



# Project Homekey

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## Our Mission

Create a [safe](#), [accessible](#), [sustainable](#) transportation environment that embodies diversity, equity and inclusion for future generations



# PROJECT HOMEKEY

The Homekey program is a statewide initiative aimed at sustaining and rapidly expanding housing for California's unhoused population through the Department of Housing and Community Development. Since its launch in 2020, Homekey has provided more than \$1.5 billion in funding and has continued to expand housing opportunities for thousands of individuals. Homekey offers state, regional, and local public entities the opportunity to develop a broad range of housing types, including hotels, motels, hostels, single-family homes, multifamily apartments, adult residential facilities, manufactured housing, and the conversion of commercial properties into permanent or interim housing for the targeted unhoused population. KOA Corporation (KOA) is at the forefront of construction management and inspection efforts for Homekey projects. Here are three Homekey projects supported by KOA's construction management services.



## PROJECT HOMEKEY MOTEL RENOVATION PROJECT MANAGEMENT, CONSTRUCTION MANAGEMENT, CONSTRUCTION INSPECTION CITY OF CULVER CITY, CA

Southern California Association of Nonprofit Housing (SCANPH)

2024 Homes Within Reach Award Recipient - Rehabilitation Development of the Year  
Budget: \$14.8 million | Number of Units: 73 housing units | Construction Time Frame: One Year |  
Agency: City of Culver City Public Works Department

As part of Project Homekey, the City of Culver City was awarded a \$26.6 million grant from the State of California and used \$14.8 million for the acquisition and rehabilitation of two adjacent local motels located at 3868 and 3900 Sepulveda Boulevard, repurposing them into a total of 73 new housing units to address the unhoused population. This marks Culver City's first Project Homekey initiative. The project took an innovative approach by co-locating both interim housing and longer-term supportive housing. It involved completely renovating all rooms to meet current code requirements, adding ADA accessible rooms, an on-site food warming kitchen, a laundry facility, and offices for social and mental health services. Specific amenities were provided, including the rehabilitation of open areas, parking, and a pet-friendly area for residents. KOA provided project management, construction management, and construction inspection services. Due to a lack of information at the start of the project, KOA also managed finances and oversaw the contractor. We assumed the role of the construction management team for the design-build of the project. Los Angeles Mayor Karen Bass toured the facility and was impressed by the quality, design, and finished product, as well as the number of ADA accessible room available to the unhoused population. The project was completed within its scheduled time frame of approximately one year.



**Check out the Culver City Project Homekey videos:**

<https://youtu.be/c1xhVPBLwrs?si=pjxNY0-HVeQoHH6X>

<https://youtu.be/B6UfzBExNag?si=0-7pfCGtXD8MMliId>





PROJECT HOMEKEY LUXURY INN MOTEL RENOVATION CONSTRUCTION MANAGEMENT, CONSTRUCTION INSPECTION

CITY OF LONG BEACH, CA

Budget: \$7.5 million | Number of Units: 78 rooms | Construction Time Frame: Ongoing | Agency: City of Long Beach Public Works Department

This project involves the renovation of a 78-room motel to provide interim housing in Long Beach under the Homekey Program. The project includes the complete renovation of all rooms to meet current code requirements and provide specified amenities. The project involves the rehabilitation and installation of open areas, parking, an area designated for resident pets, a laundry facility, and office spaces for case management and mental health support. New fire sprinkler and fire alarm systems will be added, along with new electrical installations for microwave-refrigerator combo units in resident rooms, water-efficient toilets, plumbing upgrades to all bathroom fixtures, and WiFi infrastructure for all residents. Additionally, it includes the improvement of 15 ADA-compliant rooms. This project is part of our On-Call services with the City of Long Beach. KOA is collaborating with the Public Works Department, in partnership with the Health Department, to provide construction management, and construction inspection services. The project budget is \$7.5 million, funded through Project Homekey. The anticipated completion date is March 2025.

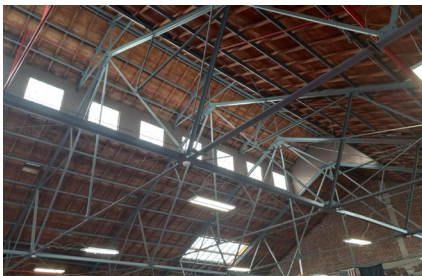


WINTER SHELTER/MEDICAL INTERIM CENTER CONSTRUCTION MANAGEMENT, CONSTRUCTION INSPECTION

CITY OF LONG BEACH, CA

Budget: \$2.2 million | Construction Time Frame: Ongoing | Agency: City of Long Beach Public Works Department

This medical interim center provides shelter during winter for individuals without housing, offering a warm refuge for those who would otherwise be on the streets. The center provided cots as temporary accommodations for the winter season. Homekey installed showers, bathrooms, a kitchen area, lighting, air conditioning, and new structural walls, transforming it into a interim medical facility. It will serve as a place where individuals from the streets can receive medical support, sleep, and access amenities such as bathrooms and showers. KOA is overseeing construction management and inspection services for this project. The budget for the project is \$2.2 million, funded through Project Homekey. Additional funding and scope for this project are anticipated, with completion expected in 2025.





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