

## TRANSMITTAL

To: **THE COUNCIL**

Date: **03/12/2025**

From: **THE MAYOR**

**TRANSMITTED FOR YOUR CONSIDERATION. PLEASE SEE ATTACHED.**

A handwritten signature in black ink, appearing to read "Carolyn Webb de Macias". The signature is fluid and cursive, with a large loop at the end.

(Carolyn Webb de Macias for)

**KAREN BASS**

**Mayor**

City of Los Angeles

Tiena Johnson Hall, General Manager  
Tricia Keane, Executive Officer

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Anna E. Ortega, Assistant General Manager  
Luz C. Santiago, Assistant General Manager  
Craig Arceneaux, Acting Assistant General Manager



Karen Bass, Mayor

LOS ANGELES HOUSING DEPARTMENT  
1910 Sunset Blvd, Ste 300  
Los Angeles, CA 90026  
Tel: 213.808.8808

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housing.lacity.gov

March 6, 2025

Council File: New  
Council Districts: Citywide  
Contact Persons:  
Yaneli Ruiz (213) 808-8951  
Eric Claros (213) 808-8662

Honorable Karen Bass  
Mayor, City of Los Angeles  
Room 303, City Hall  
200 N. Spring Street  
Los Angeles, CA 90012

Attention: Thomas Arechiga, Legislative Coordinator

**COUNCIL TRANSMITTAL: LOS ANGELES HOUSING DEPARTMENT REPORT AND RECOMMENDATIONS RELATED TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT HOMEKEY+ PROGRAM; AND VARIOUS OTHER ACTIONS RELATED TO THE HOMEKEY PROGRAM**

**SUMMARY**

The General Manager of the Los Angeles Housing Department (LAHD) respectfully requests that your office review and approve this transmittal and forward it to the City Council for further consideration. Through this transmittal, LAHD seeks approval of the list of proposed co-applicants selected in response to a Call for Projects (CFP) for the State of California Department of Housing and Community Development (HCD) Homekey+ Program; authorization for LAHD to apply for and execute necessary documents related to the applications to the HCD; and various other authorizations necessary to implement the Homekey Program projects.

In addition, LAHD requests authority to implement the recommendations contained in this report related to the supportive housing projects previously approved as part of the Homekey program rounds. Specifically, the increased funding for the Highland Avenue project and the required revisions to previously adopted City resolutions authorizing participation in the HCD Homekey program.

**RECOMMENDATIONS**

- I. That the Mayor review this transmittal and forward to the City Council for further action;

II. That the City Council, subject to the approval of the Mayor:

- A. APPROVE the recommended list of developers selected as potential co-applicants in response to the CFP, listed in Table 2;
- B. AUTHORIZE the General Manager of LAHD, or designee to apply to the HCD Homekey NOFA as co-applicants in partnership with the development teams listed in Table 2 of this report;
- C. AUTHORIZE the General Manager of LAHD, or designee to execute, on behalf of the City, a Standard Agreement, a Joint Application Agreement, and all related application documents for each of the projects selected in Table 2 that met the HCD Homekey Program requirements, subject to the City Attorney approval as to form and legality;
- D. ADOPT the Resolutions, provided in substantial final form as Attachment B, approving the LAHD's participation as a co-applicant in the HCD Homekey+ Program, as required by the HCD, in order to submit the funding applications;
- E. AUTHORIZE the General Manager of LAHD, or designee, subject to review and approval of the City Attorney as to form, to negotiate and execute the acquisition/ predevelopment/ construction/ permanent loan agreements with the legal owner of the properties identified in Table 2, subject to the conditions obtained in the LAHD Award Letter and this transmittal;
- F. AUTHORIZE the General Manager of LAHD, or designee, to execute subordination agreements of the City's financial commitment, wherein the City and Regulatory Agreements are subordinated to their respective conventional or municipally funded construction and permanent loans, as required for the projects listed in Table 2 herein;
- G. AUTHORIZE the General Manager of LAHD, or designee, to allow the transfer of the City's financial commitment to a limited partnership or other legal entity formed solely for the purpose of owning and operating the project in accordance with the City, State, and federal requirements for the projects identified in Table 2;
- H. AUTHORIZE the City Controller, to obligate and disburse funds for the previously approved project listed below, as follows:

TABLE 1, FUNDED PROJECTS				
Project Name	Account Name	Fund No	Account	Amount
Highland Avenue	HOME ARP	65M	43VB80	\$1,000,000

- I. AUTHORIZE the General Manager of LAHD, or designee to prepare Controller instructions and any necessary technical adjustments consistent with Mayor and Council actions, subject to the approval of the City Administrative Officer (CAO), and instruct the Controller to implement the instructions; and
- J. ADOPT the revised Resolutions, provided in substantial final form as Attachment C, approving the LAHD's participation as a co-applicant in the HCD Homekey Program Round 2 and 3, as

required by the HCD, in order to execute related documents required by HCD.

## **BACKGROUND**

### **Call For Projects Procurement Process and Results**

On November 26, 2024, the California Department of Housing and Community Development (HCD) announced the availability of approximately \$2.145 billion of Homekey+ grant funding through a Notice of Funding Availability (NOFA). The Homekey+ Program will support the development of permanent supportive housing for veterans and individuals with mental health or substance use disorder challenges who are at-risk of or currently experiencing homelessness. The NOFA allocated approximately \$321 million to the Los Angeles County region and another \$277 million for projects serving veterans. As a response to the announcement of the HCD NOFA, on December 23, 2024, LAHD announced a Call for Projects (CFP) to select development teams for the Homekey+ Program via the submittal of a project information survey. Additionally, a virtual informational session was held on January 7, 2025. A total of 170 entities registered and 104 individuals attended the conference. LAHD received a total of 48 submittals by the January 27, 2025 deadline. Attachment A is a list of the submitted proposals.

The HCD announced two project categories and each has its own application deadline. The first category is reserved for projects meeting the definition of “gap financing” projects. Projects in this category must not have started construction, must have an existing HCD funded award commitment, and otherwise be ready to break ground within six months of receiving an award through the Homekey+ program. The Homekey+ capital amount requested shall complete the construction financing and thereby avoid the need to apply for tax credits or other sources of funding. The HCD established deadline to submit applications is April 3, 2025.

All submittals were reviewed to ensure that they met the minimum requirements for eligibility and included all information critical for the CFP review. Only eight of the forty-eight submittals met the first requirement of including an existing HCD funding award. After reviewing the eight proposals, five projects were verified as eligible for this category of funding by being able to break ground within six months of receiving the award because they had secured the necessary funding to begin construction.

### **Sites Under Further Review**

The HCD’s second category of funding includes all other projects not qualified to apply under the “gap financing” category. The deadline to apply under this category is May 30, 2025. The remaining 40 sites are being carefully reviewed for consideration under the HCD’s second category of funding.

One of the primary challenges to funding permanent supportive housing is the need for ongoing rental operating subsidies. In addition, at this time, LAHD has not identified any capital funds that would be available as a local match for any funding request that exceeds HCD’s \$200,000 per unit baseline. The City and LAHD have been working to identify funds to utilize for any required capital and/or operating match, but have been unsuccessful to date. Therefore, applications for the second category of funding are still under review, and LAHD will return to the City Council if any eligible projects are identified and capital or operating funding matches become available.

Requested Authority and Recommended Projects

The LAHD is requesting authority to co-apply for Homekey+ funding for the five projects that have been verified as “gap financing” projects. However, we are only recommending three of those five projects at this time because they meet the definition of gap financing, they all have existing HCD funding awards, they all have operating subsidy awards, and they do not require additional local match funds. In addition, the projects are able to garner the highest points in development team’s experience, service provider experience, site amenities, and the proposed timelines are within the HCD requirements. The three projects are located at 828 W Anaheim Street, 728 N Lagoon Avenue, and 5350 Huntington Drive South.

The 7024 S Broadway project meets all the same criteria as the recommended three projects, but the developers have not secured a rental subsidy agreement for their 11 two-bedroom units. The project does have a commitment for rental subsidies for the 40 studio units. The LAHD and the developer are working to secure a rental subsidy commitment from the Los Angeles County Department of Mental Health for the 11 two-bedroom units in advance of HCD’s application deadline. The LAHD will only submit an application to HCD if the rental subsidies for the 11 two-bedroom units are secured.

The Estrella Azul project meets all the criteria as the recommended three projects, but it requires the relocation of tenants in 61 existing units. The relocation of the existing tenants is required in order for the development team to rehabilitate the building and increase the unit count. The LAHD team is conducting research to determine how this may conflict with the 27-month deadline granted to awarded projects. The LAHD will only submit an application to HCD if we can verify that the required relocation will not extend the construction and occupancy timeline beyond the 27-month timeframe required by HCD.

Table 2 below includes a summary of all the projects for which we are requesting authority to co-apply for Homekey+ funding from HCD.

<b>TABLE 2 – List of Proposed Sites</b>					
<b>#</b>	<b>Proposer Name</b>	<b># of Units</b>	<b>Site Address</b>	<b>CD</b>	<b>Type</b>
1	Holos, Inc./ FlyawayHomes/ The People Concern	50	828 W Anaheim St, 90744	15	New Construction
2	Holos, Inc./ FlyawayHomes/ The People Concern	40	728 N Lagoon Ave, 90744	15	New Construction
3	National Community Renaissance (National CORE)	53	5350 Huntington Drive South, 90032	14	Acquisition and rehabilitation
4	Weingart Center Association	52	7024 S Broadway, 90003	9	New Construction
5	A Community of Friends	80	2201-2207 E 1st Street, 90033	14	Acquisition and rehabilitation
	Total	275			

Safe Harbor I – 828 W Anaheim Street

Holos, Inc. (HC) submitted a proposal for the site located at 828 W Anaheim Street in Council District 15. The project entails the new construction of a total of 50 units, with 49 supportive housing units and one manager’s unit. The building will also provide a community room and office space for case managers and property management. Picnic areas and public seating and social spaces will be provided throughout the building.

HC, formerly Clifford Beers Housing, has previous experience developing permanent supportive housing, especially in HHH-funded and tax-credit developments. The Safe Harbor I project is a collaborative venture with HC, The People Concern (TPC), and Flyaway Homes. TPC will serve as the lead service provider and has previous experience with Homekey Projects and providing PSH services for over 4,000 individuals.

Additionally, the HCD Homekey+ program awards more points if projects demonstrate no need for an operating subsidy and have municipal financing. The project has an award for 49 Project Based Vouchers (PBVs) and has a City funding award. Therefore, the project will only apply for gap financing from HCD and will not require any additional funding match from the City. The project's budget shows a request of approximately \$14,619,777 in Homekey capital funding. However, the development team is still completing due diligence, and cost estimating is ongoing.

#### Safe Harbor II – 728 N Lagoon Avenue

HC also submitted a proposal for the site located at 728 N Lagoon Avenue in Council District 15. This proposal entails the new construction of 40 units with 39 supportive housing units and one manager's unit. The building will also provide a community room and office space for case managers and property management. Picnic areas and public seating and social spaces will be provided throughout the building. Laundry rooms will also be available on each floor.

The Safe Harbor II project is also a collaborative venture with HC, The People Concern (TPC), and Flyaway Homes. The project has 34 PBVs and also has an existing City funding award. Therefore, the project will only apply for gap financing from HCD and will not require any additional funding match from the City. The project's budget shows a request of approximately \$14,195,281 in capital funding. However, the development team is still completing due diligence, and cost estimating is ongoing.

#### Huntington Villas – 5350 Huntington Drive South

National Community Renaissance (National CORE) submitted a proposal for a site located at 5350 Huntington Drive South in Council District 14. The project entails the rehabilitation of an existing interim housing shelter into a permanent supportive housing building of 53 units, with 52 supportive housing units and one manager's unit.

National CORE has previous experience developing permanent supportive housing in Los Angeles and surrounding cities. The Huntington Villas project will also involve Union Station Homeless Services (USHS) as the lead service provider. USHS has extensive experience with providing services to people living in permanent supportive housing and serves over 4,000 people experiencing homelessness each year. The project has been awarded an Exclusive Negotiating Rent Subsidy Agreement with the LA County Department of Health Services (DHS) to provide rental subsidies to all 52 supportive housing units for a minimum of five years with an option to renew in increments of five years for up to 15 years. This combined with the HCD's matching funds for operations for a maximum five years means that the project has an ongoing rental subsidy of 20 years for all supportive housing units, which matches the period of time that a PBV would cover the units. As a result, the project will only apply for gap financing

from HCD and will not require any additional funding match from the City. The project's budget shows a request of approximately \$23,652,435 in Homekey capital funding. However, the development team is still completing due diligence, and cost estimating is ongoing.

7024 Broadway – 7024 S Broadway

The Weingart Center Association (WCA) submitted a proposal for a site located at 7024 S Broadway, Los Angeles in Council District 9. The project entails the new construction of 52 total units, with 51 supportive housing units and one manager's unit.

WCA has previous experience developing permanent supportive housing, especially with Homekey funded projects. The project has existing HCD Multifamily Housing Program and Infill Infrastructure Grant capital funding awards. WCA has secured an operating subsidy award for the 40 studio apartments from the Department of Mental Health Services through the Flexible Housing Subsidy Pool. WCA is actively pursuing operating subsidy funds for the remaining 11 two-bedroom units.

At this time, the LAHD recommends approving the co-application for this project. However, as part of the on-going due diligence process, if WCA is unsuccessful in obtaining an operating subsidy for the 11 two-bedroom units, LAHD may withhold the submission of the application because of the financial infeasibility of the project without the additional operating subsidy.

Estrella Azul – 2201-2207 E 1<sup>st</sup> Street

A Community of Friends (ACOF) submitted an application for the site located at 2201 E. 1<sup>st</sup> Street in Council District 14. The proposal entails the gut rehabilitation of an existing 61-unit Residential Hotel to creating a total of 80 units, with 79 supportive housing units and one manager's unit.

ACOF has previous experience developing permanent supportive housing, especially with Homekey funded projects. The project has an existing funding award from HCD's National Housing Trust Fund and Infill Infrastructure Grant. ACOF has also secured a preliminary approval letter from the U.S. Department of Housing and Urban Development to convert the existing SRO Moderate Rehabilitation contract to a project based rental assistance contract. Final approval can be processed if the project is successful in securing all capital financing. In addition, ACOF has also secured project based vouchers for the 18 new units from the Housing Authority of the City of Los Angeles.

The LAHD staff is still completing the review of this project. Currently, one of the obstacles is the strict timelines outlined by HCD's NOFA for the Homekey+ program. The timeline is a concern because of the required relocation of the tenants in the 61 existing units. LAHD requests authority to submit an application to HCD for the project at this time while preliminary discussions are coordinated with HCD to determine the project's relocation impacts to the HCD requirements.

**VARIOUS OTHER ACTIONS**

LAHD requests authority for two action items related to other Homekey program projects. The first is the request to adopt revised resolutions for all approved projects from the Homekey program Rounds 2 and 3. The resolutions identified the authorized signatories by name. Since then, the LAHD has appointed a

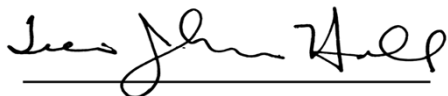
new General Manager and Assistant General Manager. In order to avoid the necessity to formally adopt revisions to existing resolutions, LAHD has prepared revised resolutions that do not reference specific names and instead use the titles of the LAHD staff authorized to sign legal documents related to the HCD Homekey program.

The second action is the approval to obligate and increase the funding for an existing Homekey program project. The Highland Boulevard project was awarded a total of \$12,522,190.11 in City funds made up of federal HOME ARP and Proposition HHH program. The project was transferred to the developer, A Community of Friends, in January 2024, and they subsequently began rehabilitation of the existing building in May 2024. Shortly thereafter, it was discovered that the existing laundry room was illegally built and had to be demolished. In addition, the project had to upgrade the fire safety items, such as the sprinklers and alarms, to comply with fire codes. Also, there is a plumbing issue that requires upgrading an undersized water line to comply with building codes. Because of these issues, the developer has requested additional financing in the amount of approximately \$1 million. The funds will be allocated to the rehabilitation contingency and will be used to pay for the change orders associated with the unforeseen items. The project is located at 2010 Highland Boulevard, Los Angeles in Council District 4. It will provide 61 supportive housing units plus one manager's unit. A project disclosure form is included as Attachment D.

### **FISCAL IMPACT**

The recommendations in this report will not impact the General Fund. The recommendations authorize LAHD to co-apply with the selected developers for funding from the HCD Homekey+ NOFA. In addition, the LAHD will increase the funding to an existing Homekey program project in the amount of \$1 million from federal HOME ARP funds.

Approved By:

A handwritten signature in black ink, appearing to read "Tiena Johnson Hall", is written over a horizontal line.

TIENA JOHNSON HALL

General Manager

Los Angeles Housing Department

### **ATTACHMENTS:**

Homekey List of Applicants



Homekey Resolutions  
Homekey Revised Resolutions  
Project Disclosure Form

## LAHD- Homekey Program CFP 2025- List of Applicants

Project Name	Organization Name	Project Street Address	Council District	What is the Homekey+ target sub-population?	What is the total number of units?	What is the requested HCD Homekey+ Capital Award amount?	What is the requested HCD Homekey+ Operating Award amount?	Which of the following best described your project type?	
1572 Apartment	First Octant Corp	1572 W 37th Pl	CD 8	Homeless Youth	21	\$1,600,000		New Construction of Dwelling Units	
23RD Street Apartment	23rd Investment LLC	804 E 23rd St. Los Angeles, CA 90011	CD 9	Homeless Youth	23	\$3,350,000		Acquisition and/or Rehab of an existing building (Motel, Hotel, Apartment Building, or other)	
3329 Whittier	3329 Whittier LLC	3329 Whittier Blvd, Los Angeles CA 90023	CD 14	Veterans	32	\$5,400,000		New Construction of Dwelling Units	
35 Place Apartment	Square and Square LLC	1415 W 35th Pl, Los Angeles, CA 90018	CD 8	Non- veterans	44	\$8,700,000		Acquisition and/or Rehab of an existing building (Motel, Hotel, Apartment Building, or other)	
35th Street Apartment	Square Shell LLC	1426 W 35th Street, Los Angeles, CA 90018	CD 8	Non- veterans	35	\$7,800,000		Acquisition and/or Rehab of an existing building (Motel, Hotel, Apartment Building, or other)	
36th Place Apartments	Ausar Economic Development Corporation (AEDC)	126 E 36th Pl, Los Angeles, CA 90011	CD 9	Non- veterans	114	\$16,762,332	\$6,037,668	New Construction of Dwelling Units	
38th Street Apartment	38th Street Investment LLC	1208 W 38th Street, Los Angeles, CA 90037	CD 8	Non- veterans	14	\$1,649,520		New Construction of Dwelling Units	
5th Street Apartments	Bold Communities	409 - 411 E 5th St Los Angeles 90013	CD 14	Non- veterans	100	\$30,000,000	\$0	New Construction of Dwelling Units	
7024 Broadway	Weingart Center Association	7024 S. Broadway, Los Angeles, CA 90003	CD 9	Non- veterans	52	\$19,032,000	\$1,691,353	Project with prior HCD or other awards in need of gap financing to commence construction	
87th & Western	EAH Housing & Innovative Housing Opportunities	8701-8735 S. Western Ave, 1816-8728 S. 87th St, and 1817-1829 S. 89th St, Los Angeles, CA 90047	CD 8	Non- veterans	131	\$22,500,000		Project with prior HCD or other awards in need of gap financing to commence construction	
Ben Avenue Apartments	Ausar Economic Development Corporation (AEDC)	6940 Ben Ave, North Hollywood, CA 91605	CD 2	Veterans	40	\$5,860,000	\$2,118,480	New Construction of Dwelling Units	
Bethel Manner Apartments	RMG Housing	7924 S. Western Avenue, Los Angeles 90047	CD 9		53	\$3,500,000 HomeKey+ Capital Award	No Operating Award Requested	New Construction of Dwelling Units	
Crenshaw Manor	Affordable Living for Aging	5879 South Crenshaw Blvd	CD 8	Veterans	30	\$3,000,000	\$0	New Construction of Dwelling Units	
Daimaru Hotel	LTSC Community Development Corporation	345 1st St, Los Angeles, CA 90012	CD 14	Homeless Youth	46	\$6,600,000	\$1400/unit	Project is an existing building, has foundation funds, and needs rehab financing	
Dolores Huerta Apartments II	RMG Housing	5260 S. Figueroa	CD 9	Non- veterans	120	\$30,000,000 + \$18,000,000	\$1,400 x 120 x 12 x 5 = \$10,080,000	New Construction of Dwelling Units	
Estrella Azul	A Community of Friends	2201-2207 East. 1st Street	CD 14	Non- veterans	80	\$24,616,810	\$0	Project with prior HCD or other awards in need of gap financing to commence construction	
Harbor Inn	Southern California Health & Rehabilitation Program (SCHARP)	1634 Pacific Coast Hwy, Harbor City, CA 90710, United States	CD 15	Non- veterans	40	\$11,750,041	\$0	Acquisition and/or Rehab of an existing building (Motel, Hotel, Apartment Building, or other)	
Haven of Hope - Gower	Butterflys Haven	1201 N Gower Street, Los Angeles, 90038, CA	CD 13	Non-veterans & Homeless Youth	94	\$28,200,000 (\$18.8mm (Homekey+)	\$0	Acquisition and Rehab of currently a 72-unit existing apartment building along with new construction of 22 ADUs at one of the two vacant parking lots.	
Haven of Hope Gramercy LLC	Butterflys Haven	920 S Gramercy Place, Los Angeles, 90019, CA	CD 5	Non- veterans	58	\$11,600,000 (Only HCD HK+ Award)	\$0	Acquisition and/or Rehab of an existing building (Motel, Hotel, Apartment Building, or other)	
Historic Lincoln Theatre Apartments	Coalition for Responsible Community Development	2312 S Central Ave, Los Angeles, CA 90011	CD 9	Homeless Youth (TAY) and Veterans	60	\$12 - \$14 million	\$756,000	Project with prior HCD or other awards in need of gap financing to commence construction	
Huntington Villas	National Community Renaissance (CORE)	5350 Huntington Drive South, Los Angeles, CA 90032	CD 14	Homeless	53	\$23,652,435	\$23,652,435	Project with prior HCD or other awards in need of gap financing to commence construction	
Kansas Avenue Apartments	Ausar Economic Development Corporation (AEDC)	4350 S Kansas Ave, Los Angeles, CA 90037	CD 9	Veterans	31	\$4,611,140	\$1,588,860	New Construction of Dwelling Units	
Kenwood Apartment	Kenwood Ave LLC	4220 S Kenwood Ave. Los Angeles, CA 90037	CD 9	Non- veterans	23	\$4,400,000		Acquisition and/or Rehab of an existing building (Motel, Hotel, Apartment Building, or other)	
Lemona	Hope the Mission	10338-10346 LEMONA AVE	CD 7	Non- veterans	61	\$13,420,000	\$1,000,000	New Construction of Dwelling Units	
Linwood Apartments	Bold Communities	1324 Linwood	CD 1	Non- veterans	100	\$30,000,000	\$0	New Construction of Dwelling Units	
Metro Plaza	Weingart Center Association	711 N Main St., Los Angeles, CA 90012	CD 1	Non- veterans	105	\$31,500,000	\$6,285,742	Acquisition and/or Rehab of an existing building (Motel, Hotel, Apartment Building, or other)	
Oaks on Balboa	Elysian Housing	5445 Balboa Blvd, Los Angeles, CA 91316	CD 4	Non- veterans	116	\$11,600,000	\$4,872,000	Office Conversion to PSH Housing // Already has LIHTC Award	
Operation Housing First	The RightWay Foundation	2226 Valley St. LA 90057, 2432 Cincinnati St. LA 90033	CD 13	Homeless Youth	33	\$8,415,000	\$1,656,000: For the Valley site = \$	Acquisition and/or Rehab of an existing building (Motel, Hotel, Apartment Building, or other)	
Paradise Inn	Hope the Mission	20128 Roscoe Blvd, Winnetka, CA 91306, USA	CD 3	Non- veterans	58	\$17,371,409	\$1,000,000	Acquisition and/or Rehab of an existing building (Motel, Hotel, Apartment Building, or other)	
PATH Villas South Park	PATH Ventures	4752 S. Main Street Los Angeles, CA 90037	CD 9	Veterans pending Due Diligence	53	\$15,900,000	\$0	Acquisition and/or Rehab of an existing building (Motel, Hotel, Apartment Building, or other)	
Prisma	West Hollywood Housing, L.P.	1350, 1358 North Orange Drive & 6914 DeLongpre Avenue	CD 13	Non- veterans	98	\$29,400,000 in Homekey+	\$5,600,000 for both tax credit and non-tax credit proposals.	New Construction of Dwelling Units	
Project Oxford	Bethesda Pathways LLC	660 North Oxford LA CA 90029	CD 9	Non- veterans	140	\$34,841,187	\$1,871,187	Acquisition and/or Rehab of an existing building (Motel, Hotel, Apartment Building, or other)	
Safe Harbor I (fka 828 Anaheim)	Holos Communities, FlyawayHomes, and The People Concern	828 W Anaheim St, Wilmington, CA 90744	CD 15	Non- veterans	50	\$14,619,777	N/A	Project with prior HCD or other awards in need of gap financing to commence construction	
Safe Harbor II (fka 728 Lagoon)	Holos Communities, FlyawayHomes, and The People Concern	728 N Lagoon Ave, Wilmington, CA 90744	CD 15	Non- veterans	40	\$14,195,281	N/A	Project with prior HCD or other awards in need of gap financing to commence construction	
Santa Fe Lofts	Hope for an Affordable LA LP	121 E 6th St, Los Angeles CA	CD 14	Non- veterans	132	\$26,956,644	\$0	Acquisition and/or Rehab of an existing building (Motel, Hotel, Apartment Building, or other)	
Southside Flats	RMG Housing	10400 S. San Pedro	CD 8		47	\$2,564,623	\$0	New Construction of Dwelling Units	
Strathern Senior Apartments	Vineland Senior Community, LP	11039 Strathern Street, Sun Valley CA 91352	CD 6	Homeless Seniors	96	\$22,200,000	\$12,432,000	New Construction of Dwelling Units	
Sunset Mansfield	Sunset Mansfield, LP	6842-6848 Sunset Boulevard, Los Angeles CA 90028	CD 13	Homeless Youth	74	\$21,900,000	\$12,264,000	New Construction of Dwelling Units	
Temple of Praise Senior Apartments	Ausar Economic Development Corporation (AEDC)	2523 W Jefferson Blvd, Los Angeles, CA 90018	CD 10	Non- veterans	21	\$3,087,798	\$1,112,202	New Construction of Dwelling Units	
The Barrington Project	Sunset Equity Partners, LLC	1851 South Barrington Ave, Los Angeles, CA 90025	CD 11	Seniors and Homeless	55	\$30,730,875		New Construction of Dwelling Units	
The Broadway Apartment	The Broadway Vista LLC	8201 Broadway, Los Angeles, CA 90003	CD 9	Non- veterans	31	\$4,070,000		New Construction of Dwelling Units	
The Genesee Project	Sunset Equity Partners, LLC	2522 South Genesee Ave, Los Angeles, CA 90016	CD 10	Seniors and Homeless	50	\$30,730,875		New Construction of Dwelling Units	
The Layover	The People Concern	9250 Airport Blvd, Los Angeles, CA 90045	CD 11	Non- veterans	44	\$15,472,659	\$3,612,000	Project with prior HCD or other awards in need of gap financing to commence construction	
The Ridgeley Project in Los Angeles	Ridgeley QOZ Fund LLC	2243 South Ridgeley Drive, Los Angles, CA 90016	CD 10	Seniors and Homeless	55	\$30,730,875	\$3,700,000	New Construction of Dwelling Units	
Valley Inn	Hope the Mission	10621 Sepulveda Blvd, Mission Hills, CA 91345, USA	CD 7	Non- veterans	120	\$35,000,000	\$2,000,000	Acquisition and/or Rehab of an existing building (Motel, Hotel, Apartment Building, or other)	
Venice Blvd Project	Sunset Equity Partners, LLC	1321 Venice Blvd, Venice, CA 90291	CD 10	Seniors and Homeless	100	\$30,730,875		New Construction of Dwelling Units	
Vineland Family Apartments	Vineland Family Community, LP	8025 Vineland Avenue, Sun Valley CA 91352	CD 6	Homeless Youth	136	\$21,900,000	\$12,264,000	New Construction of Dwelling Units	
Western Avenue Apartments	Ausar Economic Development Corporation (AEDC)	8212 S Western Ave, Los Angeles, CA 90047	CD 8	Non- veterans	120	\$17,644,560	\$6,355,440	New Construction of Dwelling Units	

**Attachment B**

HCD Resolutions

## AUTHORIZING RESOLUTION

### RESOLUTION NO. 2025- HK+001

#### SAFE HARBOR I

### A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING A 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. **CITY OF LOS ANGELES** (“**Applicant**”) desires to jointly apply for Homekey+ grant funds with **828 ANAHEIM PSH 5 LP** (“**Co-Applicant**”). Therefore, Applicant is joining in the submittal of an application for Homekey+ funds (“**Application**”) to HCD for review and consideration for the property located at 828 W Anaheim St Wilmington, CA 90744.
- C. 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. Applicant is hereby authorized and directed to submit a joint Application to HCD in response to the NOFA, and to jointly apply for Homekey+ grant funds in a total amount not to exceed **\$17,500,000**.
- 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

**\$17,500,000** 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**”).

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 General Manager of the Los Angeles Housing Department or designee** is authorized to execute the Application and the Homekey+ Documents on behalf of applicant for participation in the Homekey+ Program.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote:

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_ ABSENT: \_\_\_\_\_

The undersigned City Council of the City of Los Angeles 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: \_\_\_\_\_

## AUTHORIZING RESOLUTION

### RESOLUTION NO. 2025- HK+002

#### SAFE HARBOR II

### A RESOLUTION OF THE GOVERNING BODY OF THE CITY 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. **CITY OF LOS ANGELES** (“**Applicant**”) desires to jointly apply for Homekey+ grant funds with **728 Lagoon PSH 3 LP** (“**Co-Applicant**”). Therefore, Applicant is joining in the submittal of an application for Homekey+ funds (“**Application**”) to HCD for review and consideration for the property located at 728 N Lagoon Ave Wilmington, CA 90744.
- C. 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. Applicant is hereby authorized and directed to submit a joint Application to HCD in response to the NOFA, and to jointly apply for Homekey+ grant funds in a total amount not to exceed **\$17,040,000**.
- 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

**\$17,040,000** 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**”).

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 General Manager of the Los Angeles Housing Department or designee** is authorized to execute the Application and the Homekey+ Documents on behalf of applicant for participation in the Homekey+ Program.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote:

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_ ABSENT: \_\_\_\_\_

The undersigned City Council of the City of Los Angeles 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: \_\_\_\_\_

## AUTHORIZING RESOLUTION

RESOLUTION NO. 2025- HK+003

### HUNTINGTON VILLAS

#### A RESOLUTION OF THE GOVERNING BODY OF THE CITY 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. **CITY OF LOS ANGELES** (“**Applicant**”) desires to jointly apply for Homekey+ grant funds with **National Community Renaissance** (“**Co-Applicant**”). Therefore, Applicant is joining in the submittal of an application for Homekey+ funds (“**Application**”) to HCD for review and consideration for the property located at 5350 Huntington Drive South, Los Angeles, CA 90032.
- C. 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. Applicant is hereby authorized and directed to submit a joint Application to HCD in response to the NOFA, and to jointly apply for Homekey+ grant funds in a total amount not to exceed **\$28,380,000**.
- 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



**\$28,380,000** 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**”).

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 General Manager of the Los Angeles Housing Department or designee** is authorized to execute the Application and the Homekey+ Documents on behalf of applicant for participation in the Homekey+ Program.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote:

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_ ABSENT: \_\_\_\_\_

The undersigned City Council of the City of Los Angeles 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: \_\_\_\_\_

## AUTHORIZING RESOLUTION

### RESOLUTION NO. 2025- HK+004

7024 Broadway

#### A RESOLUTION OF THE GOVERNING BODY OF THE CITY 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. **CITY OF LOS ANGELES** (“**Applicant**”) desires to jointly apply for Homekey+ grant funds with **Weingart Center Association** (“**Co-Applicant**”). Therefore, Applicant is joining in the submittal of an application for Homekey+ funds (“**Application**”) to HCD for review and consideration for the property located at 7024 S Broadway, Los Angeles, CA 90003.
- C. 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. Applicant is hereby authorized and directed to submit a joint Application to HCD in response to the NOFA, and to jointly apply for Homekey+ grant funds in a total amount not to exceed **\$25,000,000**.
- 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

**\$25,000,000** 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**”).

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 General Manager of the Los Angeles Housing Department or designee** is authorized to execute the Application and the Homekey+ Documents on behalf of applicant for participation in the Homekey+ Program.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote:

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_ ABSENT: \_\_\_\_\_

The undersigned City Council of the City of Los Angeles 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: \_\_\_\_\_

## AUTHORIZING RESOLUTION

### RESOLUTION NO. 2025- HK+004

Estrella Azul

#### A RESOLUTION OF THE GOVERNING BODY OF THE CITY 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. **CITY OF LOS ANGELES** (“**Applicant**”) desires to jointly apply for Homekey+ grant funds with **A Community of Friends** (“**Co-Applicant**”). Therefore, Applicant is joining in the submittal of an application for Homekey+ funds (“**Application**”) to HCD for review and consideration for the property located at 2201-2207 E. 1<sup>st</sup> Street, Los Angeles, CA 90033.
- C. 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. Applicant is hereby authorized and directed to submit a joint Application to HCD in response to the NOFA, and to jointly apply for Homekey+ grant funds in a total amount not to exceed **\$30,700,000**.
- 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

**\$30,700,000** 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**”).

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 General Manager of the Los Angeles Housing Department or designee** is authorized to execute the Application and the Homekey+ Documents on behalf of applicant for participation in the Homekey+ Program.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote:

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_ ABSENT: \_\_\_\_\_

The undersigned City Council of the City of Los Angeles 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: \_\_\_\_\_

**Attachment C**

Revised HCD Resolutions

## AUTHORIZING RESOLUTION

### RESOLUTION NO. 2025- HK2-001

7639 N Van Nuys Blvd (the “Project”)

## RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING A JOINT APPLICATION AND PARTICIPATION IN THE HOMEKEY PROGRAM

### WHEREAS:

- A. The Department of Housing and Community Development (“**Department**”) issued a Notice of Funding Availability, dated September 9, 2021 (“**NOFA**”), for the Homekey Program (“**Homekey**” or “**Program**”). The Department 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 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 Program.
- C. The City of Los Angeles (“**City**”) and the Housing Authority of the City of Los Angeles (“**HACLA**”), applied as Co-Applicants, for an award of \$10,527,222.00 of Homekey funding for the Project located at 7639 N Van Nuys Blvd Los Angeles, CA 91405.
- D. Pursuant to the prior approval of the Los Angeles City Council (the “**Governing Body**”) Council File No. 21-0112, the City of Los Angeles applied for Homekey funds for the **Project** under the NOFA and, conditioned upon the Department’s selection of the **Project** for an award under the NOFA, was authorized and directed to enter into a Standard Agreement with the Department for the Project in a total amount not to exceed \$10,527,222.00 as well as all other documents required or deemed necessary or appropriate (and any amendments thereto) to secure the Homekey funds from the Department and to participate in the Program (collectively, the “**Homekey Documents**”).
- E. After the Department’s selection of the Project for Homekey funding, Linc-Van Nuys APTS, LP, a California Limited Partnership (“**New Owner**”) was

selected by the City of Los Angeles pursuant to a separate competitive Notice of Funding Availability to own and operate the Project, subject to New Owner's agreement to enter into a modified Standard Agreement (the "**Amended or Restated Standard Agreement**") naming New Owner as a Co-Applicant for the Homekey funds.

- F. The Department has requested that the Governing Body now further resolve to (1) acknowledge the award of Homekey funds for the Project by the Department, and (2) acknowledge that the Amended or Restated Standard Agreement will be signed by the City of Los Angeles and by New Owner as Co-Applicants.

**THEREFORE, IT IS FURTHER RESOLVED BY GOVERNING BODY THAT:**

1. The award of Homekey funds for the Project by the Department as described in Recital D above is hereby acknowledged.
2. The City of Los Angeles is authorized and directed to enter into, execute, and deliver an Amended or Restated Standard Agreement for the Project, as Co-Applicant, as well as any and all other Homekey Documents.
3. The City of Los Angeles shall be subject to the terms and conditions specified in the Amended or Restated Standard Agreement, and the NOFA and Application will be incorporated in the Amended or Restated 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 Amended or Restated Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Amended or Restated Standard Agreement.
4. New Owner and HACLA shall sign the Amended or Restated Standard Agreement as a Co-Applicants with the City of Los Angeles, and New Owner and HACLA's execution of the Amended or Restated Standard Agreement shall be authorized pursuant to separate resolutions made by New Owner and HACLA's governing body.
5. **The General Manager of the Los Angeles Housing Department or designee** is authorized to execute the Amended or Restated Standard Agreement and any and all other Homekey Documents on behalf of the City of Los Angeles, as Co-Applicant, for participation in the Program.



PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote of the Los Angeles City Council:

AYES: ☐ NAYES: ☐ ABSTAIN: ☐ ABSENT: ☐

The undersigned the City Council of the City of Los Angeles, of Co-Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing body of the City of Los Angeles, 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: \_\_\_\_\_

## AUTHORIZING RESOLUTION

RESOLUTION NO. 20025- HK2-002

1654 W Florence Ave (the “Project”)

### RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING A JOINT APPLICATION AND PARTICIPATION IN THE HOMEKEY PROGRAM

#### WHEREAS:

- A. The Department of Housing and Community Development (“**Department**”) issued a Notice of Funding Availability, dated September 9, 2021 (“**NOFA**”), for the Homekey Program (“**Homekey**” or “**Program**”). The Department 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 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 Program.
- C. The City of Los Angeles and the Housing Authority of the City of Los Angeles (“**HACLA**”), applied as Co-Applicants, for an award of \$36,974,744 of Homekey funding for the Project located at 1656 W Florence Ave Los Angeles, CA 90047.
- D. Pursuant to the prior approval of the Los Angeles City Council (the “**Governing Body**”) Council File No. 21-0112 the City of Los Angeles applied for Homekey funds for the **Project** under the NOFA and, conditioned upon the Department’s selection of the **Project** for an award under the NOFA, was authorized and directed to enter into a Standard Agreement with the Department for the Project in a total amount not to exceed \$36,974,744, as well as all other documents required or deemed necessary or appropriate (and any amendments thereto) to secure the Homekey funds from the Department and to participate in the Program (collectively, the “**Homekey Documents**”).
- E. After the Department’s selection of the Project for Homekey funding, Linc-Florence APTS, LP, a California Limited Partnership (“**New Owner**”) was selected by the City of Los Angeles pursuant to a separate competitive Notice of Funding Availability to own and operate the Project, subject to New Owner’s

agreement to enter into a modified Standard Agreement (the “**Amended or Restated Standard Agreement**”) naming New Owner as a Co-Applicant for the Homekey funds.

- F. The Department has requested that the Governing Body now further resolve to (1) acknowledge the award of Homekey funds for the Project by the Department, and (2) acknowledge that the Amended or Restated Standard Agreement will be signed by the City of Los Angeles and by New Owner as Co-Applicants.

**THEREFORE, IT IS FURTHER RESOLVED BY GOVERNING BODY THAT:**

1. The award of Homekey funds for the Project by the Department as described in Recital D above is hereby acknowledged.
2. The City of Los Angeles is authorized and directed to enter into, execute, and deliver an Amended or Restated Standard Agreement for the Project, as Co-Applicant, in a total amount not to exceed \$36,974,744, as well as any and all other Homekey Documents.
3. The City of Los Angeles shall be subject to the terms and conditions specified in the Amended or Restated Standard Agreement, and the NOFA and Application will be incorporated in the Amended or Restated 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 Amended or Restated Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Amended or Restated Standard Agreement.
4. New Owner and HACLA shall sign the Amended or Restated Standard Agreement as a Co-Applicants with the City of Los Angeles, and New Owner and HACLA’s execution of the Amended or Restated Standard Agreement shall be authorized pursuant to separate resolutions made by New Owner and HACLA’s governing body.
5. **The General Manager of the Los Angeles Housing Department, or designee,** is authorized to execute the Amended or Restated Standard Agreement and any and all other Homekey Documents on behalf of the City of Los Angeles, as Co-Applicant, for participation in the Program.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote of the Los Angeles City Council:

AYES: ☐ NAYES: ☐ ABSTAIN: ☐ ABSENT: ☐

The undersigned, the City Council of the City of Los Angeles of Co-Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing body of the City of Los Angeles, 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: \_\_\_\_\_

## AUTHORIZING RESOLUTION

RESOLUTION NO. 2025- HK2- 003

2812 W Temple St & 916 N Alvarado St (the “Project”)

### RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING A JOINT APPLICATION AND PARTICIPATION HOMEKEY PROGRAM

#### WHEREAS:

- A. The Department of Housing and Community Development (“**Department**”) issued a Notice of Funding Availability, dated September 9, 2021 (“**NOFA**”), for the Homekey Program (“**Homekey**” or “**Program**”). The Department 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 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 Program.
- C. The City of Los Angeles and the Housing Authority of the City of Los Angeles (“**HACLA**”), applied as Co-Applicants, for an award of \$20,034,300.00 of Homekey funding for the Project located at 2812 W Temple St Los Angeles, CA 90026 and 916 N Alvarado St Los Angeles, CA 90026.
- D. Pursuant to the prior approval of the Los Angeles City Council (the “**Governing Body**”) Council File No. 21-0112 the City of Los Angeles applied for Homekey funds for the **Project** under the NOFA and, conditioned upon the Department’s selection of the **Project** for an award under the NOFA, was authorized and directed to enter into a Standard Agreement with the Department for the Project in a total amount not to exceed \$20,034,300.00, as well as all other documents required or deemed necessary or appropriate (and any amendments thereto) to secure the Homekey funds from the Department and to participate in the Program (collectively, the “**Homekey Documents**”).
- E. After the Department’s selection of the Project for Homekey funding, Alvarado & Temple, LLC, a California Limited Liability Company (“**New Owner**”) was selected by the City of Los Angeles pursuant to a separate competitive Notice of Funding Availability to own and operate the Project, subject to New Owner’s

agreement to enter into a modified Standard Agreement (the “**Amended or Restated Standard Agreement**”) naming New Owner as a Co-Applicant for the Homekey funds.

- F. The Department has requested that the Governing Body now further resolve to (1) acknowledge the award of Homekey funds for the Project by the Department, and (2) acknowledge that the Amended or Restated Standard Agreement will be signed by the City of Los Angeles and by New Owner as Co-Applicants.

**THEREFORE, IT IS FURTHER RESOLVED BY GOVERNING BODY THAT:**

1. The award of Homekey funds for the Project by the Department as described in Recital D above is hereby acknowledged.
2. The City of Los Angeles is authorized and directed to enter into, execute, and deliver an Amended or Restated Standard Agreement for the Project, as Co-Applicant, as well as any and all other Homekey Documents.
3. The City of Los Angeles shall be subject to the terms and conditions specified in the Amended or Restated Standard Agreement, and the NOFA and Application will be incorporated in the Amended or Restated 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 Amended or Restated Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Amended or Restated Standard Agreement.
4. New Owner and HACLA shall sign the Amended or Restated Standard Agreement as a Co-Applicants with the City of Los Angeles, and New Owner and HACLA’s execution of the Amended or Restated Standard Agreement shall be authorized pursuant to separate resolutions made by New Owner and HACLA’s governing body.
5. **The General Manager of the Los Angeles Housing Department or designee**, is authorized to execute the Amended or Restated Standard Agreement and any and all other Homekey Documents on behalf of the City of Los Angeles, as Co-Applicant, for participation in the Program.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote of the Los Angeles City Council:

AYES: ☐ NAYES: ☐ ABSTAIN: ☐ ABSENT: ☐

The undersigned, The City Council of the City of Los Angeles, of Co-Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing body of the City of Los Angeles, 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: \_\_\_\_\_

## AUTHORIZING RESOLUTION

RESOLUTION NO. 2025- HK2-004

6531 S Sepulveda Blvd (the “Project”)

### RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING A JOINT APPLICATION AND PARTICIPATION IN THE HOMEKEY PROGRAM

#### WHEREAS:

- A. The Department of Housing and Community Development (“**Department**”) issued a Notice of Funding Availability, dated September 9, 2021 (“**NOFA**”), for the Homekey Program (“**Homekey**” or “**Program**”). The Department 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 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 Program.
- C. The City of Los Angeles and the Housing Authority of the City of Los Angeles (“**HACLA**”), applied as Co-Applicants, for an award of \$39,403,275.00 of Homekey funding for the Project located at 6531 S Sepulveda Blvd Los Angeles, CA 90045.
- D. Pursuant to the prior approval of the Los Angeles City Council (the “**Governing Body**”) Council File No. 21-0112, the City of Los Angeles applied for Homekey funds for the **Project** under the NOFA and, conditioned upon the Department’s selection of the **Project** for an award under the NOFA, was authorized and directed to enter into a Standard Agreement with the Department for the Project in a total amount not to exceed \$39,403,275.00, as well as all other documents required or deemed necessary or appropriate (and any amendments thereto) to secure the Homekey funds from the Department and to participate in the Program (collectively, the “**Homekey Documents**”).
- E. After the Department’s selection of the Project for Homekey funding, 6531 SEPULVEDA LP, a California Limited Partnership (“**New Owner**”) was selected by the City of Los Angeles pursuant to a separate competitive Notice of Funding Availability to own and operate the Project, subject to New Owner’s



agreement to enter into a modified Standard Agreement (the “**Amended or Restated Standard Agreement**”) naming New Owner as a Co-Applicant for the Homekey funds.

- F. The Department has requested that the Governing Body now further resolve to (1) acknowledge the award of Homekey funds for the Project by the Department, and (2) acknowledge that the Amended or Restated Standard Agreement will be signed by the City of Los Angeles and by New Owner as Co-Applicants.

**THEREFORE, IT IS FURTHER RESOLVED BY GOVERNING BODY THAT:**

1. The award of Homekey funds for the Project by the Department as described in Recital D above is hereby acknowledged.
2. The City of Los Angeles is authorized and directed to enter into, execute, and deliver an Amended or Restated Standard Agreement for the Project, as Co-Applicant, as well as any and all other Homekey Documents.
3. The City of Los Angeles shall be subject to the terms and conditions specified in the Amended or Restated Standard Agreement, and the NOFA and Application will be incorporated in the Amended or Restated 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 Amended or Restated Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Amended or Restated Standard Agreement.
4. New Owner and HACLA shall sign the Amended or Restated Standard Agreement as a Co-Applicants with the City of Los Angeles, and New Owner and HACLA’s execution of the Amended or Restated Standard Agreement shall be authorized pursuant to separate resolutions made by New Owner and HACLA’s governing body.
5. **The General Manager of the Los Angeles Housing Department or designee** is authorized to execute the Amended or Restated Standard Agreement and any and all other Homekey Documents on behalf of the City of Los Angeles, as Co-Applicant, for participation in the Program.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote of the Los Angeles City Council:

AYES: ☐ NAYES: ☐ ABSTAIN: ☐ ABSENT: ☐

The undersigned, the City Council of the City of Los Angeles of Co-Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing body of the City of Los Angeles, 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: \_\_\_\_\_

## AUTHORIZING RESOLUTION

### RESOLUTION NO. 2025- HK2-005

18602 S Vermont Ave (the “Project”)

#### RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING A JOINT APPLICATION AND PARTICIPATION IN THE HOMEKEY PROGRAM

##### WHEREAS:

- A. The Department of Housing and Community Development (“**Department**”) issued a Notice of Funding Availability, dated September 9, 2021 (“**NOFA**”), for the Homekey Program (“**Homekey**” or “**Program**”). The Department 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 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 Program.
- C. The City of Los Angeles (“**City**”) and the Housing Authority of the City of Los Angeles (“**HACLA**”), as Co-Applicants, for an award of \$40,642,129.00 of Homekey funding for the Project located at 18602 S Vermont Ave Los Angeles, CA 90248.
- D. Pursuant to the prior approval of the Los Angeles City Council (the “**Governing Body**”) Council File No. 21-0112, the City of Los Angeles applied for Homekey funds for the **Project** under the NOFA and, conditioned upon the Department’s selection of the **Project** for an award under the NOFA, was authorized and directed to enter into a Standard Agreement with the Department for the Project in a total amount not to exceed \$40,642,129.00, as well as all other documents required or deemed necessary or appropriate (and any amendments thereto) to secure the Homekey funds from the Department and to participate in the Program (collectively, the “**Homekey Documents**”).
- E. After the Department’s selection of the Project for Homekey funding, CRCD VERMONT LP, a California Limited Partnership (“Owner” or “Borrower”) (“**New Owner**”) was selected by the City of Los Angeles pursuant to a separate competitive Notice of Funding Availability to own and operate the Project,

subject to New Owner's agreement to enter into a modified Standard Agreement (the "**Amended or Restated Standard Agreement**") naming New Owner as a Co-Applicant for the Homekey funds.

- F. The Department has requested that the Governing Body now further resolve to (1) acknowledge the award of Homekey funds for the Project by the Department, and (2) acknowledge that the Amended or Restated Standard Agreement will be signed by the City of Los Angeles and by New Owner as Co-Applicants.

**THEREFORE, IT IS FURTHER RESOLVED BY GOVERNING BODY THAT:**

1. The award of Homekey funds for the Project by the Department as described in Recital D above is hereby acknowledged.
2. The City of Los Angeles is authorized and directed to enter into, execute, and deliver an Amended or Restated Standard Agreement for the Project, as Co-Applicant, as well as any and all other Homekey Documents.
3. The City of Los Angeles shall be subject to the terms and conditions specified in the Amended or Restated Standard Agreement, and the NOFA and Application will be incorporated in the Amended or Restated 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 Amended or Restated Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Amended or Restated Standard Agreement.
4. New Owner and HACLA shall sign the Amended or Restated Standard Agreement as a Co-Applicants with the City of Los Angeles, and New Owner and HACLA's execution of the Amended or Restated Standard Agreement shall be authorized pursuant to separate resolutions made by New Owner and HACLA's governing body.
5. **The General Manager of Los Angeles Housing Department or designee** is authorized to execute the Amended or Restated Standard Agreement and any and all other Homekey Documents on behalf of the City of Los Angeles, as Co-Applicant, for participation in the Program.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote of the Los Angeles City Council:

AYES: ☐ NAYES: ☐ ABSTAIN: ☐ ABSENT: ☐

The undersigned, the City Council of the City of Los Angeles of Co-Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing body of the City of Los Angeles, 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: \_\_\_\_\_

## AUTHORIZING RESOLUTION

### RESOLUTION NO. 2025- HK2-006

20205 W Ventura Blvd (the “Project”)

#### RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING A JOINT APPLICATION AND PARTICIPATION IN THE HOMEKEY PROGRAM

##### WHEREAS:

- A. The Department of Housing and Community Development (“**Department**”) issued a Notice of Funding Availability, dated September 9, 2021 (“**NOFA**”), for the Homekey Program (“**Homekey**” or “**Program**”). The Department 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 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 Program.
- C. The City of Los Angeles (“**City**”) and the Housing Authority of the City of Los Angeles (“**HACLA**”), applied as Co-Applicants, for an award of \$43,157,422.00 of Homekey funding for the Project located at 20205 W Ventura Blvd Los Angeles, CA 91364.
- D. Pursuant to the prior approval of the Los Angeles City Council (the “**Governing Body**”) Council File No. 21-112, the City of Los Angeles applied for Homekey funds for the **Project** under the NOFA and, conditioned upon the Department’s selection of the **Project** for an award under the NOFA, was authorized and directed to enter into a Standard Agreement with the Department for the Project in a total amount not to exceed \$43,157,422.00, as well as all other documents required or deemed necessary or appropriate (and any amendments thereto) to secure the Homekey funds from the Department and to participate in the Program (collectively, the “**Homekey Documents**”).
- E. After the Department’s selection of the Project for Homekey funding, Volunteers of America of Los Angeles, a nonprofit corporation (“**New Owner**”) was selected by the City of Los Angeles pursuant to a separate competitive Notice of Funding Availability to own and operate the Project, subject to New Owner’s

agreement to enter into a modified Standard Agreement (the “**Amended or Restated Standard Agreement**”) naming New Owner as a Co-Applicant for the Homekey funds.

- F. The Department has requested that the Governing Body now further resolve to (1) acknowledge the award of Homekey funds for the Project by the Department, and (2) acknowledge that the Amended or Restated Standard Agreement will be signed by the City of Los Angeles and by New Owner as Co-Applicants.

**THEREFORE, IT IS FURTHER RESOLVED BY GOVERNING BODY THAT:**

1. The award of Homekey funds for the Project by the Department as described in Recital D above is hereby acknowledged.
2. The City of Los Angeles is authorized and directed to enter into, execute, and deliver an Amended or Restated Standard Agreement for the Project, as Co-Applicant, as well as any and all other Homekey Documents.
3. The City of Los Angeles shall be subject to the terms and conditions specified in the Amended or Restated Standard Agreement, and the NOFA and Application will be incorporated in the Amended or Restated 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 Amended or Restated Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Amended or Restated Standard Agreement.
4. New Owner and HACLA shall sign the Amended or Restated Standard Agreement as a Co-Applicants with the City of Los Angeles, and New Owner and HACLA’s execution of the Amended or Restated Standard Agreement shall be authorized pursuant to separate resolutions made by New Owner and HACLA’s governing body.
5. **The General Manager of the Los Angeles Housing Department or designee** is authorized to execute the Amended or Restated Standard Agreement and any and all other Homekey Documents on behalf of the City of Los Angeles, as Co-Applicant, for participation in the Program.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote of the Los Angeles City Council:

AYES: ☐ NAYES: ☐ ABSTAIN: ☐ ABSENT: ☐

The undersigned, the City Council of the City of Los Angeles, of Co-Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing body of the City of Los Angeles, 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: \_\_\_\_\_



## AUTHORIZING RESOLUTION

RESOLUTION NO. 2025- HK2-007

19325 W Londelius St (the “Project”)

### RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING A JOINT APPLICATION AND PARTICIPATION IN THE HOMEKEY PROGRAM

#### WHEREAS:

- A. The Department of Housing and Community Development (“**Department**”) issued a Notice of Funding Availability, dated September 9, 2021 (“**NOFA**”), for the Homekey Program (“**Homekey**” or “**Program**”). The Department 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 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 Program.
- C. The City of Los Angeles (“**City**”) and the Housing Authority of the City of Los Angeles (“**HACLA**”), applied as Co-Applicants, for an award of \$34,745,323.00, of Homekey funding for the Project located at 19325 W Londelius St Los Angeles, CA 91324.
- D. Pursuant to the prior approval of the Los Angeles City Council (the “**Governing Body**”) Council File No. 21-0112, the City of Los Angeles applied for Homekey funds for the **Project** under the NOFA and, conditioned upon the Department’s selection of the **Project** for an award under the NOFA, was authorized and directed to enter into a Standard Agreement with the Department for the Project in a total amount not to exceed \$34,745,323.00, as well as all other documents required or deemed necessary or appropriate (and any amendments thereto) to secure the Homekey funds from the Department and to participate in the Program (collectively, the “**Homekey Documents**”).
- E. After the Department’s selection of the Project for Homekey funding, Volunteers of America of Los Angeles, a nonprofit corporation (“**New Owner**”) was selected by the City of Los Angeles pursuant to a separate competitive Notice of Funding Availability to own and operate the Project, subject to New Owner’s

agreement to enter into a modified Standard Agreement (the “**Amended or Restated Standard Agreement**”) naming New Owner as a Co-Applicant for the Homekey funds.

- F. The Department has requested that the Governing Body now further resolve to (1) acknowledge the award of Homekey funds for the Project by the Department, and (2) acknowledge that the Amended or Restated Standard Agreement will be signed by the City of Los Angeles and by New Owner as Co-Applicants.

**THEREFORE, IT IS FURTHER RESOLVED BY GOVERNING BODY THAT:**

1. The award of Homekey funds for the Project by the Department as described in Recital D above is hereby acknowledged.
2. The City of Los Angeles is authorized and directed to enter into, execute, and deliver an Amended or Restated Standard Agreement for the Project, as Co-Applicant, as well as any and all other Homekey Documents.
3. The City of Los Angeles shall be subject to the terms and conditions specified in the Amended or Restated Standard Agreement, and the NOFA and Application will be incorporated in the Amended or Restated 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 Amended or Restated Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Amended or Restated Standard Agreement.
4. New Owner and HACLA shall sign the Amended or Restated Standard Agreement as a Co-Applicants with the City of Los Angeles, and New Owner and HACLA’s execution of the Amended or Restated Standard Agreement shall be authorized pursuant to separate resolutions made by New Owner and HACLA’s governing body.
5. **The General Manager of the Los Angeles Housing Department or designee** is authorized to execute the Amended or Restated Standard Agreement and any and all other Homekey Documents on behalf of the City of Los Angeles, as Co-Applicant, for participation in the Program.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote of the Los Angeles City Council:

AYES: ☐ NAYES: ☐ ABSTAIN: ☐ ABSENT: ☐

The undersigned, the City Council of the City of Los Angeles of Co-Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing body of the City of Los Angeles, 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: \_\_\_\_\_

## AUTHORIZING RESOLUTION

### RESOLUTION NO. 2025-HK2-008

BLVD Hotel, 2010 N Highland Ave (the “Project”)

#### RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING A JOINT APPLICATION AND PARTICIPATION IN THE HOMEKEY PROGRAM

##### WHEREAS:

- A. The Department of Housing and Community Development (“**Department**”) issued a Notice of Funding Availability, dated September 9, 2021 (“**NOFA**”), for the Homekey Program (“**Homekey**” or “**Program**”). The Department 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 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 Program.
- C. The City of Los Angeles (“**City**”) and the Housing Authority of the City of Los Angeles (“**HACLA**”), applied as Co-Applicants, for an award of \$17,848,920.00, of Homekey funding for the Project located at 2010-2014 N Highland Ave Los Angeles, CA 90068.
- D. Pursuant to the prior approval of the Los Angeles City Council (the “**Governing Body**”) Council File No. 21-0112, the City of Los Angeles applied for Homekey funds for the **Project** under the NOFA and, conditioned upon the Department’s selection of the **Project** for an award under the NOFA, was authorized and directed to enter into a Standard Agreement with the Department for the Project in a total amount not to exceed \$17,848,920.00, as well as all other documents required or deemed necessary or appropriate (and any amendments thereto) to secure the Homekey funds from the Department and to participate in the Program (collectively, the “**Homekey Documents**”).
- E. After the Department’s selection of the Project for Homekey funding, Highland PSH, LLC, a California Limited Liability Company (“**New Owner**”) was selected by the City of Los Angeles pursuant to a separate competitive Notice of Funding Availability to own and operate the Project, subject to New Owner’s agreement

to enter into a modified Standard Agreement (the “**Amended or Restated Standard Agreement**”) naming New Owner as a Co-Applicant for the Homekey funds.

- F. The Department has requested that the Governing Body now further resolve to (1) acknowledge the award of Homekey funds for the Project by the Department, and (2) acknowledge that the Amended or Restated Standard Agreement will be signed by the City of Los Angeles and by New Owner as Co-Applicants.

**THEREFORE, IT IS FURTHER RESOLVED BY GOVERNING BODY THAT:**

1. The award of Homekey funds for the Project by the Department as described in Recital D above is hereby acknowledged.
2. The City of Los Angeles is authorized and directed to enter into, execute, and deliver an Amended or Restated Standard Agreement for the Project, as Co-Applicant, as well as any and all other Homekey Documents.
3. The City of Los Angeles shall be subject to the terms and conditions specified in the Amended or Restated Standard Agreement, and the NOFA and Application will be incorporated in the Amended or Restated 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 Amended or Restated Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Amended or Restated Standard Agreement.
4. New Owner and HACLA shall sign the Amended or Restated Standard Agreement as a Co-Applicants with the City of Los Angeles, and New Owner and HACLA’s execution of the Amended or Restated Standard Agreement shall be authorized pursuant to separate resolutions made by New Owner and HACLA’s governing body.
5. **The General Manager of the Los Angeles Housing Department or designee** is authorized to execute the Amended or Restated Standard Agreement and any and all other Homekey Documents on behalf of the City of Los Angeles, as Co-Applicant, for participation in the Program.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote of the Los Angeles City Council:

AYES: ☐ NAYES: ☐ ABSTAIN: ☐ ABSENT: ☐

The undersigned, the City Council of the City of Los Angeles, of Co-Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing body of the City of Los Angeles, 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: \_\_\_\_\_

## AUTHORIZING RESOLUTION

RESOLUTION NO. 2025-HK2-009

21121 Vanowen St (the “Project”)

### RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING A JOINT APPLICATION AND PARTICIPATION IN THE HOMEKEY PROGRAM

#### WHEREAS:

- A. The Department of Housing and Community Development (“**Department**”) issued a Notice of Funding Availability, dated September 9, 2021 (“**NOFA**”), for the Homekey Program (“**Homekey**” or “**Program**”). The Department 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 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 Program.
- C. The City of Los Angeles (“**City**”) and the Housing Authority of the City of Los Angeles (“**HACLA**”), applied as Co-Applicants, for an award of \$27,465,000.00 of Homekey funding for the Project located at 21121 W Vanowen St Los Angeles, CA 91303.
- D. Pursuant to the prior approval of the Los Angeles City Council (the “**Governing Body**”) Council File No. 21-0112 the City of Los Angeles applied for Homekey funds for the **Project** under the NOFA and, conditioned upon the Department’s selection of the **Project** for an award under the NOFA, was authorized and directed to enter into a Standard Agreement with the Department for the Project in a total amount not to exceed \$27,465,000.00, as well as all other documents required or deemed necessary or appropriate (and any amendments thereto) to secure the Homekey funds from the Department and to participate in the Program (collectively, the “**Homekey Documents**”).
- E. After the Department’s selection of the Project for Homekey funding, Vanowen CP PSH, LLC (“**New Owner**”) was selected by the City of Los Angeles pursuant to a separate competitive Notice of Funding Availability to own and operate the Project, subject to New Owner’s agreement to enter into a modified

Standard Agreement (the “**Amended or Restated Standard Agreement**”) naming New Owner as a Co-Applicant for the Homekey funds.

- F. The Department has requested that the Governing Body now further resolve to (1) acknowledge the award of Homekey funds for the Project by the Department, and (2) acknowledge that the Amended or Restated Standard Agreement will be signed by the City of Los Angeles and by New Owner as Co-Applicants.

**THEREFORE, IT IS FURTHER RESOLVED BY GOVERNING BODY THAT:**

1. The award of Homekey funds for the Project by the Department as described in Recital D above is hereby acknowledged.
2. The City of Los Angeles is authorized and directed to enter into, execute, and deliver an Amended or Restated Standard Agreement for the Project, as Co-Applicant, as well as any and all other Homekey Documents.
3. The City of Los Angeles shall be subject to the terms and conditions specified in the Amended or Restated Standard Agreement, and the NOFA and Application will be incorporated in the Amended or Restated 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 Amended or Restated Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Amended or Restated Standard Agreement.
4. New Owner and HACLA shall sign the Amended or Restated Standard Agreement as a Co-Applicants with the City of Los Angeles, and New Owner and HACLA’s execution of the Amended or Restated Standard Agreement shall be authorized pursuant to separate resolutions made by New Owner and HACLA’s governing body.
5. **The General Manager of the Los Angeles Housing Department or designee** is authorized to execute the Amended or Restated Standard Agreement and any and all other Homekey Documents on behalf of the City of Los Angeles, as Co-Applicant, for participation in the Program.



PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote  
of the Los Angeles City Council:

AYES: ☐ NAYES: ☐ ABSTAIN: ☐ ABSENT: ☐

The undersigned, the City Council of the City of Los Angeles, of Co-Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing body of the City of Los Angeles, 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: \_\_\_\_\_

**Attachment D**  
Project Disclosure Form

# HOUSING PROJECT DISCLOSURE FORM

(Attach to all transmittals, including Motions, to Council when seeking project funding)

Date: \_\_\_\_\_

Council District: 4

Project Name: 2010 Highland (Blvd)

Project Address: 2010-2014 Highland Blvd, Los Angeles, CA 90068

Council File No(s): 21-01120-S1, 17-0090-S15

Project Type: Housing[ ☒ ]      Interim Housing[ ☐ ]      Other [ ☐ ] \_\_\_\_\_

Entity Type	Entity Name
Borrower Entity	Highland PSH, LLC
General Partner 1	A Community of Friends
General Partner 2 (if applicable)	
Administrative Partner	
Equity Partner:	
Other Partner:	
Financial Consultant	California Housing Partnership
Entitlements Consultant	CGR DEVELOPMENT
Soils Engineer	Koury Engineering
Environmental Engineer	
Architect 1	YM Architects
Architect 2 (if applicable)	
Architect 3 (if applicable)	
Design Consultant – Interior Designer	Office 42 Architecture
Rental fencing company	
Security company	
Relocation Consultant	N/A
Insurance Company	Edgewood Partners Ins Center
Service provider 1	A Community of Friends
Service provider 2 (if applicable)	
Property Management Company	A Community of Friends
Contractor	Walton Construction, Inc
Sub-contractor 1 (if applicable)	
Sub-contractor 2 (if applicable)	
Sub-contractor 3 (if applicable)	
Construction Manager	AM J Construction Management
Other: CASp Consultant	SCW Architects
Other: Civil Engineer	United Civil, Inc
Other:	