

MOTION BY SUPERVISOR LINDSEY P. HORVATH

June 4, 2024

Approve Updated Resolutions Authorizing Participation in Round 2 of the Homekey Program

In July 2020, Governor Gavin Newsom announced the Homekey Program (Homekey), which made \$500 million available for local jurisdictions to purchase hotels and other properties to be used as interim and permanent housing for people experiencing homelessness (PEH) who are impacted by COVID-19, and \$50 million for operating subsidies. Later in 2020, Governor Newsom announced an additional \$250 million in funding for Homekey. Through Homekey, the County of Los Angeles (County) was awarded \$108 million to acquire 10 properties with a combined 847 units for use as housing for PEH who are impacted by COVID-19, and to temporarily subsidize operations.

In September 2021, the California Department of Housing and Community Development (HCD) announced the availability of approximately \$1.45 billion of Homekey grant funding through its Round 2 Notice of Funding Availability (NOFA). For Round 2 of Homekey, the County partnered with co-applicants to apply for Homekey funding. On January 25, 2022, the Board of Supervisors (Board) approved resolutions authorizing the Los Angeles County Homeless Initiative (CEO-HI) and the selected co-applicants (collectively, "Co-Applicants") to submit 19 project applications for the Homekey Round 2 NOFA (individually, an "Application" and collectively, the "Applications"). The County was awarded funds for fourteen (14) projects, including the 4 projects listed on Attachment 1 (collectively, "Projects").

MOTION

SOLIS _____

MITCHELL _____

HAHN _____

BARGER _____

HORVATH _____

HCD awarded these Projects in March and May of 2022. Four of the Co-Applicants have since established limited liability companies that will act as special purpose entities to take ownership of the properties. These limited liability companies shall each solely be controlled by the applicable original Co-Applicant. HCD is requiring that the limited liability companies be approved by the Board via new resolutions and added as a Co-Applicant to the applicable Application and Standard Agreement entered into with HCD.

Assembly Bill 140 establishes a statutory exemption from the California Environmental Quality Act for activities meeting certain conditions that receive funding through the Homekey Round 2 NOFA, but other exemptions are also applicable to the proposed projects.

I, THEREFORE, MOVE that the Board of Supervisors:

1. Find that the acquisition and renovation or development, as applicable, of the four Projects listed on Attachment 1, are exempt from the California Environmental Quality Act (CEQA) pursuant to Health and Safety Code Section 50675.1.4, to the extent the proposed activities utilize Homekey funds allocated pursuant to Health and Safety Code Section 50675.1.3 and meet the applicable conditions contained in Health and Safety Code Section 50675.1.4, pursuant to Government Code Section 65650 et seq., to the extent they are by right supportive housing developments, pursuant to Government Code Section 65660 et seq., to the extent they are by right low barrier navigation center 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.
2. 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. On February 14th and 15th of 2022, the Chief Executive Office filed Notices of Exemption (Notices) with the County Clerk pursuant to Section 21152 of the Public Resources Code and posted the Notices to the County's website pursuant to Section 20192.2 of the Public Resources Code.

3. Approve the attached authorizing resolutions, authorizing and directing the Chief Executive Officer, Chief Operating Officer, Assistant Chief Executive Officer, or Executive Director of the Los Angeles County Homeless Initiative, or their designees, to submit joint Applications to California Department of Housing and Community Development in response to the Notice of Funding Availability, dated September 9, 2021, and to jointly apply for Homekey grant funds in the amounts indicated in each authorizing resolution; and approve the Projects.
4. Authorize and direct the Chief Executive Officer, Chief Operating Officer, Assistant Chief Executive Officer, or Director of the Los Angeles County Homeless Initiative, or their designees, to enter into, execute, and deliver Standard Agreement(s) with the California Department of Housing and Community Development in a total amount not to exceed the amounts specified in each authorizing resolution, and any and all other documents

required or deemed necessary or appropriate to secure the Homekey funds from California Department of Housing and Community Development and to participate in Homekey, and all amendments thereto.

#

LPH:cl

**Attachment to Motion:
Properties to be Submitted to Homekey Round 2 Program jointly by
County of Los Angeles and Selected Corporations**

Corporation	Property Address	Type of Housing	Units	County and Corporation Standard Agreement with HCD Not to Exceed	Project Type*
Century Moonstone LLC, and Century Affordable Development, Inc.	716 S Pacific Coast Hwy, Redondo Beach, CA 90277	PSH	21	\$8,901,600	Motel Conversion to PSH
Weingart Greenleaf LLC, The Weingart Center Association, and Valued Housing II, LLC	10317 Whittier Blvd, Whittier, CA, 90606	PSH	101	\$42,828,480	Motel Conversion to PSH
Weingart Willows LLC, The Weingart Center Association, and Valued Housing II, LLC	14032 S Vermont Ave, Los Angeles, CA 90247	PSH	53	\$22,224,960	Motel Conversion to PSH
Los Angeles Room & Board, LARNB 506 N. EVERGREEN AVE, LLC	506 N Evergreen Ave, Los Angeles, CA 90033	IH	40	\$14,689,560	Acquisition of Rehabilitated Multifamily Building

Project Type Description

Motel Conversion to Permanent Supportive Housing: Corporation will rehabilitate motel property. Rehabilitation may include renovations to ensure the property is compliant with all applicable health and safety standards and is in compliance with accessibility requirements; addition of kitchenettes where they are not present; upgrades to common areas; replacement of some appliances, flooring, window coverings, etc.; filling of swimming pools; installation of security features; and other activities that primarily utilize existing structures.

Acquisition of Rehabilitated Multifamily Building for Interim Housing: Corporation will acquire the multifamily building once all renovations are complete.

AUTHORIZING RESOLUTION

RESOLUTION NO. 79564

Property Address: 716 South Pacific Coast Highway, Redondo Beach, CA 90277

A RESOLUTION OF THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES AUTHORIZING AMENDMENT TO HOMEKEY STANDARD AGREEMENT ADDING A CO-APPLICANT(S)

WHEREAS:

- A. The Department of Housing and Community Development ("**Department**") has issued a Notice of Funding Availability, dated September 9, 2021 ("**NOFA**"), for the Homekey Program ("**Homekey**" or "**Program**"). The Department has issued the NOFA for Homekey grant funds pursuant to Health and Safety Code section 50675.1.3 (Assem. Bill No. 140 (2021-2022 Reg. Sess.), § 20.).
- B. **The County of Los Angeles ("Applicant")** desires to jointly apply for Homekey grant funds with **Century Moonstone LLC and Century Affordable Development, Inc.** (collectively and individually the "**Co-Applicant**"). Therefore, Applicant is joining Co-Applicant in the submittal of 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 ("**Standard Agreement**"), and all other legal requirements of the Homekey Program.

THEREFORE, IT IS RESOLVED THAT:

1. Applicant is hereby authorized and directed to submit a joint Application to the Department in response to the NOFA, and to jointly apply with Co-Applicant for Homekey grant funds in a total amount not to exceed **\$8,901,600**.
2. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver a Standard Agreement in a total amount not to exceed **\$8,901,600**, any and all other documents required or deemed necessary or appropriate to secure the Homekey funds from the Department and to participate in the Homekey Program, and all amendments thereto (collectively, the "**Homekey Documents**").
3. Applicant acknowledges and agrees that it shall be subject to the terms and conditions specified in the Standard Agreement, and that the NOFA and Application will be incorporated in the Standard Agreement by reference and made a part thereof. Any and all activities, expenditures, information, and timelines represented in the Application are

enforceable through the Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Standard Agreement.

- 4. The Chief Executive Officer, Chief Operating Officer, Assistant Chief Executive Officer, or Executive Director of the Los Angeles County Homeless Initiative, or their designees are authorized to execute the Application and the Homekey Documents, and all amendments thereto, on behalf of Applicant for participation in the Homekey Program.

PASSED AND ADOPTED this 4th day of June, 2024, by the following vote:

AYES: Supervisors Solis, Mitchell, Hahn, Barger and Horvath

AYES: 5 **NAYES:** 0 **ABSTAIN:** 0 **ABSENT:** 0

The undersigned, **Edward Yen, 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: Edward Yen

DATE: June 4, 2024

NAME: Edward Yen

TITLE: Executive Officer

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By Roberto Saldaña
Senior Deputy County Counsel



ATTEST: EDWARD YEN
EXECUTIVE OFFICER
CLERK OF THE BOARD OF SUPERVISORS

By Maria Ouedrao, Deputy

AUTHORIZING RESOLUTION

RESOLUTION NO. 79565

Property Address: 10317 Whittier Blvd, Whittier, California 90606

A RESOLUTION OF THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES AUTHORIZING AMENDMENT TO HOMEKEY STANDARD AGREEMENT ADDING A CO-APPLICANT(S)

WHEREAS:

- A. The Department of Housing and Community Development ("**Department**") has issued a Notice of Funding Availability, dated September 9, 2021 ("**NOFA**"), for the Homekey Program ("**Homekey**" or "**Program**"). The Department has issued the NOFA for Homekey grant funds pursuant to Health and Safety Code section 50675.1.3 (Assem. Bill No. 140 (2021-2022 Reg. Sess.), § 20.).
- B. **The County of Los Angeles ("Applicant")** desires to jointly apply for Homekey grant funds with **The Weingart Center Association, Weingart Greenleaf LLC, and Valued Housing II, LLC** (collectively and individually the "**Co-Applicant**"). Therefore, Applicant is joining Co-Applicant in the submittal of 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 ("**Standard Agreement**"), and all other legal requirements of the Homekey Program.

THEREFORE, IT IS RESOLVED THAT:

1. Applicant is hereby authorized and directed to submit a joint Application to the Department in response to the NOFA, and to jointly apply with Co-Applicant for Homekey grant funds in a total amount not to exceed **\$42,828,480**.
2. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver a Standard Agreement in a total amount not to exceed **\$42,828,480**, any and all other documents required or deemed necessary or appropriate to secure the Homekey funds from the Department and to participate in the Homekey Program, and all amendments thereto (collectively, the "**Homekey Documents**").
3. Applicant acknowledges and agrees that it shall be subject to the terms and conditions specified in the Standard Agreement, and that the NOFA and Application will be incorporated in the Standard Agreement by reference and made a part thereof. Any and all activities, expenditures, information, and timelines represented in the Application are

enforceable through the Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Standard Agreement.

- The Chief Executive Officer, Chief Operating Officer, Assistant Chief Executive Officer, or Executive Director of the Los Angeles County Homeless Initiative, or their designees are authorized to execute the Application and the Homekey Documents, and all amendments thereto, on behalf of Applicant for participation in the Homekey Program.

PASSED AND ADOPTED this 4th day of June, 2024, by the following vote:

AYES: Supervisors Solis, Mitchell, Hahn, Barger and Horvath

AYES: 5 **NAYES:** 0 **ABSTAIN:** 0 **ABSENT:** 0

The undersigned, **Edward Yen, 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: Edward Yen

DATE: June 4, 2024

NAME: Edward Yen

TITLE: Executive Officer

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By Roberto Saldaña
Senior Deputy County Counsel



ATTEST: EDWARD YEN
EXECUTIVE OFFICER
CLERK OF THE BOARD OF SUPERVISORS

By Maria Olesca, Deputy

AUTHORIZING RESOLUTION

RESOLUTION NO. 79566

Property Address: 14032 South Vermont Avenue, Los Angeles, California 90247

A RESOLUTION OF THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES AUTHORIZING AMENDMENT TO HOMEKEY STANDARD AGREEMENT ADDING A CO-APPLICANT(S)

WHEREAS:

- A. The Department of Housing and Community Development ("**Department**") has issued a Notice of Funding Availability, dated September 9, 2021 ("**NOFA**"), for the Homekey Program ("**Homekey**" or "**Program**"). The Department has issued the NOFA for Homekey grant funds pursuant to Health and Safety Code section 50675.1.3 (Assem. Bill No. 140 (2021-2022 Reg. Sess.), § 20.).
- B. **The County of Los Angeles ("Applicant")** desires to jointly apply for Homekey grant funds with **The Weingart Center Association, Weingart Willows LLC, and Valued Housing II, LLC** (collectively and individually the "**Co-Applicant**"). Therefore, Applicant is joining Co-Applicant in the submittal of 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 ("**Standard Agreement**"), and all other legal requirements of the Homekey Program.

THEREFORE, IT IS RESOLVED THAT:

1. Applicant is hereby authorized and directed to submit a joint Application to the Department in response to the NOFA, and to jointly apply with Co-Applicant for Homekey grant funds in a total amount not to exceed **\$22,224,960**.
2. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver a Standard Agreement in a total amount not to exceed **\$22,224,960**, any and all other documents required or deemed necessary or appropriate to secure the Homekey funds from the Department and to participate in the Homekey Program, and all amendments thereto (collectively, the "**Homekey Documents**").
3. Applicant acknowledges and agrees that it shall be subject to the terms and conditions specified in the Standard Agreement, and that the NOFA and Application will be incorporated in the Standard Agreement by reference and made a part thereof. Any and all activities, expenditures, information, and timelines represented in the Application are

enforceable through the Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Standard Agreement.

- The Chief Executive Officer, Chief Operating Officer, Assistant Chief Executive Officer, or Executive Director of the Los Angeles County Homeless Initiative, or their designees are authorized to execute the Application and the Homekey Documents, and all amendments thereto, on behalf of Applicant for participation in the Homekey Program.

PASSED AND ADOPTED this 4th day of June, 2024, by the following vote:

AYES: Supervisors Solis, Mitchell, Hahn, Barger and Horvath

AYES: 5 NAYES: 0 ABSTAIN: 0 ABSENT: 0

The undersigned, **Edward Yen, 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: Edward Yen

DATE: June 4, 2024

NAME: Edward Yen

TITLE: Executive Officer

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By Roberto Saldaña
Senior Deputy County Counsel



ATTEST: EDWARD YEN
EXECUTIVE OFFICER
CLERK OF THE BOARD OF SUPERVISORS

By Maria Oleceda, Deputy

AUTHORIZING RESOLUTION

RESOLUTION NO 79567

Property Address: 506 North Evergreen Avenue, Los Angeles, California 90033

A RESOLUTION OF THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES AUTHORIZING AMENDMENT TO HOMEKEY STANDARD AGREEMENT ADDING A CO-APPLICANT(S)

WHEREAS:

- A. The Department of Housing and Community Development ("**Department**") has issued a Notice of Funding Availability, dated September 9, 2021 ("**NOFA**"), for the Homekey Program ("**Homekey**" or "**Program**"). The Department has issued the NOFA for Homekey grant funds pursuant to Health and Safety Code section 50675.1.3 (Assem. Bill No. 140 (2021-2022 Reg. Sess.), § 20.).
- B. **The County of Los Angeles ("Applicant")** desires to jointly apply for Homekey grant funds with **Los Angeles Room & Board**, a California nonprofit public benefit corporation and **LARNB 506 N. EVERGREEN AVE, LLC**, a California limited liability company (collectively and individually the "**Co-Applicant**"). Therefore, Applicant is joining Co-Applicant in the submittal of 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 ("**Standard Agreement**"), and all other legal requirements of the Homekey Program.

THEREFORE, IT IS RESOLVED THAT:

1. Applicant is hereby authorized and directed to submit a joint Application to the Department in response to the NOFA, and to jointly apply with Co-Applicant for Homekey grant funds in a total amount not to exceed **\$14,689,560**.
2. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver a Standard Agreement in a total amount not to exceed **\$14,689,560** any and all other documents required or deemed necessary or appropriate to secure the Homekey funds from the Department and to participate in the Homekey Program, and all amendments thereto (collectively, the "**Homekey Documents**").
3. Applicant acknowledges and agrees that it shall be subject to the terms and conditions specified in the Standard Agreement, and that the NOFA and Application will be incorporated in the Standard Agreement by reference and made a part thereof. Any and all activities, expenditures, information, and timelines represented in the Application are

enforceable through the Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Standard Agreement.

- 4. The Chief Executive Officer, Chief Operating Officer, Assistant Chief Executive Officer, or Executive Director of the Los Angeles County Homeless Initiative, or their designees are authorized to execute the Application and the Homekey Documents, and all amendments thereto, on behalf of Applicant for participation in the Homekey Program.

PASSED AND ADOPTED this 4th day of June, 2024, by the following vote:

AYES: Supervisors Solis, Mitchell, Hahn, Barger and Horvath

AYES: 0 NAYES: 0 ABSTAIN: 0 ABSENT: 0

The undersigned, **Edward Yen, 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: Edward Yen

DATE: June 4, 2024

NAME: Edward Yen

TITLE: Executive Officer

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By Roberto Saldaña
Senior Deputy County Counsel



ATTEST: EDWARD YEN
EXECUTIVE OFFICER
CLERK OF THE BOARD OF SUPERVISORS

By Maxine Olvera, Deputy