

MOTION BY SUPERVISOR KATHRYN BARGER

April 1, 2025

Authorize the Los Angeles County Development Authority to Act as an Agent of the County in Participating in and Implementing the Homekey+ Program

In July 2020, Governor Gavin Newsom announced the Homekey Program ("Homekey"), which made funding 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 have been impacted by COVID-19. Since the launch of Homekey Round 1 in 2020, there have been two additional Homekey rounds. The County of Los Angeles ("County"), led by the Homeless Initiative in the Chief Executive Office ("CEO-HI"), has collaborated with development partners to participate in all three Homekey rounds.

To date, CEO-HI and selected co-applicants have been awarded approximately \$523 million for 32 projects, totaling 2,053 units; these consist of 1,447 Permanent Supportive Housing ("PSH") units and 606 interim housing ("IH") units across the County. The State's Homekey funds were used to pay for the cost to acquire, develop, and/or rehabilitate each property. To support in the acquisition, development, and/or rehabilitation of each Homekey property, the County allocated a portion of its American Rescue Plan Act (ARP) funding as a local match, in accordance with the spending plan approved by the Los Angeles County Board of Supervisors ("Board") on November 30, 2021.

On March 5, 2024, California voters approved Proposition 1, which includes the Behavioral Health Infrastructure Bond Act. Building on the success of the original Homekey program in expediting the development of housing, over \$2 billion of this funding has been allocated to Homekey+, a program for PSH projects with supportive services for individuals experiencing homelessness or at risk of homelessness, particularly Veterans and individuals facing mental health or substance use challenges.

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MOTION

SOLIS _____

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HAHN _____

BARGER _____

The Notice of Availability ("NOFA") for Homekey+ was released by the California Department of Housing and Community Development ("HCD") on November 26, 2024, and the application was released in January 2025. The deadline, originally set for March 14, is now April 3, 2025, to fill gap financing needs for PSH projects already existing in the County's pipeline. The final deadline for all other projects is May 30, 2025, with continuous award announcements being rolled out starting in June 2025. Once awarded, most projects must be financed and completed within 24 months. The County is eligible for \$599 million in Homekey+ funding, with \$277.86 million allocated for Veterans' projects and \$321.43 million allocated for other eligible population projects.

On December 17, 2024, the Board directed the CEO, in collaboration with the Department of Mental Health ("DMH"), Department of Public Health-Substance Abuse and Prevention Control ("DPH-SAPC"), Department of Health Services ("DHS"), and the Department of Military and Veterans Affairs ("DMVA"), collectively ("Departments"), and the Los Angeles County Development Authority ("LACDA") to report back on the County's readiness and plans to participate in the Homekey+ program.

Given the focus of Homekey+ on those facing behavioral health challenges, as well as Veterans, it is imperative that the County leverage its expertise across participating Departments to best serve these populations. Furthermore, without access to additional ARP dollars, it is critical to leverage resources from and across these Departments to maximize the number of projects the County can support through this program.

In the report submitted on March 7, 2025, CEO-HI recommends leveraging the expertise of the LACDA to act as an agent of the County in identifying eligible project proposals, and jointly applying to HCD with selected entities for funding to develop or acquire and rehabilitate selected projects, starting with the 4 properties listed on Attachment 1 (collectively, "Properties," and singularly, a "Property"). For the approved application(s), CEO-HI further recommends authorizing LACDA to act as an agent of the County in implementing the Homekey+ program, by entering into agreements with the State and co-applicants to facilitate the funding, and development of the Properties for their intended use consistent with the requirements of Homekey+, and leveraging funding resources from participating County Departments to be used as a local match.

Assembly Bill 140 (2021) establishes a statutory exemption from the California Environmental Quality Act for activities meeting certain conditions that receive funding through the Homekey+ NOFA, but other exemptions are also applicable to the proposed projects.

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I, THEREFORE, MOVE that the Board of Supervisors:

1. Find that the below actions do not constitute a project under Public Resources Code section 21065 and are excluded from the definition of a project under section 15378(b) of the California Environmental Quality Act ("CEQA") Guidelines. The activities involved are organizational or administrative activities of government that do not involve any commitment to any specific project that may result in a potentially significant physical impact on the environment and will not result in any direct or indirect physical changes in the environment;
2. Approve and authorize the participating Departments to enter into a Memorandum of Agreement (MOA), either singly or jointly, with Los Angeles County Development Authority (LACDA) for the purpose of implementing the Homekey+ Program, administering any funding committed by the Departments to Homekey+ projects, and to carry out any programmatic requirements associated with Homekey+ projects, including delegate authority to negotiate and execute future amendments to revise the MOA language to reflect non-material and/or operational changes; revise and/or accept additional funding; extend the term of the MOA; or modify other terms and conditions, subject to review and approval by County Counsel and notification to the Board and Chief Executive Office;
3. Designate LACDA, through its Executive Director, or his designee, to act as an agent of the County in participating in and implementing the Homekey+ program, which includes evaluating and submitting to HCD Homekey+ applications, facilitating any funding committed by participating County Departments, executing Homekey+ Program documents with HCD, administering the Homekey+ Program, executing any ancillary documents with developer co-applicants, and providing long-term monitoring of any resultant projects for both fiscal and programmatic requirements;
4. Find that the 4 "Projects," which include the proposed acquisition and renovation or development, as applicable, of the properties listed on Attachment 1, are exempt from the 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. 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 LACDA 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;

5. Approve the Projects; and
6. Approve the attached authorizing resolution(s), authorizing and directing the Executive Director of the LACDA, or his designee, to submit joint Application(s) to HCD in response to the Notice of Funding Availability, and to jointly apply for Homekey+ grant funds in the amounts indicated in each authorizing resolution.

I, FURTHER, MOVE that the Board of Supervisors, acting as the Board of Commissioners for LACDA:

1. Find that the below actions do not constitute a project under Public Resources Code section 21065 and are excluded from the definition of a project under section 15378(b) of the CEQA Guidelines. The activities involved are organizational or administrative activities of government that do not involve any commitment to any specific project that may result in a potentially significant physical impact on the environment and will not result in any direct or indirect physical changes in the environment;
2. Accept the designation to act as the agent of the County in participating in and implementing the Homekey+ program, as agreed to by the County and LACDA;
3. Approve and authorize the LACDA to enter into a Memorandum of Agreement (MOA), either singly or jointly, with the participating Departments for the purpose of implementing the Homekey+ Program, administering any funding committed by the participating Departments to Homekey+ projects; carrying out any programmatic requirements associated with Homekey+ projects, including authority to negotiate and execute future amendments to revise the MOA

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language to reflect non-material and/or operational changes; revise and/or accept additional funding and incorporate any funding received by participating Departments into the LACDA's Fiscal Year 2024-2025 budget and future Fiscal Year budgets, as needed; extend the term of the MOA; or modify other terms and conditions, subject to review and approval by County Counsel and notification to the Board and Chief Executive Office;

4. Find that the 4 "Projects," which include the proposed acquisition and renovation or development, as applicable, of the properties listed on Attachment 1, are exempt from the 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. 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 LACDA 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;
5. Approve the Projects;

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6. Approve the attached authorizing resolution(s), authorizing and directing the Executive Director of the LACDA, or his designee, to submit joint Application(s) to Housing and Community Development (HCD) in response to the Notice of Funding Availability, and to jointly apply for Homekey+ grant funds in the amounts indicated in each authorizing resolution;
7. If the Application(s) is/are approved, as agent of the County, the Executive Director of the LACDA, or his designee, is hereby authorized and directed to enter into, execute, and deliver Standard Agreement(s) in a total amount not to exceed the amounts specified in each authorizing resolution, and any and all other documents, including amendments and terminations, required or deemed necessary or appropriate to secure the Homekey+ funds from HCD and to participate in the Homekey Program; and
8. As the agent of the County, authorize the Executive Director of the LACDA, or his designee, to enter into, execute, and deliver any ancillary agreements needed, and any and all other documents, including amendments and terminations, required or deemed necessary or appropriate to implement the Homekey Program with selected developers, and their County authorized designees.

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KB:tcs

AUTHORIZING RESOLUTION
RESOLUTION NO. 79653

PROPERTY ADDRESS: 11269 GARFIELD AVENUE, DOWNEY, CA 90242

**A RESOLUTION OF THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES
AUTHORIZING JOINT APPLICATION TO AND PARTICIPATION IN THE HOMEKEY+
PROGRAM**

WHEREAS:

- A. The Department of Housing and Community Development (“**HCD**”) has issued a Notice of Funding Availability, dated November 26, 2024 (“**NOFA**”), for the Homekey+ Program (“**Homekey+**” or “**Program**”). HCD 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.); Health and Safety Code Section 50675.1.5 (Assem. Bill No. 531 (2023-2024 Reg. Sess.); Section 14184.402 of the Welfare and Institutions Code; Section 5891.5 of the Welfare and Institutions Code; and Round 5 and 6 of the Homeless Housing, Assistance and Prevention (HHAP) grant program. (Assem. Bill No. 129 (Chapter 40, Statutes 2023) and Assem. Bill No. 166 (Chapter 48, Statutes 2024), respectively;
- B. The County of Los Angeles (the "County") desires to participate in Homekey+ to expand housing opportunities for individuals and families experiencing homelessness or at risk of homelessness within the County;
- C. The Los Angeles County Development Authority has the necessary expertise, experience, and capacity to act as the County's agent in applying for Homekey+ grant funds; This includes submitting joint application(s) to HCD in response to the NOFA, and entering into, executing, and delivering any and all documents, including but not limited to the Standard Agreement, required or deemed necessary or appropriate to secure the Homekey+ funds and participate in the Homekey program;
- D. **THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY (“Co-Applicant”)**, a body corporate and politic desires to jointly apply for Homekey+ grant funds with **VETERAN COMMONS, L.P.**, a California limited partnership (“**Co-Applicant Two**”), **VETERAN COMMONS MGP, LLC**, a California limited liability company (“**Co-Applicant Three**”), **VETERAN COMMONS CGP, LLC**, a California limited liability company (“**Co-Applicant Four**”), **ABODE COMMUNITY HOUSING**, a California nonprofit corporation (“**Co-Applicant Five**”), and **PATH VENTURES**, a California nonprofit corporation (“**Co-Applicant Six**”) (collectively, **Co-Applicant Two, Co-Applicant Three, Co-Applicant Four, Co-Applicant Five, and Co-Applicant Six** shall be referred to as “**Corporation**”). Therefore, Co-Applicant is joining Corporation in the submittal of an application for Homekey+ funds (“**Application**”) to HCD for review and consideration.

E. HCD 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 HCD-approved STD 213, Standard Agreement (“**Standard Agreement**”), and all other legal requirements of the Homekey+ Program.

THEREFORE, IT IS RESOLVED THAT:

1. The County hereby designates Los Angeles County Development Authority ("Co-Applicant") as its authorized agent to act on behalf of the County for the purposes of Homekey+.
2. **Co-Applicant** is hereby authorized and directed to submit a joint Application to HCD in response to the NOFA, and to jointly apply with Corporation for Homekey+ grant funds in a total amount not to exceed **\$5,000,000**.
3. If the Application is approved, **Co-Applicant** is hereby authorized and directed to enter into, execute, and deliver a Standard Agreement in a total amount not to exceed **\$5,000,000**, and any and all other documents required or deemed necessary or appropriate to secure the Homekey+ funds from HCD and to participate in the Homekey+ Program, and all amendments thereto (collectively, the “**Homekey+ Documents**”).
4. **Co-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.
5. **The Executive Director of the Los Angeles County Development Authority**, or his or her designee, is authorized to execute the Application and the Homekey+ Documents on behalf of the County for participation in the Homekey+ Program.

PASSED AND ADOPTED this 1st day of April, 2025, by the following vote:

AYES: [# 5] NAYS: [# 0] ABSTAIN: [# 0] ABSENT: [# 0]

The undersigned, **Edward Yen, Executive Officer of the Board of Supervisors of Co-Applicant**, acting as an agent of the County, 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: APR 1 2025

NAME: Edward Yen TITLE: Executive Officer

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel



By: AL
Ana Lai, Senior Deputy County Counsel

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

By: Maria Olveda, Deputy

**AUTHORIZING RESOLUTION
RESOLUTION NO. 79654**

PROPERTY ADDRESS: 5010 EAST 3RD STREET, LOS ANGELES, CA 90022

**A RESOLUTION OF THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES
AUTHORIZING JOINT APPLICATION TO AND PARTICIPATION IN THE HOMEKEY+
PROGRAM**

WHEREAS:

- A. The Department of Housing and Community Development (“**HCD**”) has issued a Notice of Funding Availability, dated November 26, 2024 (“**NOFA**”), for the Homekey+ Program (“**Homekey+**” or “**Program**”). HCD 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.); Health and Safety Code Section 50675.1.5 (Assem. Bill No. 531 (2023-2024 Reg. Sess.); Section 14184.402 of the Welfare and Institutions Code; Section 5891.5 of the Welfare and Institutions Code; and Round 5 and 6 of the Homeless Housing, Assistance and Prevention (HHAP) grant program. (Assem. Bill No. 129 (Chapter 40, Statutes 2023) and Assem. Bill No. 166 (Chapter 48, Statutes 2024), respectively;
- B. The County of Los Angeles (the “County”) desires to participate in Homekey+ to expand housing opportunities for individuals and families experiencing homelessness or at risk of homelessness within the County;
- C. The Los Angeles County Development Authority has the necessary expertise, experience, and capacity to act as the County’s agent in applying for Homekey+ grant funds; This includes submitting joint application(s) to HCD in response to the NOFA, and entering into, executing, and delivering any and all documents, including but not limited to the Standard Agreement, required or deemed necessary or appropriate to secure the Homekey+ funds and participate in the Homekey program;
- D. **THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY (“Co-Applicant”)**, a body corporate and politic desires to jointly apply for Homekey+ grant funds with **PATH VENTURES**, a California nonprofit public benefit corporation (“**Co-Applicant Two**”), **ELA GP LLC**, a California limited liability company, and **PV ELA LP**, a California limited partnership (“**Co-Applicant Four**”) (collectively, **Co-Applicant Two, Co-Applicant Three, and Co-Applicant Four** shall be referred to as “**Corporation**”). Therefore, Co-Applicant is joining Corporation in the submittal of an application for Homekey+ funds (“**Application**”) to HCD for review and consideration.
- E. HCD 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 HCD-approved STD 213, Standard Agreement (“**Standard Agreement**”), and all other legal requirements of the Homekey+ Program.

THEREFORE, IT IS RESOLVED THAT:

1. The County hereby designates Los Angeles County Development Authority ("Co-Applicant") as its authorized agent to act on behalf of the County for the purposes of Homekey+.
2. **Co-Applicant** is hereby authorized and directed to submit a joint Application to HCD in response to the NOFA, and to jointly apply with Corporation for Homekey+ grant funds in a total amount not to exceed **\$27,000,000**.
3. If the Application is approved, **Co-Applicant** is hereby authorized and directed to enter into, execute, and deliver a Standard Agreement in a total amount not to exceed **\$27,000,000**, and any and all other documents required or deemed necessary or appropriate to secure the Homekey+ funds from HCD and to participate in the Homekey+ Program, and all amendments thereto (collectively, the "**Homekey+ Documents**").
4. **Co-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.
5. **The Executive Director of the Los Angeles County Development Authority**, or his or her designee, is authorized to execute the Application and the Homekey+ Documents on behalf of the County for participation in the Homekey+ Program.

PASSED AND ADOPTED this 1st day of April, 2025, by the following vote:

AYES: [#5] NAYS: [#0] ABSTAIN: [#0] ABSENT: [#0]

The undersigned, **Edward Yen, Executive Officer of the Board of Supervisors of Co-Applicant**, acting as an agent of the County, 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: APR 1 2025

NAME: Edward Yen TITLE: Executive Officer

APPROVED AS TO FORM:



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

By Maria Olvera, Deputy

DAWYN R. HARRISON
County Counsel

By:  _____
Ana Lai, Senior Deputy County Counsel

AUTHORIZING RESOLUTION
RESOLUTION NO. 79655

PROPERTY ADDRESS: 42445, 42137, 42233 SIERRA HIGHWAY, LANCASTER, CA
93535

**A RESOLUTION OF THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES
AUTHORIZING JOINT APPLICATION TO AND PARTICIPATION IN THE HOMEKEY+
PROGRAM**

WHEREAS:

- A. The Department of Housing and Community Development (“**HCD**”) has issued a Notice of Funding Availability, dated November 26, 2024 (“**NOFA**”), for the Homekey+ Program (“**Homekey+**” or “**Program**”). HCD 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.); Health and Safety Code Section 50675.1.5 (Assem. Bill No. 531 (2023-2024 Reg. Sess.); Section 14184.402 of the Welfare and Institutions Code; Section 5891.5 of the Welfare and Institutions Code; and Round 5 and 6 of the Homeless Housing, Assistance and Prevention (HHAP) grant program. (Assem. Bill No. 129 (Chapter 40, Statutes 2023) and Assem. Bill No. 166 (Chapter 48, Statutes 2024), respectively;
- B. The County of Los Angeles (the “County”) desires to participate in Homekey+ to expand housing opportunities for individuals and families experiencing homelessness or at risk of homelessness within the County;
- C. The Los Angeles County Development Authority has the necessary expertise, experience, and capacity to act as the County’s agent in applying for Homekey+ grant funds; This includes submitting joint application(s) to HCD in response to the NOFA, and entering into, executing, and delivering any and all documents, including but not limited to the Standard Agreement, required or deemed necessary or appropriate to secure the Homekey+ funds and participate in the Homekey program;
- D. **THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY (“Co-Applicant”)**, a body corporate and politic desires to jointly apply for Homekey+ grant funds with **HOPE THE MISSION**, a California nonprofit corporation (“**Corporation**”). Therefore, Co-Applicant is joining Corporation in the submittal of an application for Homekey+ funds (“**Application**”) to HCD for review and consideration.
- E. HCD 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 HCD-approved STD 213, Standard Agreement (“**Standard Agreement**”), and all other legal requirements of the Homekey+ Program.

THEREFORE, IT IS RESOLVED THAT:

1. The County hereby designates Los Angeles County Development Authority ("Co-Applicant") as its authorized agent to act on behalf of the County for the purposes of Homekey+.
2. **Co-Applicant** is hereby authorized and directed to submit a joint Application to HCD in response to the NOFA, and to jointly apply with Corporation for Homekey+ grant funds in a total amount not to exceed **\$8,000,000**.
3. If the Application is approved, **Co-Applicant** is hereby authorized and directed to enter into, execute, and deliver a Standard Agreement in a total amount not to exceed **\$8,000,000**, and any and all other documents required or deemed necessary or appropriate to secure the Homekey+ funds from HCD and to participate in the Homekey+ Program, and all amendments thereto (collectively, the "**Homekey+ Documents**").
4. **Co-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.
5. **The Executive Director of the Los Angeles County Development Authority**, or his or her designee, is authorized to execute the Application and the Homekey+ Documents on behalf of the County for participation in the Homekey+ Program.

PASSED AND ADOPTED this 1st day of April, 2025, by the following vote:

AYES: [# 5] NAYS: [# 0] ABSTAIN: [# 0] ABSENT: [# 0]

The undersigned, **Edward Yen, Executive Officer of the Board of Supervisors of Co-Applicant**, acting as an agent of the County, 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: APR 1 2025

NAME: Edward Yen TITLE: Executive Officer

APPROVED AS TO FORM:



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

By Maria Olejnik, Deputy

DAWYN R. HARRISON
County Counsel

By: 

Ana Lai, Senior Deputy County Counsel

**AUTHORIZING RESOLUTION
RESOLUTION NO. 79656**

PROPERTY ADDRESS: 4205-4225 E ALONDRA BOULEVARD, COMPTON, CA 90221

**A RESOLUTION OF THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES
AUTHORIZING JOINT APPLICATION TO AND PARTICIPATION IN THE HOMEKEY+
PROGRAM**

WHEREAS:

- A. The Department of Housing and Community Development (“**HCD**”) has issued a Notice of Funding Availability, dated November 26, 2024 (“**NOFA**”), for the Homekey+ Program (“**Homekey+**” or “**Program**”). HCD 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.); Health and Safety Code Section 50675.1.5 (Assem. Bill No. 531 (2023-2024 Reg. Sess.); Section 14184.402 of the Welfare and Institutions Code; Section 5891.5 of the Welfare and Institutions Code; and Round 5 and 6 of the Homeless Housing, Assistance and Prevention (HHAP) grant program. (Assem. Bill No. 129 (Chapter 40, Statutes 2023) and Assem. Bill No. 166 (Chapter 48, Statutes 2024), respectively;
- B. The County of Los Angeles (the “County”) desires to participate in Homekey+ to expand housing opportunities for individuals and families experiencing homelessness or at risk of homelessness within the County;
- C. The Los Angeles County Development Authority has the necessary expertise, experience, and capacity to act as the County’s agent in applying for Homekey+ grant funds; This includes submitting joint application(s) to HCD in response to the NOFA, and entering into, executing, and delivering any and all documents, including but not limited to the Standard Agreement, required or deemed necessary or appropriate to secure the Homekey+ funds and participate in the Homekey program;
- D. **THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY (“Co-Applicant”)**, a body corporate and politic desires to jointly apply for Homekey+ grant funds with **EAST RANCHO PARTNERS, LP**, a California limited partnership (“**Co-Applicant Two**”), **COALITION FOR RESPONSIBLE COMMUNITY DEVELOPMENT**, a California nonprofit corporation (“**Co-Applicant Three**”), **CRCD PARTNERS, LLC**, a California limited liability company (“**Co-Applicant Four**”), and **SOLEDAD ENRICHMENT ACTION, INC**, a California nonprofit corporation (“**Co-Applicant Five**”) (collectively, **Co-Applicant Two, Co-Applicant Three, Co-Applicant Four, and Co-Applicant Five** shall be referred to as “**Corporation**”). Therefore, Co-Applicant is joining Corporation in the submittal of an application for Homekey+ funds (“**Application**”) to HCD for review and consideration.
- E. HCD 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 HCD-approved STD 213, Standard Agreement (“**Standard Agreement**”), and all other legal requirements of the Homekey+ Program.

THEREFORE, IT IS RESOLVED THAT:

1. The County hereby designates Los Angeles County Development Authority ("Co-Applicant") as its authorized agent to act on behalf of the County for the purposes of Homekey+.
2. **Co-Applicant** is hereby authorized and directed to submit a joint Application to HCD in response to the NOFA, and to jointly apply with Corporation for Homekey+ grant funds in a total amount not to exceed **\$35,000,000**.
3. If the Application is approved, **Co-Applicant** is hereby authorized and directed to enter into, execute, and deliver a Standard Agreement in a total amount not to exceed **\$35,000,000**, and any and all other documents required or deemed necessary or appropriate to secure the Homekey+ funds from HCD and participate in the Homekey+ Program, and all amendments thereto (collectively, the "**Homekey+ Documents**").
4. **Co-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.
5. **The Executive Director of the Los Angeles County Development Authority**, or his or her designee, is authorized to execute the Application and the Homekey+ Documents on behalf of the County for participation in the Homekey+ Program.

PASSED AND ADOPTED this 1st day of April, 2025, by the following vote:

AYES: [#5] NAYS: [#0] ABSTAIN: [#0] ABSENT: [#0]

The undersigned, **Edward Yen, Executive Officer of the Board of Supervisors of Co-Applicant**, acting as an agent of the County, 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: APR 1 2025

NAME: Edward Yen TITLE: Executive Officer

APPROVED AS TO FORM:



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

By Maria Obeida, Deputy

DAWYN R. HARRISON
County Counsel

By: 

Ana Lai, Senior Deputy County Counsel