

**MOTION BY SUPERVISORS HOLLY J. MITCHELL
AND JANICE HAHN**

October 4, 2022

**Transfer Ownership of Eight Properties Acquired through Homekey Round 1 and
Provide Funding for Rehabilitation**

In July 2020, California Governor Gavin Newsom announced the Homekey Program (Homekey), which made \$600 million available for local jurisdictions to purchase and rehabilitate hotels and other properties to be used as interim and permanent housing for people experiencing homelessness (PEH) who are impacted by COVID-19. Later in 2020, Governor Newsom announced the addition of another \$250 million in funding for Homekey. Through the first round of Homekey, the County of Los Angeles (County) was awarded \$108 million to acquire 10 properties for use as housing for PEH who are impacted by COVID-19, and to temporarily subsidize operations. Nine of the 10 properties are currently operating as interim housing with plans to be converted to permanent supportive housing (PSH). One of the properties is already operating as PSH. To date, nearly 1,500 PEH have been served at the County's Homekey sites.

Subsequently, the County sought entities to take ownership of, rehabilitate, and operate nine of those 10 Homekey Round 1 (Homekey 1) properties as PSH, where residents can benefit from long-term rental subsidies and a comprehensive set of services to help them with chronic medical and/or behavioral health conditions and/or disabilities.

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(The tenth site is being managed through the Department of Health Services (DHS) Capital Improvement Intermediary Program.)

In order to identify qualified entities, the County issued an addendum to its Request For Statement of Interest (RFSI) #CFCI-CEO-2021-04, which was initially released on October 20, 2021, to identify co-applicants for Homekey Round 2. Addendum Four identified the criteria for entities to be considered to take ownership of, rehabilitate, and operate the Homekey 1 properties, which included appropriate levels of experience operating and developing similar projects and delivering services to the target population for these sites. Qualified entities who responded to the RFSI Addendum Four were subsequently invited to respond to Addendum Six, which requested additional information for further evaluation, including project summary, project milestones schedule, site plans, financial feasibility proformas, information on how they plan to leverage non-County funding sources, supportive services, and community engagement plans. A panel reviewed all responses and submissions to the RFSI and addenda and made recommendations to the Chief Executive Office (CEO) on selection of proposed new owners (Proposed Owners). Eight Proposed Owners, identified in Attachment 1 are non-profit affordable housing developers and/or homeless services providers. Ownership of the eight Homekey 1 properties are proposed to be transferred to the Proposed Owners, which Proposed Owners shall each form a single purpose entity (that they will be the sole member) to hold title, on a gratis basis pursuant to Government Code section 26227, which authorizes the County to provide County property not needed for other County purposes to non-profit entities to carry out programs that the Board of Supervisors (Board) finds is necessary to meet the social needs of the population of the County. Properties within cities will initially be leased to the Proposed Owners to enable the County to retain jurisdiction to facilitate permitting during each properties' rehabilitation, with ownership transferred after approval by the Board and completion of construction. Ownership of properties within the unincorporated areas will be transferred after approval by the Board and the close of escrow. A ninth owner has been identified for the remaining ninth property and its transfer will be addressed in a subsequent motion.

The County will be demobilizing the interim housing programs at the eight

Homekey 1 sites currently operating as interim housing prior to the beginning of construction. Construction is set to occur at various points in calendar year 2023. The County is committed to ensuring that all interim housing participants are safely relocated to alternative interim housing sites or to permanent housing, with no participants exiting back to the street. The CEO, DHS, and the Los Angeles Homeless Services Agency are working closely with providers to ensure the needed support and resources are available for successful transitions of all interim housing participants.

On July 27, 2021, the Board approved the first tranche of a \$975 million spending plan for the County allocation of American Rescue Plan (ARP) Act Coronavirus Local Fiscal Recovery Funds (SLFRF). As part of this spending plan and subsequent mid-tranche adjustments, \$118 million was allocated to support conversion of interim housing units to permanent housing. On September 13, 2022, the Board approved the second tranche of the \$975 million spending plan for the County allocation of ARP SLFRF. As part of this spending plan, an additional \$30.8 million was allocated to support conversion of interim housing units to permanent housing. The Proposed Owners to whom the Homekey 1 properties will be transferred will be awarded funding from both allocations to carry out the conversions.

WE THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Find that the eight "Projects," which include the proposed lease, transfer, and renovation or development, as applicable, of the Homekey 1 properties listed on Attachment 1, are exempt from the California Environmental Quality Act (CEQA) pursuant to Government Code section 65650 et seq., to the extent they are by right supportive housing developments, pursuant to Public Resources Code section 21080.27, to the extent they are emergency shelter or supportive housing developments within the City of Los Angeles, and pursuant to Public Resources Code section 21080.50, to the extent they are interim motel housing conversions. Further, find that the Projects are statutorily exempt from CEQA pursuant to section 21080(b)(4) of the Public Resources Code and section 15269(c) of the State CEQA Guidelines, which exempts specific actions necessary to prevent or mitigate an emergency, and also categorically exempt

pursuant to sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations to Land), 15311 (Accessory Structures), and 15332 (Infill Development) of the State CEQA Guidelines, and Classes 1, 2, 3, 4, and 11 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, because the Projects are within certain classes of projects that have been determined not to have a significant effect on the environment. In addition, based on the records of the proposed Projects, they will comply with all applicable regulations, and are not in a sensitive environment and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code section 65962.5, or indication that they may cause a substantial adverse change in the significance of a historical resource that would make the exemptions inapplicable. Upon approval of these actions, the Chief Executive Office will file Notices of Exemption (Notices) with the County Clerk pursuant to section 21152 of the Public Resources Code and will post the Notices to the County's website pursuant to section 20192.2 of the Public Resources Code.

2. Approve the Projects.
3. Find that the Projects, including transfer of Homekey 1 properties to the Proposed Owners as listed on Attachment 1, are necessary to meet the social needs of the population of the County pursuant to Government Code section 26227, and find that the properties to be transferred are not needed for other County uses.
4. Authorize and direct the Chief Executive Officer (CEO), or her designee, to negotiate and execute gratis transfer agreements with certain Proposed Owners, as indicated on Attachment 1, transferring ownership of the Homekey 1 properties, approved as to form by County Counsel, subject to restrictive covenants requiring that each property be used for permanent supportive housing consistent with the requirements of the Homekey Program, for a term

- of 55 years, and Proposed Owners being added to the Homekey 1 Standard Agreements.
5. Authorize and direct the CEO, or her designee, to negotiate and execute gratis leases with certain Proposed Owners, as indicated on Attachment 1, approved as to form by County Counsel, subject to the requirement that the Proposed Owner accept ownership of the properties upon completion of rehabilitation, with restrictive covenants requiring that each property be used for permanent supportive housing consistent with the requirements of the Homekey Program, for a term of 55 years, and Proposed Owners being added to the Homekey 1 Standard Agreements.
 6. Authorize and direct the CEO to take any action, and approve and execute any ancillary documents, approved as to form by County Counsel, that are necessary to effectuate the closing of the transactions contemplated by the terms of the transfer agreements and leases, and to pay any associated transaction costs.
 7. Approve the attached authorizing resolution(s), authorizing and directing the CEO to amend the Homekey Standard Agreements for the eight Homekey 1 properties listed on Attachment 1 to add the Proposed Owners to the Standard Agreements, and take any further actions required by the California Department of Housing and Community Development for participation in the Homekey Program.
 8. Authorize and direct the CEO to enter into, execute, and deliver any and all documents, and all amendments thereto, required or deemed necessary or appropriate to facilitate the leasing and transfer of the Homekey 1 properties to the Proposed Owners, as listed on Attachment 1.
 9. Approve the attached appropriation adjustment that reflects an increase of \$110,571,000 in appropriation in the Affordable Housing budget unit, offset by a corresponding increase in American Rescue Plan (ARP) Act Coronavirus Local Fiscal Recovery Funds (SLFRF), to support the conversion of Homekey 1 interim housing units to permanent housing.

10. Authorize the CEO to enter into funding agreement(s) with the Proposed Owners to support the costs of acquisition, rehabilitation, and operation of the Homekey 1 properties.
11. Authorize the CEO to disburse ARP SLFRF in an amount not to exceed \$110,571,000 to entities that are awarded Homekey 1 funding with the County for rehabilitation of permanent housing projects or to County departments providing support for Homekey 1 related efforts.
12. Direct the CEO to report back in writing by December 31, 2022 with the schedule for the conversions, including construction timeline; timeline for demobilization of the interim housing; and timeline to lease up permanent supportive housing sites once operational. Thereafter, during the final eight weeks of interim housing demobilization, report back in writing to the Homeless Policy Board Deputies on a weekly basis providing information about exit destinations for all interim housing participants.

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ATTACHMENT I

Site	Address	Proposed New Owner
<i>Properties to be leased during construction, then transferred to new owners, upon approval by Board of Supervisors and California Housing and Community Development Department.</i>		
Homekey Baldwin Park	14510 Garvey Avenue, Baldwin Park, CA 91706	SUPPORTIVE HOUSING LLC, a California limited liability company, whose sole member is A COMMUNITY OF FRIENDS, a California nonprofit public benefit corporation
Homekey Long Beach	5665 East 7th Street, Long Beach, CA 90804	LINC-LONG BEACH EAST APTS, LLC, a California limited liability company, whose sole member is LINC HOUSING CORPORATION, a California nonprofit public benefit corporation
Homekey Compton	1116 South Long Beach Boulevard, Compton, CA 90221	SPECIAL SERVICE FOR GROUPS, INC., a California nonprofit public benefit corporation
Homekey Norwalk	10646 East Rosecrans Avenue, Norwalk, CA 90650	WEINGART 10646 LLC, a California limited liability company, whose sole member is WEINGART CENTER ASSOCIATION, a California nonprofit public benefit corporation
Homekey Long Beach West	1133 Atlantic Avenue, Long Beach, CA 90804	LINC-LONG BEACH WEST APTS, LLC, a California limited liability company, whose sole member is LINC HOUSING CORPORATION, a California nonprofit public benefit corporation
<i>Properties to be transferred to new owners upon approval by Board of Supervisors and California Housing and Community Development Department.</i>		
Homekey Whittier	8211 South Pioneer Boulevard, Whittier, CA 90606	8221 LG, L.P., a California limited partnership company, whole sole members are 8221 LC LLC, whose sole member CLIFFORD BEERS HOUSING, INC., a California nonprofit public benefit corporation, and CLIFFORD BEERS HOUSING, INC.
Homekey Harbor City	820 West Sepulveda Boulevard, Harbor City, CA 90710	HARBOR CITY BC, LLC, a California limited liability

		company whose sole member is BRILLIANT CORNERS, a California nonprofit public benefit corporation
Hacienda Heights	1172 South 7th Avenue, Hacienda Heights, CA 91745	WOMEN ORGANIZING RESOURCES, KNOWLEDGE AND SERVICES, a California nonprofit public benefit corporation

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BA FORM 11162021

BOARD OF SUPERVISORS
OFFICIAL COPY

October 04, 2022

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF CHIEF EXECUTIVE OFFICER

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HER RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFORE**FY 2022-23****4 - VOTES****SOURCES****USES**AFFORDABLE HOUSING
A01-AM-90-90WK-10160
ARP - PROGRAMS
INCREASE REVENUE**110,571,000**AFFORDABLE HOUSING
A01-AM-SS00-10160
OTHER CHARGES
INCREASE APPROPRIATION**110,571,000****SOURCES TOTAL****\$ 110,571,000****USES TOTAL****\$ 110,571,000****JUSTIFICATION**

Reflects an increase of \$110,571,000 in appropriation in the Affordable Housing budget unit, offset by a corresponding increase in American Rescue Plan Act (ARP) Coronavirus Local Fiscal Recovery Funds (CLFRF), to support the conversion of Homekey 1.0 interim housing units to permanent housing.

Jerry RamirezDigitally signed by Jerry Ramirez
DN: cn=Jerry Ramirez, o=Chief Executive
Office, ou=Department of Public Works,
c=US
Date: 2022.09.27 10:38:00 -0700**AUTHORIZED SIGNATURE****Jerry Ramirez, Manager, CEO****BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)**REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR---☐ ACTION

RECOMMENDATION

Digitally signed by
Lan Sam
Date: 2022.09.27
11:17:50 -0700

BY

Lan Sam

DATE

09/27/2022

AUDITOR-CONTROLLER

B.A. NO. 036

☒ APPROVED AS REQUESTED☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY

DATE

9/28/2022

AUTHORIZING RESOLUTION

8211 South Pioneer Boulevard, Whittier CA, 90606

A RESOLUTION OF THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES AUTHORIZING AMENDMENT TO HOMEKEY STANDARD AGREEMENT ADDING A CO- APPLICANT(S) AND THE TRANSFER OF OWNERSHIP OF HOMEKEY REAL PROPERTY FROM THE COUNTY

WHEREAS:

A. The Department of Housing and Community Development ("**Department**") has issued a Notice of Funding Availability ("**NOFA**"), dated July 16, 2020, for the Homekey Program ("**Homekey**" or "**Homekey Program**"). The Department has issued the NOFA for Homekey grant funds pursuant to Health and Safety Code section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.)

B. The COUNTY OF LOS ANGELES (the "**County**" or "**Applicant**") submitted an application for Homekey funds ("**Application**") to the Department for review and consideration.

C. The Department is authorized to administer Homekey pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code). Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the Department-approved STD 213 - Standard Agreement (collectively the "**Homekey Documents**"), and all other legal requirements of the Homekey Program.

D. The Department awarded grant funds in the amount of \$12,703,147.00 to the County and executed the Department approved STD 213 - Standard Agreement on November 25, 2020, under Contract Number 20-HK-00011. That the awarded grant funds included capital expenditures (as allowed under Health and Saf. Code, § 50675.1.1, subd. (a)(1)-(6)) and capitalized operating subsidies (as allowed under Health and Saf. Code, § 50675.1.1, subd. (a)(7)).

E. County shall remain liable to the Department for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any Department approved transfer or assignment of property interest, or of any designation of a third party for the undertaking of all or any part of the scope of work. Likewise, each Co-Applicant (as defined below) shall remain jointly and severally liable to the Department for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any Department approved transfer or assignment of interest; any designation of a third party for the undertaking of all or any part of the scope of work.

THEREFORE, IT IS RESOLVED THAT:

1. County is hereby authorized and directed to amend the Homekey Documents, in order to add **CLIFFORD BEERS HOUSING, INC** ("**Co-Applicant One**") and to add **8221 LC LLC** ("**Co-Applicant Two**") and **8221 LG, L.P.** ("**Co-Applicant Three**") as Co-Applicants

<p>under the Homekey Documents, and to execute any ancillary documentation, approved as to form by County Counsel, that is necessary to effectuate the addition of the Co-Applicant to the Homekey Documents.</p>	
2.	<p>Approve and authorize the transfer of the County's right, title, and interest in real property located at 8211 South Pioneer Boulevard, Whittier, CA 90606, identified as APN: 8177-24-009, to Co-Applicant One, at no cost to Co-Applicant One, and instruct the Chief Executive Officer, or her designee, to execute the Transfer Agreement, Quitclaim Deed, and Restrictive Covenants, after approval as to form by County Counsel.</p>
3.	<p>Authorize the Chief Executive Officer, or her designee, to complete and execute any additional documentation, after approval as to form by County Counsel, necessary to complete the transfer of the real property and the amendment of the Homekey Documents.</p>
4.	<p>The County of Los Angeles' Chief Executive Officer, Chief Operating Officer, Assistant Chief Executive Officer, or Director of the Los Angeles County Homeless Initiative, are authorized to execute or amend the Homekey Documents on behalf of Applicant for participation in the Homekey Program.</p>
<p>PASSED AND ADOPTED this _____ day of _____, 2022, by the following vote:</p> <p>AYES:_____ NAYES:_____ ABSTAIN:_____ ABSENT:_____</p>	
<p>The undersigned, Celia Zavala, Executive Officer of the Board of Supervisors of Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.</p>	
SIGNATURE:	DATE:
NAME:	TITLE:

APPROVED AS TO FORM:

DAWYN R. HARRISON

Acting County Counsel

By 
 Roberto Saldana, Senior Deputy County Counsel

AUTHORIZING RESOLUTION

14510 Garvey Avenue, Baldwin Park, CA 91706

A RESOLUTION OF THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES AUTHORIZING AMENDMENT TO HOMEKEY STANDARD AGREEMENT ADDING A CO- APPLICANT(S) AND THE TRANSFER OF OWNERSHIP OF HOMEKEY REAL PROPERTY FROM THE COUNTY

WHEREAS:

- A. The Department of Housing and Community Development ("**Department**") has issued a Notice of Funding Availability ("**NOFA**"), dated July 16, 2020, for the Homekey Program ("**Homekey**" or "**Homekey Program**"). The Department has issued the NOFA for Homekey grant funds pursuant to Health and Safety Code section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.)
- B. The COUNTY OF LOS ANGELES (the "**County**" or "**Applicant**") submitted an application for Homekey funds ("**Application**") to the Department for review and consideration.
- C. The Department is authorized to administer Homekey pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code). Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the Department-approved STD 213 - Standard Agreement (collectively the "**Homekey Documents**"), and all other legal requirements of the Homekey Program.
- D. The Department awarded grant funds in the amount of \$8,900,000.00 to the County and executed the Department approved STD 213 - Standard Agreement on November 25, 2020, under Contract Number 20-HK-00014. That the awarded grant funds included capital expenditures (as allowed under Health and Saf. Code, § 50675.1.1, subd. (a)(1)-(6)) and capitalized operating subsidies (as allowed under Health and Saf. Code, § 50675.1.1, subd. (a)(7)).
- E. County shall remain liable to the Department for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any Department approved transfer or assignment of property interest, or of any designation of a third party for the undertaking of all or any part of the scope of work. Likewise, each Co-Applicant (as defined below) shall remain jointly and severally liable to the Department for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any Department approved transfer or assignment of interest; any designation of a third party for the undertaking of all or any part of the scope of work.

THEREFORE, IT IS RESOLVED THAT:

1. County is hereby authorized and directed to amend the Homekey Documents, in order to add **Supportive Housing LLC ("Co-Applicant One")** and to add **A COMMUNITY OF FRIENDS ("Co-Applicant Two")** as Co-Applicants under the Homekey Documents, and

	<p>to execute any ancillary documentation, approved as to form by County Counsel, that is necessary to effectuate the addition of the Co-Applicant to the Homekey Documents.</p>
2.	<p>Approve and authorize the transfer of the County's right, title, and interest in real property located at 14510 Garvey Avenue Baldwin Park, CA 91706, identified as APN: 8540-006-8460-006-027, to Co-Applicant One, at no cost to Co-Applicant One, and instruct the Chief Executive Officer, or her designee, to execute the Transfer Agreement, Quitclaim Deed, and Restrictive Covenants, after approval as to form by County Counsel.</p>
3.	<p>Authorize the Chief Executive Officer, or her designee, to complete and execute any additional documentation, after approval as to form by County Counsel, necessary to complete the transfer of the real property and the amendment of the Homekey Documents.</p>
4.	<p>The County of Los Angeles' Chief Executive Officer, Chief Operating Officer, Assistant Chief Executive Officer, or Director of the Los Angeles County Homeless Initiative, are authorized to execute or amend the Homekey Documents on behalf of Applicant for participation in the Homekey Program.</p>
<p>PASSED AND ADOPTED this _____ day of _____, 2022, by the following vote:</p> <p>AYES: _____ NAYES: _____ ABSTAIN: _____ ABSENT: _____</p>	
<p>The undersigned, Celia Zavala, Executive Officer of the Board of Supervisors of Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.</p>	
SIGNATURE:	DATE:
NAME:	TITLE:

APPROVED AS TO FORM:

DAWYN R. HARRISON

Acting County Counsel

By  _____
 Roberto Saldana, Senior Deputy County Counsel

AUTHORIZING RESOLUTION

5665 East 7th Street, Long Beach, CA 90804

A RESOLUTION OF THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES AUTHORIZING AMENDMENT TO HOMEKEY STANDARD AGREEMENT ADDING A CO- APPLICANT(S) AND THE TRANSFER OF OWNERSHIP OF HOMEKEY REAL PROPERTY FROM THE COUNTY

WHEREAS:

A. The Department of Housing and Community Development ("**Department**") has issued a Notice of Funding Availability ("**NOFA**"), dated July 16, 2020, for the Homekey Program ("**Homekey**" or "**Homekey Program**"). The Department has issued the NOFA for Homekey grant funds pursuant to Health and Safety Code section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.)

B. The COUNTY OF LOS ANGELES (the "**County**" or "**Applicant**") submitted an application for Homekey funds ("**Application**") to the Department for review and consideration.

C. The Department is authorized to administer Homekey pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code). Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the Department-approved STD 213 - Standard Agreement (collectively the "**Homekey Documents**"), and all other legal requirements of the Homekey Program.

D. The Department awarded grant funds in the amount of \$6,647,000.00 to the County and executed the Department approved STD 213 - Standard Agreement on November 25, 2020, under Contract Number 20-HK-00015. That the awarded grant funds included capital expenditures (as allowed under Health and Saf. Code, § 50675.1.1, subd. (a)(1)-(6)) and capitalized operating subsidies (as allowed under Health and Saf. Code, § 50675.1.1, subd. (a)(7)).

E. County shall remain liable to the Department for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any Department approved transfer or assignment of property interest, or of any designation of a third party for the undertaking of all or any part of the scope of work. Likewise, each Co-Applicant (as defined below) shall remain jointly and severally liable to the Department for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any Department approved transfer or assignment of interest; any designation of a third party for the undertaking of all or any part of the scope of work.

THEREFORE, IT IS RESOLVED THAT:

1. County is hereby authorized and directed to amend the Homekey Documents, in order to add **LINC-LONG BEACH EAST APTS, LLC** ("**Co-Applicant One**") and to add **LINC HOUSING CORPORATION** ("**Co-Applicant Two**") as Co-Applicants under the Homekey

	<p>Documents, and to execute any ancillary documentation, approved as to form by County Counsel, that is necessary to effectuate the addition of the Co-Applicant to the Homekey Documents.</p> <p>2. Approve and authorize the transfer of the County's right, title, and interest in real property located at 5665 East 7th Street Long Beach, CA 90804, identified as APN: 7240-025-017, to Co-Applicant One, at no cost to Co-Applicant One, and instruct the Chief Executive Officer, or her designee, to execute the Transfer Agreement, Quitclaim Deed, and Restrictive Covenants, after approval as to form by County Counsel.</p> <p>3. Authorize the Chief Executive Officer, or her designee, to complete and execute any additional documentation, after approval as to form by County Counsel, necessary to complete the transfer of the real property and the amendment of the Homekey Documents.</p> <p>4. The County of Los Angeles' Chief Executive Officer, Chief Operating Officer, Assistant Chief Executive Officer, or Director of the Los Angeles County Homeless Initiative, are authorized to execute or amend the Homekey Documents on behalf of Applicant for participation in the Homekey Program.</p>
	<p>PASSED AND ADOPTED this _____ day of _____, 2022, by the following vote:</p> <p>AYES:_____ NAYES:_____ ABSTAIN:_____ ABSENT:_____</p>
	<p>The undersigned, Celia Zavala, Executive Officer of the Board of Supervisors of Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.</p>
	<p>SIGNATURE: _____ DATE: _____</p>
	<p>NAME: _____ TITLE: _____</p>

APPROVED AS TO FORM:

DAWYN R. HARRISON

Acting County Counsel

By  _____
Roberto Saldana, Senior Deputy County Counsel

AUTHORIZING RESOLUTION

820 West Sepulveda Boulevard, Harbor City, CA 90710

A RESOLUTION OF THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES AUTHORIZING AMENDMENT TO HOMEKEY STANDARD AGREEMENT ADDING A CO- APPLICANT(S) AND THE TRANSFER OF OWNERSHIP OF HOMEKEY REAL PROPERTY FROM THE COUNTY

WHEREAS:

- A. The Department of Housing and Community Development ("**Department**") has issued a Notice of Funding Availability ("**NOFA**"), dated July 16, 2020, for the Homekey Program ("**Homekey**" or "**Homekey Program**"). The Department has issued the NOFA for Homekey grant funds pursuant to Health and Safety Code section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.)
- B. The COUNTY OF LOS ANGELES (the "**County**" or "**Applicant**") submitted an application for Homekey funds ("**Application**") to the Department for review and consideration.
- C. The Department is authorized to administer Homekey pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code). Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the Department-approved STD 213 - Standard Agreement (collectively the "**Homekey Documents**"), and all other legal requirements of the Homekey Program.
- D. The Department awarded grant funds in the amount of \$7,875,967.00 to the County and executed the Department approved STD 213 - Standard Agreement on November 25, 2020, under Contract Number 20-HK-00026. That the awarded grant funds included capital expenditures (as allowed under Health and Saf. Code, § 50675.1.1, subd. (a)(1)-(6)) and capitalized operating subsidies (as allowed under Health and Saf. Code, § 50675.1.1, subd. (a)(7)).
- E. County shall remain liable to the Department for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any Department approved transfer or assignment of property interest, or of any designation of a third party for the undertaking of all or any part of the scope of work. Likewise, each Co-Applicant (as defined below) shall remain jointly and severally liable to the Department for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any Department approved transfer or assignment of interest; any designation of a third party for the undertaking of all or any part of the scope of work.

THEREFORE, IT IS RESOLVED THAT:

1. County is hereby authorized and directed to amend the Homekey Documents, in order to add **Harbor City BC, LLC** ("**Co-Applicant One**") and to add **BRILLIANT CORNERS** ("**Co-Applicant Two**") as Co-Applicants under the Homekey Documents, and to execute

	any ancillary documentation, approved as to form by County Counsel, that is necessary to effectuate the addition of the Co-Applicant to the Homekey Documents.
2.	Approve and authorize the transfer of the County's right, title, and interest in real property located at 820 West Sepulveda Boulevard, Harbor City, CA 90710, identified as APN: 7409-019-014, to Co-Applicant One, at no cost to Co-Applicant One, and instruct the Chief Executive Officer, or her designee, to execute the Transfer Agreement, Quitclaim Deed, and Restrictive Covenants, after approval as to form by County Counsel.
3.	Authorize the Chief Executive Officer, or her designee, to complete and execute any additional documentation, after approval as to form by County Counsel, necessary to complete the transfer of the real property and the amendment of the Homekey Documents.
4.	The County of Los Angeles' Chief Executive Officer, Chief Operating Officer, Assistant Chief Executive Officer, or Director of the Los Angeles County Homeless Initiative, are authorized to execute or amend the Homekey Documents on behalf of Applicant for participation in the Homekey Program.
PASSED AND ADOPTED this _____ day of _____, 2022, by the following vote: AYES: _____ NAYES: _____ ABSTAIN: _____ ABSENT: _____	
The undersigned, Celia Zavala, Executive Officer of the Board of Supervisors of Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.	
SIGNATURE:	DATE:
NAME:	TITLE:

APPROVED AS TO FORM:

DAWYN R. HARRISON

Acting County Counsel

By  _____
 Roberto Saldana, Senior Deputy County Counsel

AUTHORIZING RESOLUTION

1172 South 7th Avenue, Hacienda Heights, CA 91745

A RESOLUTION OF THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES AUTHORIZING AMENDMENT TO HOMEKEY STANDARD AGREEMENT ADDING A CO- APPLICANT(S) AND THE TRANSFER OF OWNERSHIP OF HOMEKEY REAL PROPERTY FROM THE COUNTY

WHEREAS:

A. The Department of Housing and Community Development ("**Department**") has issued a Notice of Funding Availability ("**NOFA**"), dated July 16, 2020, for the Homekey Program ("**Homekey**" or "**Homekey Program**"). The Department has issued the NOFA for Homekey grant funds pursuant to Health and Safety Code section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.)

B. The COUNTY OF LOS ANGELES (the "**County**" or "**Applicant**") submitted an application for Homekey funds ("**Application**") to the Department for review and consideration.

C. The Department is authorized to administer Homekey pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code). Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the Department-approved STD 213 - Standard Agreement (collectively the "**Homekey Documents**"), and all other legal requirements of the Homekey Program.

D. The Department awarded grant funds in the amount of \$16,194,000.00 to the County and executed the Department approved STD 213 - Standard Agreement on November 25, 2020, under Contract Number 20-HK-00027. That the awarded grant funds included capital expenditures (as allowed under Health and Saf. Code, § 50675.1.1, subd. (a)(1)-(6)) and capitalized operating subsidies (as allowed under Health and Saf. Code, § 50675.1.1, subd. (a)(7)).

E. County shall remain liable to the Department for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any Department approved transfer or assignment of property interest, or of any designation of a third party for the undertaking of all or any part of the scope of work. Likewise, each Co-Applicant (as defined below) shall remain jointly and severally liable to the Department for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any Department approved transfer or assignment of interest; any designation of a third party for the undertaking of all or any part of the scope of work.

THEREFORE, IT IS RESOLVED THAT:

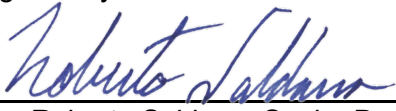
1. County is hereby authorized and directed to amend the Homekey Documents, in order to add **WOMEN ORGANIZING RESOURCES, KNOWLEDGE AND SERVICES** ("**Co-Applicant One**") under the Homekey Documents, and to execute any ancillary

	documentation, approved as to form by County Counsel, that is necessary to effectuate the addition of the Co-Applicant to the Homekey Documents.
2.	Approve and authorize the transfer of the County's right, title, and interest in real property located at 1172 South 7 th Avenue Hacienda Heights, CA 91745, identified as APN: 8220-022-063; 822-022-060, to Co-Applicant One, at no cost to Co-Applicant One, and instruct the Chief Executive Officer, or her designee, to execute the Transfer Agreement, Quitclaim Deed, and Restrictive Covenants, after approval as to form by County Counsel.
3.	Authorize the Chief Executive Officer, or her designee, to complete and execute any additional documentation, after approval as to form by County Counsel, necessary to complete the transfer of the real property and the amendment of the Homekey Documents.
4.	The County of Los Angeles' Chief Executive Officer, Chief Operating Officer, Assistant Chief Executive Officer, or Director of the Los Angeles County Homeless Initiative, are authorized to execute or amend the Homekey Documents on behalf of Applicant for participation in the Homekey Program.
<p>PASSED AND ADOPTED this _____ day of _____, 2022, by the following vote:</p> <p>AYES: _____ NAYES: _____ ABSTAIN: _____ ABSENT: _____</p>	
<p>The undersigned, Celia Zavala, Executive Officer of the Board of Supervisors of Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.</p>	
SIGNATURE:	DATE:
NAME:	TITLE:

APPROVED AS TO FORM:

DAWYN R. HARRISON

Acting County Counsel

By  _____
 Roberto Saldana, Senior Deputy County Counsel

AUTHORIZING RESOLUTION

1116 South Long Beach Boulevard, Compton, CA 90221

A RESOLUTION OF THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES AUTHORIZING AMENDMENT TO HOMEKEY STANDARD AGREEMENT ADDING A CO- APPLICANT(S) AND THE TRANSFER OF OWNERSHIP OF HOMEKEY REAL PROPERTY FROM THE COUNTY

WHEREAS:

A. The Department of Housing and Community Development ("**Department**") has issued a Notice of Funding Availability ("**NOFA**"), dated July 16, 2020, for the Homekey Program ("**Homekey**" or "**Homekey Program**"). The Department has issued the NOFA for Homekey grant funds pursuant to Health and Safety Code section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.)

B. The COUNTY OF LOS ANGELES (the "**County**" or "**Applicant**") submitted an application for Homekey funds ("**Application**") to the Department for review and consideration.

C. The Department is authorized to administer Homekey pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code). Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the Department-approved STD 213 - Standard Agreement (collectively the "**Homekey Documents**"), and all other legal requirements of the Homekey Program.

D. The Department awarded grant funds in the amount of \$6,580,000.00 to the County and executed the Department approved STD 213 - Standard Agreement on November 25, 2020, under Contract Number 20-HK-00030. That the awarded grant funds included capital expenditures (as allowed under Health and Saf. Code, § 50675.1.1, subd. (a)(1)-(6)) and capitalized operating subsidies (as allowed under Health and Saf. Code, § 50675.1.1, subd. (a)(7)).

E. County shall remain liable to the Department for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any Department approved transfer or assignment of property interest, or of any designation of a third party for the undertaking of all or any part of the scope of work. Likewise, each Co-Applicant (as defined below) shall remain jointly and severally liable to the Department for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any Department approved transfer or assignment of interest; any designation of a third party for the undertaking of all or any part of the scope of work.

THEREFORE, IT IS RESOLVED THAT:

1. County is hereby authorized and directed to amend the Homekey Documents, in order to add **SPECIAL SERVICES FOR GROUPS, INC** ("**Co-Applicant One**") under the Homekey Documents, and to execute any ancillary documentation, approved as to form by

	County Counsel, that is necessary to effectuate the addition of the Co-Applicant to the Homekey Documents.
2.	Approve and authorize the transfer of the County's right, title, and interest in real property located at 1116 South Long Beach Boulevard Compton, CA 90221, identified as APN: 7302-016-017, to Co-Applicant One, at no cost to Co-Applicant One, and instruct the Chief Executive Officer, or her designee, to execute the Transfer Agreement, Quitclaim Deed, and Restrictive Covenants, after approval as to form by County Counsel.
3.	Authorize the Chief Executive Officer, or her designee, to complete and execute any additional documentation, after approval as to form by County Counsel, necessary to complete the transfer of the real property and the amendment of the Homekey Documents.
4.	The County of Los Angeles' Chief Executive Officer, Chief Operating Officer, Assistant Chief Executive Officer, or Director of the Los Angeles County Homeless Initiative, are authorized to execute or amend the Homekey Documents on behalf of Applicant for participation in the Homekey Program.
PASSED AND ADOPTED this _____ day of _____, 2022, by the following vote: AYES: _____ NAYES: _____ ABSTAIN: _____ ABSENT: _____	
The undersigned, Celia Zavala, Executive Officer of the Board of Supervisors of Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.	
SIGNATURE:	DATE:
NAME:	TITLE:

APPROVED AS TO FORM:

DAWYN R. HARRISON

Acting County Counsel

By  _____
 Roberto Saldana, Senior Deputy County Counsel

AUTHORIZING RESOLUTION

1133 Atlantic Avenue, Long Beach, CA 90813

A RESOLUTION OF THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES AUTHORIZING AMENDMENT TO HOMEKEY STANDARD AGREEMENT ADDING A CO- APPLICANT(S) AND THE TRANSFER OF OWNERSHIP OF HOMEKEY REAL PROPERTY FROM THE COUNTY

WHEREAS:

A. The Department of Housing and Community Development ("**Department**") has issued a Notice of Funding Availability ("**NOFA**"), dated July 16, 2020, for the Homekey Program ("**Homekey**" or "**Homekey Program**"). The Department has issued the NOFA for Homekey grant funds pursuant to Health and Safety Code section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.)

B. The COUNTY OF LOS ANGELES (the "**County**" or "**Applicant**") submitted an application for Homekey funds ("**Application**") to the Department for review and consideration.

C. The Department is authorized to administer Homekey pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code). Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the Department-approved STD 213 - Standard Agreement (collectively the "**Homekey Documents**"), and all other legal requirements of the Homekey Program.

D. The Department awarded grant funds in the amount of \$20,790,000.00 to the County and executed the Department approved STD 213 - Standard Agreement on November 25, 2020, under Contract Number 20-HK-00040. That the awarded grant funds included capital expenditures (as allowed under Health and Saf. Code, § 50675.1.1, subd. (a)(1)-(6)) and capitalized operating subsidies (as allowed under Health and Saf. Code, § 50675.1.1, subd. (a)(7)).

E. County shall remain liable to the Department for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any Department approved transfer or assignment of property interest, or of any designation of a third party for the undertaking of all or any part of the scope of work. Likewise, each Co-Applicant (as defined below) shall remain jointly and severally liable to the Department for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any Department approved transfer or assignment of interest; any designation of a third party for the undertaking of all or any part of the scope of work.

THEREFORE, IT IS RESOLVED THAT:

1. County is hereby authorized and directed to amend the Homekey Documents, in order to add **LINC-LONG BEACH WEST APTS, LLC** ("**Co-Applicant One**") and to add **LINC HOUSING CORPORATION** ("**Co-Applicant Two**") as Co-Applicants under the Homekey

<p>Documents, and to execute any ancillary documentation, approved as to form by County Counsel, that is necessary to effectuate the addition of the Co-Applicant to the Homekey Documents.</p> <p>2. Approve and authorize the transfer of the County's right, title, and interest in real property located at 1133 Atlantic Avenue Long Beach, CA 90804, identified as APN: 7274-001-047, to Co-Applicant One, at no cost to Co-Applicant One, and instruct the Chief Executive Officer, or her designee, to execute the Transfer Agreement, Quitclaim Deed, and Restrictive Covenants, after approval as to form by County Counsel.</p> <p>3. Authorize the Chief Executive Officer, or her designee, to complete and execute any additional documentation, after approval as to form by County Counsel, necessary to complete the transfer of the real property and the amendment of the Homekey Documents.</p> <p>4. The County of Los Angeles' Chief Executive Officer, Chief Operating Officer, Assistant Chief Executive Officer, or Director of the Los Angeles County Homeless Initiative, are authorized to execute or amend the Homekey Documents on behalf of Applicant for participation in the Homekey Program.</p>
<p>PASSED AND ADOPTED this _____ day of _____, 2022, by the following vote:</p> <p>AYES:_____ NAYES:_____ ABSTAIN:_____ ABSENT:_____</p>
<p>The undersigned, Celia Zavala, Executive Officer of the Board of Supervisors of Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.</p>
<p>SIGNATURE: _____ DATE: _____</p>
<p>NAME: _____ TITLE: _____</p>

APPROVED AS TO FORM:

DAWYN R. HARRISON

Acting County Counsel

By  _____
Roberto Saldana, Senior Deputy County Counsel

AUTHORIZING RESOLUTION

10646 East Rosecrans Avenue, Norwalk, CA 90650

A RESOLUTION OF THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES AUTHORIZING AMENDMENT TO HOMEKEY STANDARD AGREEMENT ADDING A CO- APPLICANT(S) AND THE TRANSFER OF OWNERSHIP OF HOMEKEY REAL PROPERTY FROM THE COUNTY

WHEREAS:

- A. The Department of Housing and Community Development ("**Department**") has issued a Notice of Funding Availability ("**NOFA**"), dated July 16, 2020, for the Homekey Program ("**Homekey**" or "**Homekey Program**"). The Department has issued the NOFA for Homekey grant funds pursuant to Health and Safety Code section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.)
- B. The COUNTY OF LOS ANGELES (the "**County**" or "**Applicant**") submitted an application for Homekey funds ("**Application**") to the Department for review and consideration.
- C. The Department is authorized to administer Homekey pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code). Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the Department-approved STD 213 - Standard Agreement (collectively the "**Homekey Documents**"), and all other legal requirements of the Homekey Program.
- D. The Department awarded grant funds in the amount of \$7,084,000.00 to the County and executed the Department approved STD 213 - Standard Agreement on November 25, 2020, under Contract Number 20-HK-00055. That the awarded grant funds included capital expenditures (as allowed under Health and Saf. Code, § 50675.1.1, subd. (a)(1)-(6)) and capitalized operating subsidies (as allowed under Health and Saf. Code, § 50675.1.1, subd. (a)(7)).
- E. County shall remain liable to the Department for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any Department approved transfer or assignment of property interest, or of any designation of a third party for the undertaking of all or any part of the scope of work. Likewise, each Co-Applicant (as defined below) shall remain jointly and severally liable to the Department for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any Department approved transfer or assignment of interest; any designation of a third party for the undertaking of all or any part of the scope of work.

THEREFORE, IT IS RESOLVED THAT:

1. County is hereby authorized and directed to amend the Homekey Documents, in order to add **Weingart 10646 LLC** ("**Co-Applicant One**") and to add **WEINGART CENTER ASSOCIATION** ("**Co-Applicant Two**") as Co-Applicants under the Homekey

<p>Documents, and to execute any ancillary documentation, approved as to form by County Counsel, that is necessary to effectuate the addition of the Co-Applicant to the Homekey Documents.</p> <p>2. Approve and authorize the transfer of the County's right, title, and interest in real property located at 10646 East Rosecrans Avenue Norwalk, CA 90650, identified as APN: 8076-001-043, to Co-Applicant One, at no cost to Co-Applicant One, and instruct the Chief Executive Officer, or her designee, to execute the Transfer Agreement, Quitclaim Deed, and Restrictive Covenants, after approval as to form by County Counsel.</p> <p>3. Authorize the Chief Executive Officer, or her designee, to complete and execute any additional documentation, after approval as to form by County Counsel, necessary to complete the transfer of the real property and the amendment of the Homekey Documents.</p> <p>4. The County of Los Angeles' Chief Executive Officer, Chief Operating Officer, Assistant Chief Executive Officer, or Director of the Los Angeles County Homeless Initiative, are authorized to execute or amend the Homekey Documents on behalf of Applicant for participation in the Homekey Program.</p>
<p>PASSED AND ADOPTED this _____ day of _____, 2022, by the following vote:</p> <p>AYES:_____ NAYES:_____ ABSTAIN:_____ ABSENT:_____</p>
<p>The undersigned, Celia Zavala, Executive Officer of the Board of Supervisors of Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.</p>
<p>SIGNATURE: _____ DATE: _____</p>
<p>NAME: _____ TITLE: _____</p>

APPROVED AS TO FORM:

DAWYN R. HARRISON

Acting County Counsel

By  _____
Roberto Saldana, Senior Deputy County Counsel