

REPORT OF THE CHIEF LEGISLATIVE ANALYST

DATE: September 4, 2020

TO: Honorable Members of the City Council

FROM: Sharon M. Tso 
Chief Legislative Analyst

Council File No.: 20-0488
: 20-0478
Assignment No.: 20-04-0466

SUBJECT: Status of Project Roomkey

SUMMARY

On May 6, 2020 Motion (Martinez – Buscaino) (C.F.: 20-0488) was adopted directing the Chief Legislative Analyst (CLA) to work with the City Administrative Officer (CAO) and the Los Angeles Homeless Services Authority (LAHSA) to report on the status of Project Roomkey; how hotels and motels are being identified; what populations and subsets are being served; how meals, supportive services and medical services are provided at these sites; what the strategy is to reach the 15,000 room goal; for how long are the rooms secured; and a plan for Project Roomkey after the public health crisis. The Motion further instructs the Los Angeles Tourism and Convention Board and Department of Building and Safety to report with information on the hotel occupancy rates for the City of Los Angeles (City), with an inventory of the new and upcoming hotels and their room availability, and the impact COVID-19 has on the industry. LAHSA will be reporting on a detailed post-COVID recovery plan under a separate cover. We note that the program is currently transitioning, in some cases, from hotels to other housing solutions for its participants.

Similarly, on May 6, 2020 Motion (Bonin, Harris-Dawson – Martinez) (C.F. 20-0478) was adopted directing the CLA, CAO, and City of Los Angeles Department of Convention & Tourism Development to report immediately with a list of all hotels, listed by Council District, in the City that:

- Have received public subsidy, tax breaks, or economic development incentives;
- Sit on, lease, or make use of in any fashion publicly owned property;
- Sit on, lease, or make use of in any fashion property formerly owned by the Community Redevelopment Agency and any successor agencies.

Project Roomkey was established by California Governor Gavin Newsom in response to the COVID-19 Emergency. It is a collaborative effort between the State, Los Angeles County (County), the City, and LAHSA to secure hotel and motel rooms for people experiencing homelessness. The program is aimed at sheltering the vulnerable homeless population in order to provide them safe spaces to quarantine. The project is for homeless individuals who are age 65 and older and/or at a high risk for hospitalization in case of contracting the virus. Project Roomkey not only protects high-risk homeless individuals, but also helps prevent the spread of the virus and protect the capacity of hospitals and the healthcare system. As businesses such as hotels and motels

are facing an economic impact due to high vacancy rates, Project Roomkey contributes in keeping these local businesses open and their staff employed.

Since the State provided funding, the County, LAHSA, and the City have been working to administer Project Roomkey. This report includes a status update on Project Roomkey with the most up to date data available as of this writing. Since the work is continuous, it should be noted that the numbers change daily and might not be most accurate on any given day. As of August 27, 2020, 4,177 rooms have been secured in 38 hotels Countywide.

This report consolidates and coordinates information provided by all of the departments and agencies asked to report by Council and provides a comprehensive review of the programs and issues associated with hotel occupancy during the COVID-19 emergency. The following report contains data and analysis provided by the CAO, Los Angeles Convention and Tourism Department (CTD), Los Angeles Department of Building and Safety (LADBS), Los Angeles Tourism and Convention Board (LATCB), and LAHSA. It is recommended that the Council note and file this report inasmuch as it is only informational.

RECOMMENDATION

That the Council Note and File the Report inasmuch as this is for informational purposes.

BACKGROUND

In response to Council, this report provides:

1. An overview of data concerning the state of tourism in the City and the nation and hotels in the City;
2. In-depth discussion of Project Roomkey, describing the origins of the program and evolution of the program as the State, County, and City have sought to identify and open hotels for use by at risk homeless individuals; and
3. Emerging plans to address placement options at the completion of Project Roomkey.

Please note that to provide a comprehensive response, the CLA has consolidated data and analysis provided by all of the reporting departments and agencies into this report.

1. Overview of Tourism Data and Impact

Occupancy Rates / Impact on Tourism

Council instructed the LATCB to report with information on the hotel occupancy rates for the City and on the impact of COVID-19 on the industry. Table 1 below shows hotel occupancy rates for the City provided by the industry research company, Smith Travel Research, on July 6, 2020. In summary, the occupancy rate for hotels in the City has drastically reduced between January 2020 and March 2020, and increased gradually from April 2020 to present.

Table 1

L.A. City 2020 Hotel Occupancy Rates & Room Demand by Week			
Week Ending	L.A. City Occupancy	Occupancy YOY % Change	Room Demand YOY % Change
Jan 04, 2020	75.6%	4.6%	5.4%
Jan 11, 2020	66.5%	-7.2%	-6.5%
Jan 18, 2020	77.8%	4.6%	5.3%
Jan 25, 2020	80.1%	2.9%	3.7%
Feb 01, 2020	79.5%	6.9%	7.8%
Feb 08, 2020	78.1%	-1.5%	-0.7%
Feb 15, 2020	85.0%	-1.2%	-0.4%
Feb 22, 2020	81.6%	-0.3%	1.0%
Feb 29, 2020	82.0%	5.4%	6.7%
Mar 07, 2020	77.8%	-3.4%	-2.1%
Mar 14, 2020	56.8%	-35.3%	-34.4%
Mar 21, 2020	26.9%	-67.4%	-67.0%
Mar 28, 2020	19.4%	-76.4%	-76.1%
Apr 04, 2020	19.4%	-76.0%	-77.2%
Apr 11, 2020	18.6%	-78.1%	-80.3%
Apr 18, 2020	21.4%	-74.5%	-77.1%
Apr 25, 2020	27.9%	-66.0%	-72.0%
May 02, 2020	31.6%	-62.6%	-68.9%
May 09, 2020	32.9%	-59.3%	-64.7%
May 16, 2020	31.7%	-60.3%	-65.8%
May 23, 2020	32.2%	-61.3%	-66.9%
May 30, 2020	33.5%	-55.0%	-61.7%
Jun 06, 2020	32.3%	-61.5%	-66.9%
Jun 13, 2020	35.6%	-60.8%	-65.8%
Jun 20, 2020	38.3%	-56.4%	-61.8%
Jun 27, 2020	38.2%	-55.2%	-60.5%

Los Angeles County Tourism

According to LATCB, Los Angeles Tourism, Visit California and U.S. Travel all use Tourism Economics. Please note that the situation is fluid and data is adjusted every week. The information in Table 2 pertains to the County Tourism. Estimates from Tourism Economics point to a 3.5-year period to return to 2019 tourism levels or better, but recovery is expected to begin later this year and continue to increase year over year until 2019 levels are exceeded in 2023.

Table 2

	PRE COVID 2020 Forecast as of Feb 2020	POST COVID 2020 Forecast as of July 2020
Total Visits	51,186,000	30,701,000
Total Domestic Visits	44,012,000	28,158,000
Total International Visits	7,174,000	2,543,000
Hotel Room Demand (nights)	30,825,000	19,530,000
Total Visitor Spending	\$25,076,000,000	\$14,333,000,000

California Tourism

Because of the coronavirus pandemic, Tourism Economics projects California will lose \$72.1 billion in Statewide travel-related spending in 2020, nearly half of what was generated last year. The study also showed that the pandemic will eliminate 613,000 California jobs by the end of May, more than half the tourism industry's workforce.

United States Tourism

A new analysis by Oxford Economics models the economic impacts of the travel industry from expected downturns in terms of Gross Domestic Product (GDP), unemployment, and taxes. The analysis is from April 15.

- The U.S. economy is projected to lose 8 million jobs by the end of April;
- Travel industry losses will result in a GDP impact of \$1.2 trillion in 2020;
- Travel declines in 2020 will result in a loss of \$80 billion in taxes this year.

Hotels in the City of Los Angeles

The LADBS, LATCB, and CTD have provided permit information on existing and new hotels in the City. The CLA has prepared a list of hotels that have received assistance from either the Community Redevelopment Agency/Los Angeles (CRA/LA) or the City.

Hotels Receiving Public Assistance

Council requested a listing of hotels in the City that have received financial assistance or are sited on land currently or previously owned by the City or the CRA/LA. The Motion specifically requested a list of hotels under the following criteria:

- Have received public subsidy, tax breaks, or economic development incentive;
- Sit on, lease, or make use of in any fashion publicly owned property; and
- Sit on, lease, or make use of in any fashion property formerly owned by the Community Redevelopment Agency, and any successor agencies.

A total of twelve projects, which resulted in 16 hotels, have been identified that meet these criteria and are listed below by Council District, based on the current Council District boundaries. There are four hotels that entered into a Hotel Development Incentive Agreement (HDIA) with the City.

Council District 13

- Loews Hollywood Hotel – CRA/LA project, 2001
- W Hotel – CRA/LA project, 2006

Council District 14

- Biltmore – CRA/LA, 1985
- Bonaventure – CRA/LA, 1974
- Doubletree – CRA/LA, 1973
- Hotel Indigo (Metropolis) – City HDIA, 2015
- Intercontinental (Wilshire Grand) – City HDIA, 2011
- JW Marriott/Ritz Carlton – CRA/LA project and City HDIA, 2008
- Miyako – CRA/LA, 1990

- Omni – CRA/LA, 1992
- Residence Inn/Courtyard (901 Olympic) – City HDIA, 2014
- Sheraton – CRA/LA, 1977

These projects, among dozens of others, were contacted by State and the County initially and followed up with additional outreach by the Mayor’s Office. While none of these hotels participated in Project Roomkey, several provided shelter to essential workers and emergency personnel responding to and convalescing from the COVID-19 pandemic.

Hotels provided the following factors as reasons that prevented them from participating in the Project Roomkey program. Some hotels noted that their rooms were already being used to house frontline pandemic workers. Others noted that operational criteria and physical layouts of the buildings or accommodations were incompatible with the program requirements established by LAHSA and the Mayor’s Office, such as requiring elevators to access rooms. Other reasons included concerns about potential tenancy claims from program participants and potential loss of corporate relationships from partners who claimed that they would seek alternative lodging if the hotel were to participate in Project Roomkey. There were also a couple of hotels who simply declined to participate.

Permits for New Hotels

Council instructed the LADBS to report with an inventory of the new and upcoming hotels and their room availability. According to available information contained in the records of LADBS, there are 16 new and renovated hotels with 2,093 additional rooms permitted since January 1, 2017. These permitted hotel projects have received approval from LADBS and are in various stages of construction. Additionally, there are two hotels with 277 additional rooms that have been scheduled for final inspection. These hotels are in the process of completing construction and obtaining a certificate of occupancy for the building. Lastly, there are six hotels with 339 rooms that have completed construction and have received a certificate of occupancy since January 1, 2018 (see Attachment A).

This information was obtained from the records division of LADBS by running a word search for hotels and motels, guest rooms, hotel rooms, and motel rooms. LADBS has preserved permits, certificates of occupancy, and construction documents for proposed new hotels and motels as well as additions and alterations to existing hotels and motels that provide additional rooms. Only those records that show additional hotel/motel rooms being provided are included in the presented data.

2. In Depth Discussion of Project Roomkey

Program Overview

Council directed the CLA, with support from CAO and LAHSA, to report on the status of Project Roomkey; how hotels and motels are being identified; what populations and subsets are being served; how meals, supportive services and medical services are provided at these sites; what the strategy is to reach the 15,000 room goal; for how long are the rooms secured; and a plan for Project Roomkey after the public health crisis.

Project Roomkey is a collaborative effort between the State, County, City, and LAHSA to secure hotel and motel rooms for people experiencing homelessness. Since Project Roomkey was launched at the beginning of the emergency in March, the project has evolved and so has the role of the players involved. Initially, the County led the process of outreach to hotels as well as negotiating and executing contracts. The County successfully contracted with multiple hotels working with the State, LAHSA, and the Mayor's Office. The State provided personnel with real estate expertise to initiate negotiation with the hotels and generated draft agreements. The County executed agreements and pays occupancy costs. The County worked closely with LAHSA to develop a master agreement that includes service and meal providers and security for these hotels.

Additionally, the City led the outreach process to recruit hotels/motels in the City and has executed contracts and is paying occupancy costs. The State continued to provide personnel to assist with leases and LAHSA led the services contracts. The City has utilized part of its \$19.3 million in State funding (COVID-19 Homeless Housing, Assistance, and Prevention fund) to fund sites that are identified (C.F. 20-0369). However, the entirety of \$19.3 million may not be expended for this purpose. As of August 27, 2020, 4,177 rooms in 38 hotels have been secured Countywide.

Privacy

The location for each Project Roomkey hotel is not publicized in order to protect the privacy of Project Roomkey participants. Project Roomkey sites are not intended to be walk-up facilities as participants are individually screened to ensure that they have not been exposed to COVID-19. Other reasons to keep locations private include the following: only individuals who meet program requirements and are referred through appropriate channels can participate; to protect the vulnerable population who occupy them; and to carefully manage the health of the occupants and the employees at these sites. LAHSA does not screen the individuals for any other criteria; the goal is to house as many vulnerable individuals as possible.

Hotel/Motel Recruitment

When the State first established this program, the State worked with the California Hotel and Lodging Association to provide a list of hotels for the counties. In Los Angeles, the Hotel Association of Los Angeles assisted in the outreach process since the initiation of Project Roomkey.

The County Chief Executive Officer's office also developed a list by conducting a survey of motel owners to identify motels interested in participating. The County retained Cushman and Wakefield for hotel outreach which has a large database of hotels and have contacted 850 hotels. We note that, according to the Hotel Association of Los Angeles and California Hotel and Lodging Association, one of the reasons why hotel operators did not come to an agreement with the County and City has been the issue of indemnification. Oftentimes, hotels' insurance policies would not cover the change of use for the hotel, which is triggered when hotels lease their rooms as homeless shelters or accept stays longer than 30 days. Some hotels have also reported that their loan agreements limit their ability to change use of the property. Additionally, to assist in recruitment, the Mayor appointed an ambassador to conduct outreach to hotel owners instead of operators who have proven to be more willing to discuss the program.

Criteria

The primary criterion for selecting hotels for the project is the size of the hotel and the number of rooms available. Originally, hotels with 50 or more rooms were targeted, however, due to the urgent need for a larger number of rooms and increased efficiency, it was determined that time should be spent on hotels with more rooms for bigger output. A larger concentration of rooms creates efficiency in providing services to program participants. We note, however, that for South LA, hotels and motels with 35 rooms or more were engaged due to the lack of larger hotels in the area.

Another criterion used for selecting hotels is the probability of reaching maximum occupancy. The City, County, and State will be seeking Federal Emergency Management Agency (FEMA) reimbursement for Project Roomkey expenditures. At this time, FEMA will only reimburse for rooms that are occupied. Therefore, contracts were only executed with a hotel if that area had the need and all rooms filled. To ensure that available funding is expended effectively, contracts under Project Roomkey were structured so that payments were made only for those rooms that were occupied. It is important to note that agreements that were negotiated with hotels are not leases but rather occupancy agreements.

Other criterion utilized for selecting hotels include:

- immediate habitability;
- minimal points of entry into the building;
- rooms contain private bathrooms;
- some outdoor space available;
- simple floor plan; and
- owner who might be willing to sell.

It is important to note that while these criteria were used, the goal was to secure as many hotels as possible and to be flexible with the criteria.

To fund the occupancy with hotels, the County has used its State COVID-19 funding. The City has utilized its \$19.3 million from State COVID-19 homeless assistance for the occupancy agreements. While amounts vary for different hotels, the average rate per night in the City is \$94.23 per room. In the Downtown area, the price is higher at approximately \$120 room per night.

LAHSA currently maintains data on referrals to the program. Based on this referral data, the County and City were able to refine efforts to locate hotels and motels in areas of highest need.

Population Served

To participate in Project Roomkey, homeless individuals must be 65 years of age or older; have underlying medical conditions; and/or be medically compromised (e.g., respiratory, compromised immunities, and/or a chronic disease). The individuals in this group are significantly more likely to need hospitalization and require critical care if infected with COVID-19. An increase in the need for hospitalization would severely impact the healthcare system. To participate in Project Roomkey, clients must be referred to the program by a homeless services provider, health care provider, law enforcement, or other service provider.

Individuals participating in the program are mostly single adults. Individuals can enter the site as a household with their partner or with their street family. Generally, sites are not separated by gender due to the fact that individuals are not sharing any common space and are given their own room and bathrooms.

Homeless service providers in each Service Planning Area (SPA) are responsible for identifying homeless individuals eligible to participate in the program. The priority for identifying clients is as follows: 1) clients within the City where the Project Roomkey site is opening; 2) clients in cities or unincorporated areas surrounding the site; and 3) clients throughout the SPA in which the site is located.

Services

All Project Roomkey sites provide a series of services. Services include three meals a day and medical monitoring for COVID-19 symptoms, with an on-site nurse and temperature checks. All clients are issued an identification card and guests are not allowed on site.

Project Roomkey sites are staffed 24/7 with the following:

- LA County Fire – Shelter/Site Manager
- Homeless Service Provider – Client Services Managers and Case Manager
- LAHSA staff
- County and City Disaster Service Workers
- Nursing Staff
- Private Security

According to LAHSA, staff monitor behavior to ensure program rules are followed, provide daily health and wellness checks, deliver food to rooms, and respond to client needs as needed. LAHSA has a master agreement with providers to provide food, services, security, and nursing staff. The participants in Project Roomkey sites follow similar guidelines as other interim housing (shelter) programs. Participants are strongly urged to keep and maintain all social distancing measures to ensure the safety of other Project Roomkey clients and they can leave their rooms to fulfill necessary functions such as grocery store, pharmacy, doctors' appointments, etc.

Service Cost

LAHSA has been working with a tool that verifies an individual's eligibility for Project Roomkey and tracks all the services they are receiving once they are participating in the program. This will allow the County and City to verify to the Federal Government all costs associated with the program when it comes to reimbursement. Furthermore, LAHSA has a centralized coordinated qualified list of people who are determined to meet the criteria for Project Roomkey in each SPA. This allows LAHSA to fill a room as soon as a room becomes available. Current and prospective Project Roomkey clients are tracked by LAHSA using the Homeless Management Information System (HMIS).

The City, in partnership with the County and LAHSA, is using State Emergency Homeless COVID-19 funding for this effort. The cost of client services, food, nursing and security is \$100/client per day. Although the agreements with hotels/motels ensure a block of rooms, payment is only provided for rooms that are occupied. LAHSA provides daily reports to the City and County

to track room occupancy and monitors that agreements are compliant.

Goals

The State had set an initial goal of securing up to 15,000 rooms for Project Roomkey Statewide and the County and the City followed with the same goal. As of June 9, 2020, the State effort has housed 9,400 individuals in hotel and motel rooms. Project Roomkey placements are spread across over 40 counties and are providing safe shelter to people experiencing homelessness.

As of August 27, 2020, 4,177 rooms in 38 hotels have been secured Countywide. These rooms are located in the following SPAs:

- SPA 1 (Antelope Valley) - 191 rooms
- SPA 2 (San Fernando Valley) - 620 rooms
- SPA 3 (San Gabriel Valley) - 732 rooms
- SPA 4 (Metro Los Angeles) – 1,365 rooms
- SPA 5 (West Los Angeles) - 183 rooms
- SPA 6 (South Los Angeles) - 108 rooms
- SPA 7 (East Los Angeles) – 485 rooms
- SPA 8 (South Bay / Harbor) – 493 rooms

Out of the 4,177 rooms, six hotels with 1,245 rooms were secured by the City. There are a total of 2,141 rooms in the City in 17 hotels. Although the program originally intended to secure 15,000 rooms Countywide, the County, LAHSA, and the City have determined that it may be more effective to plan for serving 15,000 individuals as opposed to securing 15,000 hotel rooms. With limited resources and a finite number of hotel rooms available, the focus has shifted to ensuring that as many people are served as possible by using any intervention that is available. This approach would not only prioritize placing at-risk homeless people into hotel rooms, but to then seek permanent housing to resolve their long-term housing needs. To this end, it is imperative that LAHSA's housing placement policies continue to recognize Project Roomkey participants as high risk and eligible for immediate placement when housing opportunities become available.

3. Emerging Plans for Project Roomkey Post COVID-19

Occupancy Term

Project Roomkey is a temporary program to provide temporary housing for the most vulnerable people who are experiencing homelessness during the COVID-19 emergency. Agreements with the hotels provide for a three-month term, with options to extend if safer-at-home orders are extended. LAHSA and service providers are then given a 30-day ramp down period for when the safer-at-home order comes to an end so that they can transition out of hotels and motels as smoothly as possible. Most critically, participants in Project Roomkey are provided with options to prevent them from returning to the streets at the close of the program. These occupancy terms are now coming to an end.

We note that the County will be gradually closing the County-contracted Project Roomkey sites from August 2020 through February 2021, with the exception of any sites which the County purchases through Project Homekey (discussed below). LAHSA has provided a closure schedule

with dates for when hotels will be closing in the County and the City, however, it should be noted that the dates provided are tentative and subject to change. There are three hotels scheduled to close in September, four in October, six in November, seven in December, six in January, and four in February in the County. Out of these, four are that are scheduled to close in November, five in December, and two in January are located in the City. However, some of these sites are still under active negotiations with the owners and can result in extended occupancy.

Plans for Post COVID-19

A collaborative effort is in progress to develop a plan for Project Roomkey to ensure that as hotel/motel agreements come to an end, clients do not return to the streets. The County is currently in the process of ramping down some of the Project Roomkey sites. LAHSA is currently coordinating with the County, City, and nonprofit and philanthropy partners to consider options with the goal that each client has an option to permanently resolve their homelessness. LAHSA's Housing Central Command (HCC) worked with system partners to develop a modified, temporary prioritization protocol, which provides an additional layer of prioritization for people who are identified as COVID-19 high risk, as defined by being 65+, or having an underlying medical condition that increases a person's vulnerability to complications from COVID-19. A detailed post-COVID plan will be submitted by LAHSA under separate cover. The City, County, and LAHSA intend to augment and expand potential exit options, including:

- Interim housing;
- Rental assistance;
- Family reunification;
- Safe parking;
- Scattered site supportive housing; and
- New site-based supportive housing coming online as a result of Proposition HHH and other City and County investments.

Homekey Program

The State of California Department of Housing and Community Development issued a Notice of Funding Availability (NOFA) for the Homekey Program. This NOFA includes \$600 million of grant funds to expand the housing inventory for people experiencing homelessness in California. Out of this \$600 million, the State has set aside approximately \$160 million for the County. The City partnered with the Housing Authority of the City of Los Angeles (HACLA) to apply for this grant on August 13, 2020. The joint application with HACLA is for the acquisition of 16 sites Citywide. This grant funding will complement the Project Roomkey efforts by acquiring long-term housing for homeless individuals who participated in Project Roomkey. Staff will update the City Council as this plan continues to develop.



Pranita Amatya
Analyst

Attachment A:

- I. List of hotel and motel building permits issued that are currently under construction as of July 2020 at various stages (2093 total rooms)
- II. List of current hotel and motel permits currently scheduled for final inspection as of July 2020 (277 total rooms)
- III. List of hotels and motels for which a certificate of occupancy has been issued since January 1, 2018 (339 total rooms). Type text here

Hotel Projects Under Construction

TOTAL # OF PROJECTS:		16		TOTAL # OF HOTEL ROOMS:		2093			
Permit #		Address		Work Description		# of Hotel Rooms		% Completion	
1	14014-10000-01277	1100 S BROADWAY	CHANGE OF USE FROM CLUB BUILDING TO HOTEL W/ 148 GUEST ROOMS. RESTAURANTS ON THE 1ST FLOOR AND ROOF. ROOF DECK WITH SPA AND MECH. ROOM. REDUCE SIZE OF SWIMMING POOL ON 7TH FLOOR.		148	90%			
2	16010-10000-06046	285 S LUCAS AVE	NEW 5-STORY HOTEL BUILDING, 28 ROOMS, 1 MANAGER UNIT ON 5TH FLOOR AND PARKING GARAGE ON GROUND FLOOR PER CPC-2015-851-SP-SPE-ZAA-SPP.		28	75%			
3	18010-10000-01561	2645 S WESTERN AVE	NEW 3-STORY HOTEL WITH 1 LEVEL GRADE PARKING AND 1 LEVEL OF SUBTERRANEAN PARKING GARAGE PER ZA-2017-3996-CU-ZAA-SPRCMP.		77	0			
4	18010-10000-04060	1717 N WILCOX AVE	7-STORY, 132 ROOM HOTEL WITH GROUND FLOOR RESTAURANT ABOVE 2-LEVELS OF UNDERGROUND PARKING WITH DECK AND RESTAURANT ON 7TH FLOOR PER CPC-2016-2263-VZC-HD-ZAA-CUB-SPR-WDI-1A		132	< 5%			
5	16010-20000-03177	1525 N CAHUENGA BLVD	NEW 7- STORY HOTEL WITH 63 GUESTROOMS AND 2-RESTAURANTS AT GROUND LEVEL OVER 1- LEVEL OF BASEMENT GARAGE.		63	85%			
6	16010-20000-05742	12828 W RIVERSIDE DR	HOTEL W/ SUBTERANEAN GARAGE BELOW		94	95%			

7	16010-20000-05299	1320 S FLOWER ST	APARTMENT HOTEL OVER FIRST FLOOR PARKING GARAGE & WITH ROOF TOP DECK . (1st floor steel stairs under deferred submittal)	43	20%
8	16010-10000-03901	6516 W SELMA AVE	PROPOSED 7 STORY, 212 GUESTROOM HOTEL W/ ROOFDECK/POOL AND 4 BASEMENT LEVELS OF PARKING. GROUND AND ROOFTOP RESTAURANTS (TENANT IMPROVEMENTS FOR RESTAURANTS ON SEPARATE SUBMITTALS/PERMITS)	212	70%
9	16010-10000-02005	2405 E POMEROY AVE	NEW 4-STORY, HOTEL WITH 81 GUEST ROOMS, GROUND FLOOR RESTAURANT/LOBBY, PARKING GARAGE AND, 1 LEVEL BASEMENT PARKING GARAGE. HOURS OF OPERATION OF THE RESTAURANT FROM 6:00 a.m. to 9:00 p.m. ONLY.	81	55%
10	16010-10000-05898	1400 N CAHUENGA BLVD	NEW 8 STORY HOTEL WITH RESTAURANT AT GROUND FLOOR (CORE&SHELL ONLY) AND TOP LEVEL AMENITY WITH THREE SUBTERRANEAN GARAGE BASEMENTS. 4TH FLOOR USE IS FOR MECHANICAL USE ONLY.	175	80%
11	18010-10000-00077	5170 W ADAMS BLVD	NEW 3-STORY, 43- GUESTROOM HOTEL WITH RETAIL AND RESTAURANT ON GROUND FLOOR OVER 1 LEVEL, SUBTERRANEAN PARKING GARAGE. CORE AND SHELL ONLY.	43	55%
12	16010-10000-01844	6200 N VARIEL AVE	PROPOSED MIXED USE PROJECT LIVE/WORK UNITS, MULTIPLE RESIDENTIAL DWELLING UNITS (234 ALL MARKET RATE UNITS w/ 7 LIVE/WORK) FOR A TOTAL OF 241 UNITS), 4 HOTEL UNITS (GUEST ROOMS) AT THE 3RD LEVEL ADJACENT TO COURTYARD 1; RETAIL STORES, GYMNASIUM (FOR PUBLIC USE PER PLANNING CASE), OFFICES.	4	90%

13	17010-10000-04213	2200 E TROJAN WAY	NEW 5-STORY, 200 ROOMS, HOTEL/RETAIL/RESTAURANT OVER 1-LEVEL BASEMENT CONFERENCE CENTER.	200	80%
14	18010-10000-02438	21110 W OXNARD ST	NEW 7 STORY HOTEL, WITH ONE LEVEL BASEMENT (170 GUESTROOMS).	170	50%
15	18010-10000-02402	361 S SPRING ST	NEW 12-STORY HOTEL BUILDING WITH 315 GUEST ROOMS.	315	45%
16	17010-10000-01468	100 S GRAND AVE	PROPOSED MIXED USE HIGHRISE BUILDING CONSISTING OF 2 TOWERS OVER PARKING. 20 STORY HOTEL AND A 39 STORY APARTMENT BUILDING	308	85%

Hotel Projects with Final Inspection Status					
Total # of Projects		2		Total # of Hotel Rooms:	277
Permit #		Address	Work Description	# of Hotel Rooms	
1	16010-20000-05742	12828 W RIVERSIDE DR	HOTEL W/ SUBTERANEAN GARAGE BELOW.	94	
2	14010-10000-02811	1101 S FLOWER ST	MIXED USE DEVELOPMENT WITH APARTMENT, HOTEL, RESTAURANT, RETAIL, HEALTH CLUB IN A 49 AND TWO 40-STORY TOWER OVER 8-STORY PODIUM BUILDING WITH 2 LEVELS OF SUBTERRANEAN PARKING AND 5 LEVELS ABOVE GRADE PARKING.	183	

Hotel Projects with Certificate of Occupancy Issued since Jan 2018

Total # of Projects		6		Total # of Hotel Rooms		339	
Permit #	Address	Work Description	# of Hotel Rooms	Permit Issue Date	CofO Date		
1	14010-20000-02004	5268 N TUJUNGA AVE	125'-11" x 153' IRREGULAR SHAPED 4 STORY HOTEL (41 GUESTROOMS & 1 DWELLING UNIT) WITH ATTACHED PARKING GARAGE, OPEN POOL DECK ON 2nd FLOOR & PRIVATE OPEN TERRACE FOR DWELLING UNIT ON 4th FLOOR.	41	7/7/2015	3/23/2018	
2	13010-10000-03384	1800 N ARGYLE AVE	16 STORY HOTEL WITH 3 LEVELS OF ABOVE GRADE PARKING, 1 LEVEL BASEMENT AND POOL DECK ON 5TH FLOOR.	201	6/25/2015	5/15/2018	
3	13010-10000-03238	2018 N HIGHLAND AVE	HOTEL (IRREGULAR SHAPED APPROXIMATELY 38' X 103'-6" - 4 STORY BUILDING WITH AN EQUIPMENT ROOM AT ROOF LEVEL (APPROXIMATELY 17' X 18') WITH PARKING GARAGE 2987 SQ. FT. (WITH MECHANICAL PARKING), RECYCLE & TRASH, ELECTRICAL, STORAGE, LOBBY AT FIRST STORY LEVEL, AND 20 GUESTROOMS.	20	10/14/2014	6/4/2018	
4	17016-10000-27447	9620 S AIRPORT BLVD	INFILL EXISTING 11TH FLOOR LOUNGE STAIR TO CREATE ADDITIONAL FLOOR AREA, CONVERT EXISTING 10TH FLOOR LOUNGE AND STAIR SPACE TO NEW GUEST ROOM.	1	11/28/2017	7/11/2018	
5	17014-20000-01636	7501 N GLENOAKS BLVD	HOTEL EXPANSION, ADDITION OF 6 ROOMS INTO EXISTING ATTACHED PARKING STRUCTURE.	6	9/20/2018	10/23/2019	
6	15010-20000-03681	11135 W BURBANK BLVD 1	NEW 126'-0" X 166'-0" IRREGULAR FOUR STORY HOTEL (70 GUESTROOMS)	70	11/28/2016	12/16/2019	