSEMITE DR, EAGLE ROCK 90041
	FOOTHILL GARDENS TUJUNGA GARDENS	7687 FOOTHILL BLVD, TUJUNGA 91042 6643 FOOTHILL BLVD, TUJUNGA 91042		REFLECTIONS AT BRITTANIA SOUTHSIDE APTSCENTRAL AVE	1030 BRITTANIA ST, LOS ANGELES90033 10950 S CENTRAL AVE, LOS ANGELES90059
0	CASA VALLE (UCP)	14440 BLEDSOE ST, SYLMAR 91342	190	ALICE MANOR	10305 S GRANDEE, LOS ANGELES 90002
	VALLEY COMMITTEE HOUSE (UCP) CASA OLIVO	13290 N BRADLEY AVE, SYLMAR 91342 14109 W HUBBARD ST, SYLMAR 91342		VISTA LEE ROSA WATTSWOOD RELOCATION 6/8	1001 W PACIFIC COAST HWY, HARBOR CITY 90710 1639 E 92ND STREET, LOS ANGELES 90002
3	GLENOAKS TOWNHOMES	14300 W FOOTHILL BLVD, SYLMAR 91342		PENINSULA COMMITTEE HOUSE	1729 WEST 252ND ST, HARBOR CITY 90717
4 5	OLIVE VIEW GARDEN APTS. 12115 EL DORADO AVENUE	14500 OLIVE VIEW DRIVE, SYLMAR 91342 12115 N EL DORADO AVE, SYLMAR 91342			
6	HUNCOT PROPERTIES/1 (97TH ST TOWNHOMES)	731 W 97TH ST, LOS ANGELES 90044			
	HUNCOT PROPERTIES/3 (10TH AVE TOWN HOMES) 1931 WEST 39TH PLACE	<u>6312 S 10TH AVE, LOS ANGELES 90043</u> 1931 WEST 39TH PLACE, LOS ANGELES 90062			
9	LOS ANGELES ACCESSIBLE APTS. NO 1 (RESIDENCE SERVICE FOUNDATION)	2628 S BRIGHTON AVE, LOS ANGELES 90082			
	TESTIMONIAL LOVE CENTER (SHELTER)	5701 S WESTERN AVENUE, LOS ANGELES90062			

Ann Sewill, General Manager Tricia Keane, Executive Officer

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



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housing.lacity.org

Karen Bass, Mayor

RENTAL PRESERVATION PROGRAM – SUMMARY OF GUIDELINES

LAHD is excited to announce the creation of a program that we believe will be very helpful to the legacy projects in its portfolio. In order to maintain the supply and quality of the affordable rental housing the Department is providing financial incentives to:

- Prevent potential conversion of affordable housing to market rate housing;
- Extend the affordability periods of projects that are nearing the end of their Regulatory Agreement terms;
- Rehabilitate projects such as Residential Hotels and Single Room Occupancy (SRO) projects occupied by tenants with very low incomes, paying very low rents.

The Mayor and City Council finds this to be an urgent need because of the City's affordable housing crisis. As affordable housing converts to market rate rents, the tenants are likely to receive steep rent increases which they would not be able to afford, which would lead to eviction of tenants. Displaced tenants may be unable to obtain replacement affordable housing, which could exacerbate the City's homelessness crisis.

Under the new LAHD Preservation Program, the Department may provide a loan to reposition, rehabilitate and recapitalize properties as necessary to extend the long-term affordability restrictions for projects in its portfolio. As part of the transaction, the Department will amend and reinstate unpaid matured loans, if applicable, to assure financial feasibility. To facilitate the needed rehabilitation, the Department may allow the subordination of the Department loan(s) to new indebtedness.

AVAILABLE FUNDS AND SET ASIDES

Funds will be allocated as follows:

- 85% set aside for At-Risk projects that expire within five years
- 15% set aside for At-Risk projects due to financial or physical infeasibility

REQUIREMENTS FOR ALL PROJECTS

• Address all critical and immediate repairs, and replacements, listed as required within 5 years of the date on the third party Property Condition Assessment (PCA);

LAHD [Insert Title Here] Page 2

- Projects are subject to the requirements of LAHD's Accessible Housing Program. <u>https://housing.lacity.org/housing/achp-compliance-website</u>
- Upon construction completion, projects must demonstrate Fiscal Integrity that the total operating income will be sufficient to:
 - pay all current operating expenses;
 - pay all current debt service (excluding deferred interest);
 - o fully fund all reserve accounts (other than the operating reserve account);
 - o pay other permitted extraordinary costs.
- Extend affordability up to 55 years, depending on the type of incentive.

FINANCING REVIEW

In demonstrating Fiscal Integrity as described above, underwriting review will be conducted in accordance with the LAHD Affordable Housing Managed Pipeline Guidelines.

https://housing.lacity.org/wp-content/uploads/2022/04/Draft-2022-AHMP-Proposed-Regulations-v4.pdf

FUNDING PRIORITIES

Below describes the three funding priorities and their available funding amounts, threshold requirements and scoring criteria.

At-Risk Projects (expired or will expire within 5 years)

Available Funding Loan Amounts

- 85% will be set aside for At-Risk projects;
- Maximum Loan Amount of \$14 million and \$140,000 per unit;
- Three (3) percent simple interest on unpaid principal balance;
- Loan term up to 30 years;
- Payments are to be made from 50% residual receipts, unpaid interest is due with principal at the end of the loan term;
- Term of commitment is 24 months;
- The maximum allowable administrative fee shall be the lesser of 10% of the new LAHD loan or \$750,000, unless another new public source is used to finance it.

Priority Projects (3-year state notice received)

Priority will be given to projects where tenants have received valid notice required by state law (Government Code Section 65963.10 subdivision (e) (2)), that in **three years**, affordability restrictions may no longer apply.

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Threshold Requirements

- Minimum Base-year restricted rents must ensure a minimum advantage compared with current rents for comparable units in the rental submarket. The required minimum market advantage is 10%.
- Minimum extended term of affordability shall be 20 years.

Scoring Criteria

1. Average affordability levels to market rents as a measure of the rental submarket strength.

LAHD will use comparable market rents from the Rent Comp Study or Market Study as the basis for comparison

Half (1/2) point for every percentage that restricted rents are below market rents **Maximum Points:** Unlimited

2. Extended term of affordability beyond 20 years.

Seven (7) points shall be awarded for each additional five-year extension. **Maximum Points:** 35

All Other At-Risk Projects (no state notice received)

Threshold Requirements

- All other At-Risk Projects must have affordability restrictions(s) which have expired or will expire within five years but where tenants have not received a three-year notice;
- Minimum extended term of affordability shall be 55 years.

Scoring Criteria

1. Average affordability levels to market rents as a measure of the rental submarket strength.

LAHD will use comparable market rents from the Rent Comparability Study or Market Study as the basis for comparison

Half (1/2) point for every percentage that restricted rents are below market rents **Maximum Points:** Unlimited

2. Ratio of Requested Subsidy to Maximum Award

One (1) point for every 1% below LAHD new subsidy limits. **Maximum Points:** 30

3. Remaining Term of longest Regulatory Agreement

Points awarded for number of months remaining in existing Regulatory Agreement.

Agreement expires in: $\leq 12 \text{ months} - 10 \text{ points}$ $\leq 24 \text{ months} - 8 \text{ points}$ $\leq 36 \text{ months} - 6 \text{ points}$ $\leq 48 \text{ months} - 4 \text{ points}$ $\leq 60 \text{ months} - 2 \text{ points}$ **Maximum Points:**

10

At-Risk Projects due to Physical Condition or Financial Infeasibility

Available Funding Loan Amounts/Terms

- 15% will be set aside for projects that are at risk due to physical condition or financial infeasibility;
- Maximum loan amount of \$4.1 million per project and \$100,000 per unit;
- Loan term up to 55 years;
- Three (3) percent simple interest on unpaid principal balance;
- Payments are to be made from 50% residual receipts, unpaid interest is due with principal at the end of the loan term;
- Maximum term of commitment is 24 months.
- The maximum allowable administrative fee shall be 10% of the new LAHD loan, unless another new public source is used to finance it.

Eligible Projects and Applicants

- To be eligible, the project can be moderate or substantial rehabilitation and consist of efficiency units that lack complete private bath and kitchen such as Residential Hotels and Single Room Occupancy (SRO) projects;
- An eligible applicant must be the owner or affiliate of the owner;
- Applicants may not be in breach or default of the any LAHD loan that cannot be cured but for the new LAHD loan.

Threshold Requirements

- Project needs physical and/or financial restructuring within 5 years to ensure project viability
- An SRO building is defined as a building that contains five or more single-room occupancy units and in which at least 90 percent of the units are SRO units.

LAHD [Insert Title Here] Page 5

Scoring Criteria

1. Average affordability levels to market rents as a measure of the rental submarket strength.

LAHD will use comparable market rents from a third party Rent Comparability Study or Market Study as the basis for comparison

Half (1/2) point for every percentage that restricted rents are below market rents **Maximum Points:** Unlimited

2. Ratio of Requested Subsidy to Maximum Award

One (1) point for every 1% below LAHD new subsidy limits. **Maximum Points: 30**

3. Remaining Term of longest Regulatory Agreement

Points awarded for number of months remaining in existing Regulatory Agreement.

Agreement expires in: ≤ 12 months - 10 points ≤ 24 months - 8 points ≤ 36 months - 6 points ≤ 48 months - 4 points ≤ 60 months - 2 pointsMaximum Points:10