

MOTION BY SUPERVISOR LINDSEY P. HORVATH

April 14, 2026

**Authorize Application for Project Homekey Funds**

Since July 2020, the State of California has made funding available through Project Homekey (PHK) for local jurisdictions to purchase motels or other properties to serve as permanent or interim housing for people experiencing homelessness (PEH).

In September 2021, the California Department of Housing and Community Development (HCD) announced the availability of approximately \$1.45 billion in Homekey grant funding through its Round 2 Notice of Funding Availability (NOFA). Through the NOFA, HCD established a four-month priority application period, beginning with the release date of the Homekey application (Application) in late September and continuing through January 31, 2022. On January 25, 2022, the Board of Supervisors authorized submission of the joint application for Homekey Round 2 projects.

The State's Homekey Round 2 funds may be used to cover the costs to acquire, develop, and/or rehabilitate awarded properties. In some cases, a local match may be required to acquire, develop, and/or rehabilitate each property. Based on the results of due diligence and upon further review, one of the projects for which an application was submitted in Round 2 became unviable due to unforeseen construction cost overruns.

**MOTION**

MITCHELL \_\_\_\_\_

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However, the County has identified another project in the same community that meets the criteria and guidelines of PHK Round 2. Details of this project can be found in Board actions from November 7, 2023, and July 23, 2024<sup>1</sup>. These Board actions authorized the acquisition and development of a parcel in the Third District for the purposes of interim housing, and a gratis lease to LAFHBUILDS, Inc, for the renovation and development of an interim housing facility.

LAFHBUILDS, Inc has sufficient funding for all pre-development work but requires additional funding to complete the renovation of the building. The Department of Homeless Services and Housing (HSH) recommends jointly applying to the State with LAFHBUILDS, Inc. for PHK funds to support completion of this project.

Assembly Bill 785 establishes a statutory exemption from the California Environmental Quality Act (CEQA) for eligible activities meeting specified statutory criteria that receive public funding. In addition, other statutory and categorical CEQA exemptions are also applicable to the proposed project. Furthermore, the Board previously approved and determined that the project is exempt from CEQA.

If the Application is approved, the County and LAFHBUILDS Inc. must enter into agreements to facilitate the funding and development of the property for its intended use consistent with the requirements of Homekey Round 2 and any other applicable funding sources.

**I, THEREFORE, MOVE** that the Board of Supervisors suspend Section 22.1 of the Rules of the Board for the limited purpose of considering this motion.

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<sup>1</sup> [Motion 2023](#), [Motion 2024](#)

**I, FURTHER, MOVE** that the Board of Supervisors:

1. Find that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to applicable statutory exemptions, including as applicable Health and Safety Code Section 50675.1.5, 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 50675.1.5, pursuant to AB 785, to the extent the project qualified for its statutory exemption, 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. The Board further finds that the previously approved project is exempt from CEQA, and the project remains within the scope of that prior determination. 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 Project is 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 Department of Homeless Services and Housing (HSH) 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 Project Application for 12135 Victory Blvd.
3. Approve the attached authorizing resolution(s), authorizing and directing the Director of the HSH, or her designee, to submit joint Application(s) on behalf of the County, to Housing and Community Development (HCD), in response to the Homekey Notice of Funding Availability, and to jointly apply for Homekey grant funds in the amount indicated in the authorizing resolution.
4. If the Application is approved, the Director of HSH, or her designee, is hereby authorized and directed to enter into, execute, and deliver Standard

Agreement(s) in an amount not to exceed the amount specified in the authorizing resolution, as well as 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, including any amendments thereto.

5. Authorize the Director of HSH, or her designee, to negotiate and execute monitoring agreements with the Los Angeles County Development Authority (LACDA), grantees, and other County-led affordable housing projects as agreed upon by HSH and LACDA, relating to projects and agreement transitioned from the Chief Executive Office, and to execute any subsequent amendments thereto, subject to review and approval as to form by County Counsel.

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LPH:jg

**AUTHORIZING RESOLUTION  
RESOLUTION NO. \_\_\_\_\_**

**PROPERTY ADDRESS: 12135 VICTORY BLVD.**

**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 (“**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 (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 County** (“**Co-Applicant**”) desires to jointly apply for Homekey grant funds with LAFHBuilds, Inc., a California nonprofit public benefit corporation (“**Corporation**”). Upon the County Board of Supervisor's approval, Corporation and Co-Applicant will submit an application for Homekey funds (“**Application**”) to the Department for review and consideration.
- D. 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. Co-Applicant is hereby authorized and directed to submit a joint Application to the Department in response to the NOFA, and to jointly apply for Homekey grant funds in a total amount not to exceed \$15,000,000.
- 2. 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 **\$15,000,000**, 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. 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.

4. The Director of the Los Angeles County Department of Homeless Services, or her designee, is authorized to execute the Application and the Homekey Documents on behalf of Co-Applicant for participation in the Homekey Program.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 202\_, by the following vote:

AYES: [ # ] NAYES: [ # ] ABSTAIN: [ # ] ABSENT: [ # ]

The undersigned, **Edward Yen, Executive Officer of the Los Angeles County Board of Supervisors**, 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  
County Counsel

By:  \_\_\_\_\_  
Ana Lai, Senior Deputy County Counsel

**[NOTICE AND INSTRUCTIONS APPEAR ON THE FOLLOWING PAGE]**

## NOTICE AND INSTRUCTIONS

1. **Notice.** The Department is providing this template Authorizing Resolution as informational guidance only. The Department encourages each Co-Applicant to consult with professional legal counsel during the development of its own formal, legally binding statement that it is authorized to apply to and participate in the Homekey Program.
  - a. Please note, however, that any limitations or conditions on the authority of the signatory or signatories to execute the Application or the Homekey Documents may result in the Department rejecting the Authorizing Resolution.
2. **Accuracy, Verification.** The Department will verify that this Authorizing Resolution comports with the legal authority and composition of Co-Applicant's governing body. Co-Applicant must timely notify the Department, in writing, of any factors that limit its ability to provide an Authorizing Resolution which is materially in line with this template.
3. **Dollar Amounts of Grant Awards.** The Department recommends identifying an authorized dollar amount that is at least double the anticipated award (based on current formula calculations). Award amounts are subject to change. If Co-Applicant is ultimately awarded an amount in excess of the amount identified in the Authorizing Resolution, the Department will require a new Authorizing Resolution from Co-Applicant before execution of a Standard Agreement.
4. **Authorized Signatory or Signatories, Designee.** Co-Applicant, as a state, regional, or local public entity, may designate an authorized signatory by title only. In addition, Co-Applicant may authorize multiple signatories, so long as there is clarifying language as to whether the signatories are authorized to execute the Homekey Documents individually or collectively. In addition, Co-Applicant may authorize a designee of the authorized signatory to execute the Homekey Documents. In such case, Co-Applicant must append a supporting document (e.g., memorandum, meeting notes of official action), which indicates the name and title of the designee who is authorized to legally bind the governing body.
5. **Vote Count.** Please fill out the field by every voting category (i.e., Ayes, Nays, Abstain, Absent). If none, please indicate zero (0) for that field. The vote count must comport with the legal authority and membership of the Co-Applicant's governing body.
6. **Certification of Authorizing Resolution.** The individual who certifies the Authorizing Resolution cannot also be authorized to execute the Homekey Documents on behalf of Co-Applicant.