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**62 permanent, supportive housing units open in Los Angeles's
Westlake neighborhood**

*Lake House addresses the area's issues of homelessness by providing stable,
attractive units with case management and support services*

LOS ANGELES, June 26, 2024 — City and county officials, social service providers and housing advocates today celebrated the opening of Lake House, the area's newest supportive housing community. Developed in partnership by Newport Beach-based developer, Community Development Partners and Mercy House, the community, which already houses tenants, is allowing dozens of homeless Los Angelenos to move into secure, stable housing.

The five-story Lake House, at 437 Westlake Ave., offers 62 units designated for tenants experiencing homelessness. The development includes 32 studios and 31 one-bedroom units for tenants whose households earn 30 percent or less of the area's median income level, as well as a site manager's unit.

Lake House also includes a rooftop deck, community spaces and offices for full-time, on-site support services providers.

"We are excited to contribute 62 permanent supportive housing units to the vibrant Westlake neighborhood in downtown Los Angeles," said Kyle Paine, president of Community Development Partners. "This project aims to serve those most in need, demonstrating our dedication to tackling displacement and homelessness. Lake House is more than just a building — it's a collaborative initiative involving government agencies, nonprofits, and the community, highlighting the significance of united efforts in combating homelessness and promoting inclusive urban development."

The \$38 million Lake House project was financed with a combination of public loans and bonds, including the state's No Place Like Home program. It was intended to address the Westlake community's population of people experiencing homelessness, which stood at nearly 2,000 during the 2019 Point in Time count.

The Center in Hollywood will provide case management and support services to Lake House residents, with offices for as many as four onsite workers. From its street outreach programs to its health clinic, the Center is renowned for its “radical hospitality” approach, ensuring that every person it serves feels welcome and is supported.

"Our team is thrilled to support individuals as they transition back to stability," said Alex Sato, executive director of The Center in Hollywood. "This new building will provide an environment where they can truly thrive."

The opening of Lake House adds to the momentum generated by the rehabilitation of the nearby Westlake Theater, the renovation of the MacArthur Park bandshell, now known as the Levitt Pavilion, and various infrastructure and transportation corridor improvements designed to help boost the diverse and vibrant Westlake community.

Lake House facts and figures:

- Units are furnished, and range in size from 355 to 523 square feet
- Among the 63 units are 11 designated for occupation by people with mobility, vision or hearing disabilities
- Residents can store up to 63 bicycles in secure short-term and long-term spaces
- Units feature vinyl flooring, energy-efficient appliances and furnishings
- Public areas include two community rooms, a computer room, a shared kitchen, a courtyard and a rooftop deck
- Case management and support services will be provided by The Center in Hollywood; Funding for case management is provided by the Department of Homeless Services

Lake House is operated as a limited partnership, with Lake House Mercy House CHDO as the managing general partner. The construction architect is Architecture Design Collaborative, and the schematic architect is City Fabrick. Lake House was financed with an innovative package of bonds and loans through multiple federal, state and local programs, including California’s No Place Like Home program, Los Angeles’ Proposition HHH Funding, federal low-income housing tax credits, and the Housing Authority of Los Angeles’ Section 8 vouchers and certificates.

For unhoused people, Paine said, the Lake House provides an efficient and compassionate path from crisis to stability.

Comments from public officials:

Gustavo Velasquez, director California Department of Housing and Community Development (HCD): “We are thrilled that funding from HCD’s No Place Like Home Program could help make possible permanent supportive housing for some of L.A.’s lowest-income residents at Lake House. The program will give residents with mental health challenges on-site access to service providers who can help them maintain housing stability, a model HCD looks forward to expanding statewide thanks to voter approval of Proposition 1.”

Emilio Salas, executive director, LACDA: “The LACDA’s commitment to help improve the quality of life for County residents is exemplified by affordable housing developments like the Lake House. Located within a transit-rich environment, with over a dozen bus lines within walking distance, the Lake House is also supported by social service anchors located within a 10-minute walk. Developments like these that put the needs of residents at the forefront, not only help address homelessness but also help contribute to diverse neighborhoods like Westlake.”

Councilmember Eunisses Hernandez, District 1, City of Los Angeles: “The Westlake neighborhood is in dire need of more permanent housing solutions to confront our housing and homelessness crisis. Lake House is a model of Care First housing solutions that prioritize dignity by meeting people where they are at with the services they need to thrive.”

Laurie Cannady Udit, Field Office Director, U.S. Department of Housing & Urban Development: “The grand opening of Lake House represents a significant step forward in our ongoing efforts to address homelessness and support our most vulnerable residents. Lake House is not just a building; it is a beacon of hope and stability for 63 individuals who will now have a safe place to call home.”

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[About Community Development Partners](#)

Founded in 2011, Community Development Partners develops and operates sustainable, life-enhancing affordable housing with a focus on long-term community engagement and innovative design. As a mission-driven, forward-thinking organization, CDP is focused exclusively on creating vibrant affordable housing communities that incorporate art, public parks, gardens, fresh food, and cultural and social programming. Alongside an incredible cohort of public and private partners and service providers, CDP has built, preserved, or is actively developing 55 unique projects comprising 5,100+ affordable homes throughout California, Oregon, Arizona, Nevada, and Colorado.

[About Mercy House](#)

For more than 35 years, Mercy House has provided supportive services and comprehensive resident services to families, individuals, homeless, chronically homeless, and disabled individuals in California. Its mission is to be a leader in ending homelessness by providing a blend of services and housing with dignity.

[About The Center in Hollywood](#)

The Center in Hollywood (The Center) is a nonprofit dedicated to ending isolation and breaking the cycle of homelessness through radical hospitality in Hollywood and throughout LA County. The Center envisions an equitable world where the power of community prioritizes the health, housing, and dignity of every person.