

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE


0220-05151-0746

Date: September 24, 2025

To: The City Council

Council File No: 23-1022-S18

Council Districts: All

From: Matthew W. Szabo   
City Administrative OfficerSubject: **SUPPLEMENTAL MEMORANDUM: ALLIANCE SETTLEMENT AGREEMENT (ASAP) BED PLAN AND STRATEGY**

This memorandum supplements the Alliance Settlement Agreement (ASAP) Bed Plan and Strategy report released by this Office on September 16, 2025. The following information points were part of the consideration in developing the bed plan.

Additional information, including strategies to match and lease up individuals in an equitable manner across all council districts from interim housing sites, will be addressed in a follow up report.

**Cost of Alliance Interventions***Interim Housing Costs*

Annual costs for interim housing sites counting toward the City's Alliance Settlement Agreement are provided in Attachment 1. The chart provides costs for Fiscal Year (FY) 2024-25 and FY 2025-26, including one-time capital costs such as acquisition and rehabilitation costs, services costs, and leasing costs.

*Master Leasing Costs*

There are eleven sites (462 units) that are part of the Master Leasing strategy administered by the Los Angeles Homeless Services Authority (LAHSA) that are included in the Alliance list. In addition, a twelfth site (39 units) counted toward the Roadmap agreement rather than the Alliance agreement.

Funding in the amount of \$5,212,743 from General City Purposes (GCP) - Citywide Homeless Interventions was provided in the FY 2025-26 Annual Funding Report to support rental subsidies and related services, and operating expenses for Master

Leasing sites, from July 1, 2025 through June 30, 2026. Additionally, \$810,000 in funding from the Homeless Emergency Account (HEA) was provided in FY 2024-25 for rental assistance, supportive services, and administrative costs.

According to data provided by LAHSA on July 9, 2025, 234 occupants at Master Lease sites were enrolled in a City program (e.g. Inside Safe program or City interim housing site) prior to residing in one of the Master Lease sites.

As of August 7, 2025 approximately 72 participants in Master Lease sites counting toward the Alliance list have rental assistance vouchers issued by HACLA. The predominance of Master Lease participants are receiving Time-Limited Subsidies (TLS).

LAHSA's Master Leasing strategy has relied on the availability of Housing and Homelessness Incentive Program (HHIP) funding awarded by the County. Limited additional HHIP funds will be made available for LAHSA's Master Leasing strategy from the County, so LAHSA is limited in their ability to expand their program beyond the current sites.

### **Cost Comparisons by Intervention Type**

Table 1 provided below shows the total construction cost per bed for open and in process Tiny Home Village (THV) and A Bridge Home (ABH) interim housing sites in the City's portfolio, including sites counting toward the City's June 16, 2020 Roadmap Agreement. This chart illustrates the potential one-time costs that would be required to construct new THV or ABH-style interventions. Additional costs required for such interventions may include leasing costs for any sites not located on City-owned land. Furthermore, although the cost of services for Interim Housing sites are eligible for reimbursement from the County through June 2027, the City would need to provide initial funding for services and also cover ongoing services after June 2027.

**Table 1: Construction Cost Per Interim Housing Type**

*As of September 15, 2025*

<b>Interim Housing Type</b>	<b>Total Construction Cost <sup>2</sup></b>	<b>Number of Beds</b>	<b>Total Construction Cost Per Bed</b>
State THV <sup>1</sup>	\$44,347,169.00	516	\$85,944.00
ABH <sup>3</sup>	\$107,455,496.76	1,491	\$72,069.00
THV	\$75,037,386.00	1,397	\$53,713.00

<sup>1</sup> Includes THVs currently under construction as part of the State Funded Emergency Stabilization Bed (ESB) grant. As such, the total funding need is subject to change due to anticipated project shortfalls. Not included in this cost is \$3 million set aside as construction contingency for all State Tiny Home projects.

<sup>2</sup> The total cost of construction does not account for inflation or increase in the cost of goods since a site's construction was completed.

<sup>3</sup> ABH is inclusive of different congregate setting typologies such as, sprung structures, trailers, containers, and existing buildings.

In comparison, as shown in Table 2 below, the two-year obligation to the City for a time-limited subsidy (TLS) is approximately \$48,618. This two-year estimate is based on the FY 2025-26 annual TLS amount of \$24,309 per subsidy.

**Table 2: Two-Year Cost Per Time-Limited Subsidy (TLS)**

<b>InterventionType</b>	<b>Total Two-Year Cost <sup>2</sup></b>	<b>Number of Subsidies</b>	<b>Total Two-Year Cost Per Subsidy</b>
Time-Limited Subsidy (TLS) <sup>1</sup>	\$32,574,060.00	670	\$48,618.00

<sup>1</sup> FY 2025-26 allocation includes \$16,287,030 in HHAP funding. Of the 670 TLS, 60 are allocated for Transitional Age Youth (TAY).

<sup>2</sup> The total two-year cost is based on the FY 2025-26 TLS amount of \$24,309 per subsidy.

As demonstrated by these tables, the two-year cost per subsidy is less than the per-bed cost of THV and ABH-style interventions, even when the associated costs of leasing and services for THV and ABH-style interventions are not included.

### **Average Leasing and Service Costs Per Intervention**

Attachment 2 compares the average daily and annual leasing and services cost per unit for different homelessness interventions. The cost of one TLS is \$24,309 annually or \$67 daily, and as demonstrated in Attachment 2, is the lowest cost with the exception of Safe Parking programs. Safe Parking programs generally do not require significant construction or rehabilitation and typically do not have leasing costs as they often operate on City-owned property. However, such sites have lower utilization and typically only operate in the evening. TLS is an effective use of funding as it allows people experiencing homelessness to move from interim housing into a more stabilized, permanent housing situation, thus making more existing interim housing beds available.

## **Development Timelines by Intervention Type**

New interim housing requiring construction may not be completed by the Settlement Agreement deadline of June 13, 2027 due to the average time required for development. The average timelines required for Tiny Home Villages (THVs) and Modular Residential Units are provided below.

### *Tiny Home Villages (THVs)*

THV sites provide standalone sleeping units that accommodate a maximum of two participants, along with shared hygiene units, laundry facilities, and common areas. The construction timeline for such projects currently ranges from 8 - 12 months due to the continuing impact of post-COVID-19 supply chain issues. The timeline for such projects begins with a feasibility review by BOE, which typically takes 2 - 3 weeks. Once funding has received Council and Mayor approval, the design timeline for a design/build set of drawings is typically 4 - 6 weeks for design and 8 - 10 weeks for bid and award.

### *Modular Residential Units*

Modular residential units are a similar interim housing typology to THVs, but differ with regard to their larger size, greater amenities, and longer lifespan. Such units may include features such as kitchenettes and bathrooms. These units must be State-certified and construction of these sites is regulated by the California Department of Housing and Community Development (HCD). The construction timeline for these projects currently ranges from 10 - 14 months, with a similar timeline to THVs for feasibility and pre-construction design and bid/award.

Furthermore, the development cycle for new construction apartment buildings for Permanent Supportive Housing is 3 - 5 years, inclusive of approximately 18 months of construction. Such projects are therefore not recommended as an option for meeting the remaining Settlement requirements, as projects cannot be completed by the Settlement end date of June 13, 2027.

## **Sites Serving Survivors of Domestic Violence/Human Trafficking**

As requested by Council, the Community Investment for Families Department (CIFD) provided information about sites serving survivors of domestic violence (DV) or human trafficking (HT) that are new or where new beds have been added. Based on a review of this list, and in consultation with the Office of the City Attorney, one new confidential site with 25 beds was added to the Alliance list in the quarterly report as of June 30, 2025.

### **Existing FY 2025-26 TLS Funding**

Homeless Housing, Assistance and Prevention Round 5 (HHAP-5) funding in the amount of \$16,335,648 million was approved for TLS in the FY 25-26 Annual Funding report (C.F. 23-1022-S16). The recommended funding can serve up to 672 households in FY 2025-26, which is the same service level as FY 2024-25.

An additional \$1,423,110 was allocated to LAHSA for the Downtown Women's Center Rapid Rehousing program in the FY 25-26 Annual Funding report. Funding will provide rental subsidies to women experiencing homelessness in Council District 14. Funds will have the ability to provide rental assistance to 100 households.

### **RECOMMENDATION**

Note and file.

cc: Tiena Johnson Hall, General Manager, Los Angeles Housing Department  
Sharon Tso, Chief Legislative Analyst  
Gita O'Neill, Interim Chief Executive Officer, LAHSA

#### **Attachments:**

Attachment 1 – Annual Costs for Alliance Interim Housing

Attachment 2 – Average Leasing and Service Costs Per Unit

## Attachment 1 - Annual Costs for Alliance Interim Housing

As of September 23, 2025

CD	Address	Status	Number of Beds/Units	Type	FY 2024-25 Capital	FY 2024-25 Services <sup>1</sup>	FY 2024-25 Leasing	FY 2024-25 Total	FY 2025-26 Capital	FY 2025-26 Services <sup>7</sup>	FY 2025-26 Leasing	FY 2025-26 Total	FY 2025-26 Cost Per Bed (Services + Leasing)
1	Stuart	Open	62	Occupancy	\$ -	\$ 2,291,898.51	\$ 2,717,372.40	\$ 5,009,270.91	\$ 71,428.57	\$ 2,738,230.00	\$ 2,629,752.00	\$ 5,439,410.57	\$ 86,580.35
1	Mayfair <sup>1, 2</sup> 1256 W 7th ST Los Angeles, CA 90017	Open	294	Other Interim Housing	\$ 5,149,995.38	\$ 11,925,360.30	\$ -	\$ 17,075,355.68	\$ 4,867,354.53	\$ 11,804,100.00	\$ -	\$ 16,671,454.53	\$ 40,150.00
1	503 San Fernando Rd. <sup>3</sup>	In Process	64	THV	\$ 9,077,181.00	\$ -	\$ -	\$ 9,077,181.00	\$ -	TBD	\$ -	\$ -	TBD
2	Willow Tree	Open	37	Occupancy	\$ 1,809.52	\$ 1,367,745.89	\$ 1,435,239.70	\$ 2,804,795.11	\$ 71,428.57	\$ 1,634,105.00	\$ 1,418,160.05	\$ 3,123,693.62	\$ 82,493.65
2	Van Nuys Metrolink 7724 Van Nuys Blvd. <sup>3</sup>	In Process	100	THV	\$ 5,578,379.00	\$ -	\$ -	\$ 5,578,379.00	\$ -	TBD	\$ -	\$ -	TBD
3	Canoga	Open	41	Occupancy	\$ 18,698.11	\$ 1,515,610.31	\$ 2,264,553.00	\$ 3,798,861.42	\$ 71,428.57	\$ 1,810,765.00	\$ 2,559,015.00	\$ 4,441,208.57	\$ 106,580.00
3	Motel 6	Open	72	Occupancy	\$ 29,371.21	\$ 2,661,559.56	\$ 3,661,288.00	\$ 6,352,218.77	\$ 71,428.57	\$ 3,179,880.00	\$ 3,665,768.00	\$ 6,917,076.57	\$ 95,078.44
4	Oak Tree Inn 17448 Ventura Blvd <sup>4</sup>	In Process	22	Homekey 3 Interim Housing	\$ 3,834,200.00	\$ -	\$ -	\$ 3,834,200.00	\$ 3,796,000.00	\$ 461,912.00	\$ -	\$ 4,257,912.00	TBD
4	Hollywood La Brea	Open	43	Occupancy	\$ 1,618.77	\$ 1,589,542.52	\$ 2,013,924.00	\$ 3,605,085.29	\$ 71,428.57	\$ 1,899,095.00	\$ 2,013,924.00	\$ 3,984,447.57	\$ 91,000.44
4	Highland Gardens 7047 Franklin Ave.	Open	143	Other Interim Housing	\$ -	\$ 3,906,691.00	\$ 4,535,473.00	\$ 8,442,164.00	\$ -	\$ 4,645,355.00	\$ 4,692,280.00	\$ 9,337,635.00	\$ 65,298.15
5	The Weingart Shelby 3340 Shelby Dr <sup>4</sup>	In Process	78	Homekey 3 Interim Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,471,704.00	\$ -	\$ 1,471,704.00	TBD
5	10864 Rochester Ave Los Angeles, CA 90024	Open	15	Other Interim Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 635,100.00	\$ -	\$ 635,100.00	\$ 42,340.00
5	7253 Melrose Ave.	In Process	60	Other Interim Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,457,820.00	\$ 826,200.00	\$ 2,284,020.00	TBD
5	2377 Midvale Ave.	Open	33	THV	\$ 5,937,353.00	\$ 421,632.00	\$ -	\$ 6,358,985.00	\$ -	\$ 1,397,220.00	\$ -	\$ 1,397,220.00	\$ 42,340.00
6	Palm Tree	Open	48	Booking	\$ 400.00	\$ 1,774,373.04	\$ 1,792,310.80	\$ 3,567,083.84	\$ 71,428.57	\$ 2,119,920.00	\$ 1,817,395.20	\$ 4,008,743.77	\$ 82,027.40
6	Sun Valley Metrolink Station 8358 San Fernando Rd. <sup>3</sup>	In Process	208	THV	\$ 9,687,727.00	\$ -	\$ -	\$ 9,687,727.00	\$ -	TBD	\$ -	\$ -	TBD
7	Budget Sepulveda	Open	31	Booking	\$ -	\$ 1,145,949.26	\$ 1,042,245.00	\$ 2,188,194.26	\$ 71,428.57	\$ 1,369,115.00	\$ 1,169,545.00	\$ 2,610,088.57	\$ 81,892.26
7	Good Knight	Open	21	Booking	\$ -	\$ 776,288.21	\$ 725,484.60	\$ 1,501,772.81	\$ 71,428.57	\$ 927,465.00	\$ 789,507.00	\$ 1,788,400.57	\$ 81,760.57
8	Atlas	Open	10	Booking	\$ -	\$ 369,661.05	\$ 371,680.00	\$ 741,341.05	\$ 71,428.57	\$ 441,650.00	\$ 419,750.00	\$ 932,828.57	\$ 86,140.00
8	Budget	Open	20	Booking	\$ -	\$ 739,322.10	\$ 754,270.00	\$ 1,493,592.10	\$ 71,428.57	\$ 883,300.00	\$ 801,900.00	\$ 1,756,628.57	\$ 84,260.00
8	Cornett	Open	19	Booking	\$ 370.45	\$ 702,356.00	\$ 553,800.00	\$ 1,256,526.45	\$ 71,428.57	\$ 839,135.00	\$ 686,100.00	\$ 1,596,663.57	\$ 80,275.53
8	Crenshaw	Open	14	Booking	\$ -	\$ 517,525.47	\$ 492,700.00	\$ 1,010,225.47	\$ 71,428.57	\$ 618,310.00	\$ 511,000.00	\$ 1,200,738.57	\$ 80,665.00
8	Hilltop	Open	19	Booking	\$ -	\$ 702,356.00	\$ 821,028.00	\$ 1,523,384.00	\$ 71,428.57	\$ 839,135.00	\$ 830,490.00	\$ 1,741,053.57	\$ 87,875.00
8	Hyde Park	Open	17	Booking	\$ 1,970.08	\$ -	\$ 734,598.90	\$ 736,568.98	\$ 71,428.57	\$ -	\$ 62,842.50	\$ 134,271.07	\$ 3,696.62
8	Paradise Inn	Open	18	Booking	\$ 1,300.00	\$ 665,389.89	\$ 615,670.00	\$ 1,282,359.89	\$ 71,428.57	\$ 794,970.00	\$ 724,240.00	\$ 1,590,638.57	\$ 84,400.56
8	Rosa Bell	Open	23	Booking	\$ 357.87	\$ 850,220.42	\$ 866,172.40	\$ 1,716,750.69	\$ 71,428.57	\$ 1,015,795.00	\$ 946,998.00	\$ 2,034,221.57	\$ 85,338.83
8	Travel	Open	25	Booking	\$ -	\$ 924,152.63	\$ 856,779.00	\$ 1,780,931.63	\$ 71,428.57	\$ 1,104,125.00	\$ 939,875.00	\$ 2,115,428.57	\$ 81,760.00
8	Full Moon	Open	21	Occupancy	\$ 1,295.00	\$ 776,288.21	\$ 729,860.00	\$ 1,507,443.21	\$ 71,428.57	\$ 927,465.00	\$ 756,840.00	\$ 1,755,733.57	\$ 80,205.00
8	Universal	Open	30	Occupancy	\$ -	\$ 1,108,983.15	\$ 1,479,073.80	\$ 2,588,056.95	\$ 71,428.57	\$ 1,324,950.00	\$ 1,523,472.00	\$ 2,919,850.57	\$ 94,947.40
9	Ace	Open	14	Booking	\$ -	\$ 517,525.47	\$ 544,170.00	\$ 1,061,695.47	\$ 71,428.57	\$ 618,310.00	\$ 546,222.00	\$ 1,235,960.57	\$ 83,180.86
9	Jolly	Open	13	Booking	\$ -	\$ 480,559.37	\$ 435,670.00	\$ 916,229.37	\$ 71,428.57	\$ 574,145.00	\$ 488,205.00	\$ 1,133,778.57	\$ 81,719.23
9	Lux	Open	22	Booking	\$ -	\$ 813,254.31	\$ 785,180.00	\$ 1,598,434.31	\$ 71,428.57	\$ 971,630.00	\$ 871,310.00	\$ 1,914,368.57	\$ 83,770.00
9	Park	Open	12	Booking	\$ -	\$ 443,593.26	\$ 397,005.00	\$ 840,598.26	\$ 71,428.57	\$ 529,980.00	\$ 420,840.00	\$ 1,022,248.57	\$ 79,235.00
9	Sahara	Open	24	Booking	\$ 2,671.00	\$ 887,186.52	\$ 752,730.00	\$ 1,642,587.52	\$ 71,428.57	\$ 1,059,960.00	\$ 1,036,640.00	\$ 2,168,028.57	\$ 87,358.33
9	Central	Open	25	Occupancy	\$ -	\$ 924,152.63	\$ 755,525.00	\$ 1,679,677.63	\$ 71,428.57	\$ 1,104,125.00	\$ 812,125.00	\$ 1,987,678.57	\$ 76,650.00
9	Deluxe	Open	20	Occupancy	\$ -	\$ 1,478,644.20	\$ 769,364.00	\$ 2,248,008.20	\$ 71,428.57	\$ 1,766,600.00	\$ 730,000.00	\$ 2,568,028.57	\$ 124,830.00
9	Top Hat	Open	27	Occupancy	\$ 8,109.50	\$ 998,084.84	\$ 892,160.00	\$ 1,898,354.34	\$ 71,428.57	\$ 1,192,455.00	\$ 867,240.00	\$ 2,131,123.57	\$ 76,285.00
10	Confidential <sup>9</sup>	Open	25	DV Emergency Shelter	TBD	TBD	\$ -	TBD	TBD	TBD	\$ -	TBD	TBD
11	Vista	Open	23	Booking	\$ 6,913.00	\$ 850,220.42	\$ 991,460.00	\$ 1,848,593.42	\$ 71,428.57	\$ 1,015,795.00	\$ 1,012,560.00	\$ 2,099,783.57	\$ 88,189.35
11	Marina 7	Open	23	Occupancy	\$ -	\$ 850,220.42	\$ 1,614,513.06	\$ 2,464,733.48	\$ 71,428.57	\$ 1,015,795.00	\$ 1,662,991.08	\$ 2,750,214.65	\$ 116,468.96

## Attachment 1 - Annual Costs for Alliance Interim Housing

As of September 23, 2025

CD	Address	Status	Number of Beds/Units	Type	FY 2024-25 Capital	FY 2024-25 Services <sup>1</sup>	FY 2024-25 Leasing	FY 2024-25 Total	FY 2025-26 Capital	FY 2025-26 Services <sup>7</sup>	FY 2025-26 Leasing	FY 2025-26 Total	FY 2025-26 Cost Per Bed (Services + Leasing)
12	Motel 6 – North Hills 15711 W Roscoe Blvd <sup>4</sup>	In Process	111	Homekey 3 Interim Housing	\$ -	\$ -	\$ -	\$ -	\$ 15,000,000.00	\$ 898,989.00	\$ -	\$ 898,989.00	TBD
13	Las Palmas	Open	48	Booking	\$ 250.00	\$ 1,774,373.04	\$ 2,016,020.00	\$ 3,790,643.04	\$ 71,428.57	\$ 2,119,920.00	\$ 2,254,680.00	\$ 4,446,028.57	\$ 91,137.50
13	Silver Lake	Open	57	Booking	\$ 2,305.35	\$ 2,107,067.99	\$ 1,926,400.00	\$ 4,035,773.34	\$ 71,428.57	\$ 2,517,405.00	\$ 2,074,000.00	\$ 4,662,833.57	\$ 80,550.96
13	Dusk	Open	43	Occupancy	\$ 24,208.09	\$ 1,589,542.52	\$ 1,658,836.80	\$ 3,272,587.41	\$ 71,428.57	\$ 1,899,095.00	\$ 1,789,230.00	\$ 3,759,753.57	\$ 85,775.00
13	Hollywood North	Open	26	Occupancy	\$ -	\$ 961,118.73	\$ 1,391,618.80	\$ 2,352,737.53	\$ 71,428.57	\$ 1,148,290.00	\$ 1,215,854.64	\$ 2,435,573.21	\$ 90,928.64
13	Hollywood South	Open	76	Occupancy	\$ 18,548.76	\$ 2,809,423.98	\$ 3,788,147.90	\$ 6,616,120.64	\$ 71,428.57	\$ 3,356,540.00	\$ 3,478,596.00	\$ 6,906,564.57	\$ 89,936.00
13	Olive	Open	25	Occupancy	\$ 3,823.71	\$ 1,922,237.46	\$ 1,188,508.86	\$ 3,114,570.03	\$ 71,428.57	\$ 2,296,580.00	\$ 1,162,791.45	\$ 3,530,800.02	\$ 138,374.86
13	4969 Sunset Blvd	Open	52	Other Interim Housing	\$ -	\$ 1,366,560.00	\$ -	\$ 1,366,560.00	\$ -	\$ 1,689,220.00	\$ -	\$ 1,689,220.00	\$ 32,485.00
13	5301 Sierra Vista Ave <sup>3</sup>	In Process	51	THV	\$ 6,578,086.00	\$ -	\$ -	\$ 6,578,086.00	\$ -	TBD	\$ -	\$ -	TBD
14	Starlight	Open	19	Booking	\$ -	\$ 702,356.00	\$ 931,155.00	\$ 1,633,511.00	\$ 71,428.57	\$ 839,135.00	\$ 791,890.00	\$ 1,702,453.57	\$ 85,843.42
14	Antonio	Open	50	Occupancy	\$ 36,946.40	\$ 1,848,305.25	\$ 2,187,038.00	\$ 4,072,289.65	\$ 71,428.57	\$ 2,208,250.00	\$ 2,252,632.50	\$ 4,532,311.07	\$ 89,217.65
14	Highland Park	Open	28	Occupancy	\$ -	\$ 961,118.73	\$ 726,860.00	\$ 1,687,978.73	\$ 71,428.57	\$ 1,148,290.00	\$ 793,875.00	\$ 2,013,593.57	\$ 69,363.04
14	Union Rescue Mission 545 S. San Pedro Street	Open	100	Other Interim Housing	\$ 375,000.00	\$ 1,143,794.00	\$ -	\$ 1,518,794.00	\$ -	\$ 3,315,400.00	\$ -	\$ 3,315,400.00	\$ 33,154.00
15	Horizon	Open	14	Booking	\$ -	\$ 517,525.47	\$ 517,220.00	\$ 1,034,745.47	\$ 71,428.57	\$ 618,310.00	\$ 554,300.00	\$ 1,244,038.57	\$ 83,757.86
15	Monterey Inn	Open	27	Booking	\$ -	\$ 998,084.84	\$ 1,394,115.00	\$ 2,392,199.84	\$ 71,428.57	\$ 1,192,455.00	\$ 936,225.00	\$ 2,200,108.57	\$ 78,840.00
15	Palm	Open	16	Booking	\$ 848.36	\$ 591,457.68	\$ 579,370.00	\$ 1,171,676.04	\$ 71,428.57	\$ 706,640.00	\$ 589,600.00	\$ 1,367,668.57	\$ 81,015.00
15	Dreamscape	Open	33	Occupancy	\$ 5,439.00	\$ 1,219,881.47	\$ 1,262,435.00	\$ 2,487,755.47	\$ 71,428.57	\$ 1,457,445.00	\$ 1,364,715.00	\$ 2,893,588.57	\$ 85,520.00
15	600 E. 116th Pl. <sup>3</sup>	In Process	60	THV	\$ 7,488,443.00	\$ -	\$ -	\$ 7,488,443.00	\$ -	TBD	\$ -	\$ -	TBD

<sup>1</sup> FY 2024-25 Mayfair capital includes the cost of HACLA property management (\$5,067,200) and the property's insurance policy (\$82,795.38).<sup>2</sup> FY 2025-26 Mayfair capital includes the cost of HACLA property management (\$3,583,405), the property's insurance policy (\$88,949.53) and improvement and emergency capital needs (\$1,195,000).<sup>3</sup> These THVs are currently under construction as part of the State Funded Emergency Stabilization Bed (ESB) grant. As such, the total funding need is subject to change due to anticipated project shortfalls. Not included in this cost is \$3 million set aside as contingency for all State Tiny Home projects.<sup>4</sup> Homekey 3 Interim Housing costs by fiscal year are pending confirmation from LAHD and may be updated in a future report. Estimated FY 2025-26 service costs are based on anticipated opening dates.<sup>5</sup> The costs for this site by fiscal year are pending confirmation from CIFD and will be provided in a future report.<sup>6</sup> FY 2024-25 service costs for Occupancy and Booking agreements are estimated and include LAHSA Administrative fees. LAHSA invoices are broken down service provider.<sup>7</sup> FY 2025-26 service costs for Occupancy and Booking agreements include LAHSA Administrative Fees.

Average Leasing and Service Costs Per Unit											
		Daily Costs				Annual Costs					
Intervention Type		Average Daily Leasing Costs <sup>1</sup>	Daily Bed /Subsidy Service Cost	Non-reimbursable Daily Costs	Reimbursable Daily Costs <sup>2</sup>	Daily Costs	Average Annual Lease <sup>1</sup>	Annual Bed /Subsidy Service Cost	Non-reimbursable Annual Costs	Reimbursable Annual Costs <sup>2</sup>	Annual Costs
Safe Parking		\$0	\$40	\$40	\$0	\$40	\$0	\$14,600	\$14,600	\$0	\$14,600
Time-Limited Subsidies		\$0	\$67	\$67	\$0	\$67	\$0	\$24,309	\$24,309	\$0	\$24,309
Interim Housing	51+ beds	\$27	\$89	\$27	\$89	\$116	\$9,892	\$32,485	\$9,892	\$32,485	\$42,377
	<50 beds	\$21	\$116	\$21	\$116	\$137	\$7,815	\$42,340	\$7,815	\$42,340	\$50,155
Motels		\$120	\$110	\$120	\$110	\$230	\$43,800	\$40,150	\$43,800	\$40,150	\$83,950

<sup>1</sup> Average Leasing Costs are based on interventions that are open as of September 23, 2025.

<sup>2</sup> Under the City and County's Memorandum of Understanding, the County may reimburse up to \$259 million in services costs for the City's interim housing interventions that are eligible to count towards the Alliance Settlement.