

Ann Sewill, General Manager  
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager  
Anna E. Ortega, Assistant General Manager  
Luz C. Santiago, Assistant General Manager

## City of Los Angeles



LOS ANGELES HOUSING DEPARTMENT  
1200 West 7th Street, 9th Floor  
Los Angeles, CA 90017  
Tel: 213.808.8808  
[housing.lacity.org](http://housing.lacity.org)

**Karen Bass, Mayor**

March 2, 2023

Council File: 21-0112  
Council Districts: Citywide  
Contact Persons: Daniel Huynh: (213) 808-8901  
Ashley Atkinson: (213) 505-1631

Honorable Members of the City Council  
City of Los Angeles  
c/o City Clerk, City Hall  
200 N. Spring Street  
Los Angeles, CA 90012

### **COUNCIL TRANSMITTAL: LOS ANGELES HOUSING DEPARTMENT REPORT AND RECOMMENDATIONS RELATED TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) HOMEKEY PROGRAM 2.0**

#### **SUMMARY**

This transmittal continues the process through which the City of Los Angeles will expand the housing portfolio for those at risk of homelessness and experiencing homelessness in Los Angeles via HCD's Homekey program. Homekey will provide 928 units of permanent housing by July 2023, with lease-up concluding by October 2023. This report recommends steps necessary to transfer these properties to their owner/operators, and to disburse funds needed to advance project development. These actions include:

1. Disbursement of funds to acquire and close on three properties inclusive of two projects
2. Disbursement of funds for rehabilitation and operating subsidies for nine projects
3. Reimbursement to HACLA for costs incurred prior to the transfer of properties
4. Provide authority to amend State-required resolutions with the selected Owner/Operators
5. Provide authority to execute loan agreements with the selected Owner/Operators
6. Approve the use of up to \$50,000,000 in Proposition HHH General Obligation bond proceeds
7. Provide conditional waivers of the Proposition HHH Permanent Supportive Housing Program Regulations for all Homekey projects
8. Amend the terms of a \$15 million loan to HACLA to assist in the acquisition of Homekey properties

#### **RECOMMENDATIONS**

- I. That the City Council, subject to the approval of the Mayor:
  - A. INSTRUCT the City Administrative Officer to identify available funding for a total amount not to exceed \$7,500,000 to be used to reimburse HACLA for holding costs and due diligence;

- B. AUTHORIZE the disbursement of HHH funds for the acquisition, extension, and closing of the following two Homekey projects. Funds are not to exceed the amounts outlined below:

- i. 2812 W Temple St., Los Angeles, CA 90026/916 N Alvarado St., Los Angeles, CA 90026

| <b>Fund</b> | <b>Account</b> | <b>Amount</b> |
|-------------|----------------|---------------|
| HHH         | 17G            | \$11,457,300  |

- ii. 2010 N. Highland Ave., Los Angeles, CA 90068

| <b>Fund</b> | <b>Account</b> | <b>Amount</b> |
|-------------|----------------|---------------|
| HHH         | 17G            | \$8,320,000   |

- C. APPROVE the use of up to \$50,000,000 in Proposition HHH General Obligation (Proposition HHH) bond proceeds in the Proposition HHH Construction Fund No. 17E, to serve as a revolving loan for the HOME Investment Partnerships Program (HOME) – AmericanRescue Plan (ARP) Fund No. 65M, for a period from March 1, 2023 through June 30, 2023, to provide cash flow in order to close the acquisitions of approved Project Homekey project sites. This loan will be repaid from the HOME-ARP Fund;
- D. AUTHORIZE the disbursement of funds from Proposition HHH Construction Fund No. 17E as a revolving loan for the rehabilitation of the following Homekey projects;

| <b>Site</b>             | <b>Amount</b> |
|-------------------------|---------------|
| <b>7639 Van Nuys</b>    | \$ 1,943,455  |
| <b>1654 W Florence</b>  | \$ 5,531,445  |
| <b>Temple/ Alvarado</b> | \$ 3,742,313  |
| <b>6531 S Sepulveda</b> | \$ 6,778,751  |
| <b>18602 S Vermont</b>  | \$ 6,662,238  |
| <b>20205 Ventura</b>    | \$ 6,611,665  |
| <b>19325 Londelius</b>  | \$ 4,915,081  |
| <b>2010 Highland</b>    | \$ 4,902,032  |

|                      |               |
|----------------------|---------------|
| <b>21121 Vanowen</b> | \$ 3,102,413  |
| <b>Total</b>         | \$ 44,189,393 |

- E. ADOPT the revised Authorizing Resolutions, Attachment 1 of this report, as required by the State of California Department of Housing and Community Development;
- F. AUTHORIZE LAHD, subject to the approval of the City Attorney's Office, to draft and execute the resolutions substantially in the form of the draft Resolutions attached hereto, incorporating any necessary adjustments to the draft Resolutions that may be required by the State of California Department of Housing and Community Development prior to their execution;
- G. APPROVE the following four conditional waivers of the Proposition HHH Permanent Supportive Housing Program Regulations for all Homekey projects:
- Waive the per unit loan limit for non-tax credit supported units;
  - Waive the requirement that Proposition HHH loans cannot exceed 50 percent of the project's total development cost;
  - Waive the requirement that 50 percent of the units must be designated for chronically homeless individuals;
  - Waive the cap of \$12 million in HHH funding per project.
- H. APPROVE the amendment of the terms of the \$15 million loan to HACLA to change the number of projects receiving Project Homekey 2.0 acquisition funds from four to three, and to change the amount allocated per project, for the following Homekey projects;

|       | <b>Project</b>  | <b>CD</b> | <b>Units</b> | <b>Loan Amount</b> |
|-------|-----------------|-----------|--------------|--------------------|
| 1     | 5050 Pico       | 10        | 79           | \$5,525,000        |
| 2     | 10150 Hillhaven | 7         | 34           | \$3,850,000        |
| 3     | 1044 Soto       | 14        | 85           | \$5,625,000        |
| Total |                 |           |              | \$15,000,000       |

- I. AUTHORIZE the General Manager of LAHD, or designee to:
- Draft, negotiate and execute loan documents (including promissory notes, deeds of trust, regulatory agreements, and any other necessary legal documents), subject to review and approval of the City Attorney's Office as to form, for the acquisition, rehabilitation, and operational subsidy components

of funding for each of the Owner/Operators to be executed by each of the Owner/Operators or their designated limited partnership or limited liability company affiliates as listed in Attachment 2, and;

ii. Enter into any agreements necessary to approve the transfer of title and funds from the Housing Authority of the City of Los Angeles (HACLA) to each of the Owner/Operators;

J. INSTRUCT the City Attorney to work with LAHD to develop loan documents (including promissory notes, deeds of trust, regulatory agreements, and any other necessary legal documents) for the acquisition, rehabilitation, and operational subsidy components of funding for each of the Owner/Operators to be executed by each of the Owner/Operators or their designated limited partnership or limited liability company affiliates as listed in Attachment 2.

K. AUTHORIZE the Controller to:

i. Establish a new appropriation account 43WC81 - HOMEKEY Revolving Loan and appropriate \$50,000,000 within the GOB Series 2022-A (Taxable) Prop HHH Construction Fund No. 17G.

ii. Establish a new appropriation account 43WC39 – Temple/Alvarado and appropriate \$13,100,000 within the GOB Series 2022-A (Taxable) Prop HHH Construction Fund No. 17G.

iii. Establish a new appropriation account 43WC44 - 2010 Highland and appropriate \$9,400,000 within the GOB Series 2022-A (Taxable) Prop HHH Construction Fund No. 17G.

L. AUTHORIZE the General Manager of LAHD, or designee, to prepare Controller instructions and any technical corrections as necessary to the transactions included in this report, including the creation of special appropriation accounts or corrections to account names, to implement the intent of those transactions, subject to the approval of the CAO, and request the Controller to implement those instructions.

## **BACKGROUND**

On September 9, 2021, HCD issued a Notice of Funding Availability (NOFA) for Homekey grant funds pursuant to Health and Safety Code section 50675.1.3 (Assem. Bill No. 140 (2021-2022 Reg. Sess.), § 20.). HCD selected the City of Los Angeles and the Housing Authority of the City of Los Angeles (“HACLA”) as Co-Applicants.

On July 7, 2022, Council approved \$215 million in funds for Project Homekey. In its June 13, 2022 report, LAHD advised that HACLA would manage the properties until the Owner/Operators were selected through the department’s procurement process. Since that time, Owner/Operators have been selected and approved by Council. Transfer of these properties to their Owner/Operators is forthcoming. At this time, LAHD must reimburse HACLA for its costs in performing due diligence and property holdings.

On October 7, 2022, Council approved the use of up to \$50,000,000 in Proposition HHH funds to serve as a revolving loan for the period October 1, 2022 through December 31, 2022, to provide cash flow in order to close the acquisitions of approved Homekey project sites. This revolving loan was to be reimbursed with funds from the HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP) by January 13, 2023. Because the HHH funds have not yet been expended, this authorization needs to be renewed.

This \$50 million revolving loan from HHH funds is in addition to the \$96 million in HHH funds already allocated and approved for the nine Homekey projects.

The current round of Homekey consists of nine projects with 10 properties, all under LAHD's control, and an additional three projects acquired by HACLA. Seven of the projects under LAHD's control will be transferred from HACLA to the Owner/Operators, and two will involve a direct sale from the current owners to the newly selected Owner/Operators, its affiliate and/or limiter partner. Through this transmittal, LAHD is seeking authority to transfer and execute loan agreements for these properties.

### **AMENDED RESOLUTIONS**

The State's Homekey program requires that the City execute agreements (referred to as Resolutions) authorizing Homekey applicants to apply for funding.

Pursuant to the prior approval by the City Council as set forth in C.F. 21-0112, Resolution Nos. 1-9, the City applied for Homekey funds under the NOFA and was authorized and directed to enter into a standard agreement with HCD for Homekey projects, conditioned upon HCD selection of the project for an award under the NOFA.

After HCD's award of Homekey funding to the City's nine projects, the City selected new Owner/Operators through a Request for Proposals. The new Owner/Operators were named as co-applicants for the Homekey funds.

Through this transmittal, LAHD requests that City Council acknowledge the award of Homekey funds for these specific projects and their selected Owner/Operators, and adopt the revised Authorizing Resolutions (Attachment 1 to this report).

### **LOAN TO HACLA**

HACLA has requested to change the allocation of funds under its previously-approved loan of \$15 million, which was to be loaned from various sources, including HHH, to support acquisition of four Homekey project sites. The new amount will not exceed the original approved amount, but the funds will be provided to three projects, rather than the originally requested four projects: 5050 Pico, 101050 Hillhaven, and 1044 Soto.

To effectuate this change, the HHH Project Expenditure Plan (PEP) will be amended. The PEP amendment required for changes to HHH spending will be presented in mid-March at the HHH Citizens Oversight Committee meeting, and will describe this transaction in greater depth.

### **LAHD LOAN DOCUMENTS**

LAHD will issue residual receipt loans for the acquisition and rehabilitation funds for each project. The residual receipts loans will have a simple interest rate of 3% and a loan term of fifty-seven (57) years. LAHD funding for operational subsidies will be in the form of a forgivable loan for each project, with a five (5) year term, 0% interest rate, and qualification for full forgiveness subject to a satisfactory compliance review by LAHD at maturity.

**FISCAL IMPACT**

There is no General Fund impact beyond that previously authorized for the Homekey program.

Approved By:

A handwritten signature in dark ink, appearing to read "Ann Sewill", written over a horizontal line.

ANN SEWILL  
General Manager  
Los Angeles Housing Department

ATTACHMENTS:

Amended Resolution  
Attachment 2

Attachment 1  
Amended Resolution

## AUTHORIZING RESOLUTION

### RESOLUTION NO. 1

#### 7639 N Van Nuys Blvd (the “Project”)

**RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES  
AUTHORIZING EXECUTION OF AN AMENDED OR RESTATED STANDARD  
AGREEMENT NAMING LINC-VAN NUYS APTS, LP AS CO-APPLICANT, FOR  
FUNDS AWARDED TO 7639 N VAN NUYS BLVD. PURSUANT TO THE  
CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT’S  
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. Pursuant to the prior approval of the Los Angeles City Council (the “**Governing Body**”) as set forth in Resolution No. 1 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**”).
- D. The Department selected the City of Los Angeles and the Housing Authority of the City of Los Angeles (“**HACLA**”), as Co-Applicants, for an award of \$10,527,222.00 of Homekey funding for the Project, and the City of Los Angeles and HACLA executed the Standard Agreement in order for the Project to secure the Homekey funds.
- 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 submit an updated Homekey application for the Project (the “**Application**”) to the Department naming the City, HACLA, and New Owner as Co-Applicants for the Homekey funds in a total amount not to exceed \$10,527,222.00
3. The City of Los Angeles is authorized and directed to enter into, execute, and deliver an Amended or Restated Agreement for the Project, as Co-Applicant, in a total amount not to exceed \$10,527,222.00, as well as any and all other Homekey Documents.
4. 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.
5. New Owner shall sign the Amended or Restated Standard Agreement as a Co-Applicant with the City of Los Angeles, and New Owner’s execution of the Amended or Restated Standard Agreement shall be authorized pursuant to separate resolutions made by New Owner’s governing body.
6. **Ann Sewill, General Manager, and Daniel Huynh, Assistant General Manager are** 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 \_\_\_\_\_, 2023, 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. 2

1654 W Florence Ave. (the “Project”)

**RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES  
AUTHORIZING EXECUTION OF AN AMENDED OR RESTATED STANDARD  
AGREEMENT NAMING LINC-FLORENCE APTS, LP AS CO-APPLICANT, FOR  
FUNDS AWARDED TO 1654 W FLORENCE AVE. PURSUANT TO THE CALIFORNIA  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT’S  
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. Pursuant to the prior approval of the Los Angeles City Council (the “**Governing Body**”) as set forth in Resolution No. 2, 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**”).
- D. The Department selected the City of Los Angeles and the Housing Authority of the City of Los Angeles (“**HACLA**”), as Co-Applicants, for an award of \$36,974,744 of Homekey funding for the Project, and the City of Los Angeles and HACLA executed the Standard Agreement in order for the Project to secure the Homekey funds.
- 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.

- A. 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 submit an updated Homekey application for the Project (the “**Application**”) to the Department naming the City, HACLA, and New Owner as Co-Applicants for the Homekey funds in a total amount not to exceed \$36,974,744.
3. The City of Los Angeles is authorized and directed to enter into, execute, and deliver an Amended or Restated 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.
4. 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.
5. New Owner shall sign the Amended or Restated Standard Agreement as a Co-Applicant with the City of Los Angeles, and New Owner’s execution of the Amended or Restated Standard Agreement shall be authorized pursuant to separate resolutions made by New Owner’s governing body.
6. Ann Sewill, General Manager, and Daniel Huynh, Assistant General Manager are 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 \_\_\_\_\_, 2023, 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. 3

2812 Temple & 916 Alvarado (the “Project”)

**RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES  
AUTHORIZING EXECUTION OF AN AMENDED OR RESTATED STANDARD  
AGREEMENT NAMING ALVARADO & TEMPLE, LLC. AS CO-APPLICANT, FOR  
FUNDS AWARDED TO PURSUANT TO THE CALIFORNIA DEPARTMENT OF  
HOUSING AND COMMUNITY DEVELOPMENT’S  
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. Pursuant to the prior approval of the Los Angeles City Council (the “**Governing Body**”) as set forth in Resolution No. 3, 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**”).
- D. The Department selected the City of Los Angeles and the Housing Authority of the City of Los Angeles (“**HACLA**”), as Co-Applicants, for an award of \$20,034,300.00 of Homekey funding for the Project, and the City of Los Angeles and HACLA executed the Standard Agreement in order for the Project to secure the Homekey funds.
- 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 submit an updated Homekey application for the Project (the “**Application**”) to the Department naming the City, HACLA, and New Owner as Co-Applicants for the Homekey funds in a total amount not to exceed \$20,034,300.00.
3. The City of Los Angeles is authorized and directed to enter into, execute, and deliver an Amended or Restated Agreement for the Project, as Co-Applicant, in a total amount not to exceed \$20,034,300.00, as well as any and all other Homekey Documents.
4. 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.
5. New Owner shall sign the Amended or Restated Standard Agreement as a Co-Applicant with the City of Los Angeles, and New Owner’s execution of the Amended or Restated Standard Agreement shall be authorized pursuant to separate resolutions made by New Owner’s governing body.
6. Ann Sewill, General Manager, and Daniel Huynh, Assistant General Manager are 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 \_\_\_\_\_, 2023, 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. 4

#### 6531 S. SEPULVEDA BLVD. (the “Project”)

**RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES  
AUTHORIZING EXECUTION OF AN AMENDED OR RESTATED STANDARD  
AGREEMENT NAMING 6531 SEPULVEDA LP, AS CO-APPLICANT, FOR FUNDS  
AWARDED TO 6531 S. SEPULVEDA BLVD. PURSUANT TO THE CALIFORNIA  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT’S  
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. Pursuant to the prior approval of the Los Angeles City Council (the “**Governing Body**”) as set forth in Resolution No. 4 , 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**”).
- D. The Department selected the City of Los Angeles and the Housing Authority of the City of Los Angeles (“**HACLA**”), as Co-Applicants, for an award of \$39,403,275.00 of Homekey funding for the Project, and the City of Los Angeles and HACLA executed the Standard Agreement in order for the Project to secure the Homekey funds.
- 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 submit an updated Homekey application for the Project (the “**Application**”) to the Department naming the City, HACLA, and New Owner as Co-Applicants for the Homekey funds in a total amount not to exceed \$39,403,275.00
3. The City of Los Angeles is authorized and directed to enter into, execute, and deliver an Amended or Restated Agreement for the Project, as Co-Applicant, in a total amount not to exceed \$39,403,275.00, as well as any and all other Homekey Documents.
4. 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.
5. New Owner shall sign the Amended or Restated Standard Agreement as a Co-Applicant with the City of Los Angeles, and New Owner’s execution of the Amended or Restated Standard Agreement shall be authorized pursuant to separate resolutions made by New Owner’s governing body.
6. Ann Sewill, General Manager, and Daniel Huynh, Assistant General Manager are 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 \_\_\_\_\_, 2023, 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. 5

18602 S. VERMONT AVE. (the “Project”)

**RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES  
AUTHORIZING EXECUTION OF AN AMENDED OR RESTATED STANDARD  
AGREEMENT NAMING CRCD VERMONT LP AS CO-APPLICANT, FOR FUNDS  
AWARDED TO 18602 S. VERMONT AVE. PURSUANT TO THE CALIFORNIA  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT’S  
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. Pursuant to the prior approval of the Los Angeles City Council (the “**Governing Body**”) as set forth in Resolution No. 5, 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**”).
- D. The Department selected the City of Los Angeles 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, and the City of Los Angeles and HACLA executed the Standard Agreement in order for the Project to secure the Homekey funds.
- 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 submit an updated Homekey application for the Project (the “**Application**”) to the Department naming the City, HACLA, and New Owner as Co-Applicants for the Homekey funds in a total amount not to exceed \$40,642,129.00
3. The City of Los Angeles is authorized and directed to enter into, execute, and deliver an Amended or Restated Agreement for the Project, as Co-Applicant, in a total amount not to exceed \$40,642,129.00, as well as any and all other Homekey Documents.
4. 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.
5. New Owner shall sign the Amended or Restated Standard Agreement as a Co-Applicant with the City of Los Angeles, and New Owner’s execution of the Amended or Restated Standard Agreement shall be authorized pursuant to separate resolutions made by New Owner’s governing body.
6. Ann Sewill, General Manager, and Daniel Huynh, Assistant General Manager are 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 \_\_\_\_\_, 2023, 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. 6

#### 20205 VENTURA BLVD. (the “Project”)

**RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES  
AUTHORIZING EXECUTION OF AN AMENDED OR RESTATED STANDARD  
AGREEMENT NAMING VOLUNTEERS OF AMERICA OF LOS ANGELES AS CO-  
APPLICANT, FOR FUNDS AWARDED TO 20205 VENTURA Blvd. PURSUANT TO  
THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY  
DEVELOPMENT’S  
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. Pursuant to the prior approval of the Los Angeles City Council (the “**Governing Body**”) as set forth in Resolution No. 6, 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**”).
- D. The Department selected the City of Los Angeles and the Housing Authority of the City of Los Angeles (“**HACLA**”), as Co-Applicants, for an award of \$43,157,422.00 of Homekey funding for the Project, and the City of Los Angeles and HACLA executed the Standard Agreement in order for the Project to secure the Homekey funds.
- 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 submit an updated Homekey application for the Project (the “**Application**”) to the Department naming the City, HACLA, and New Owner as Co-Applicants for the Homekey funds in a total amount not to exceed \$43,157,422.00
3. The City of Los Angeles is authorized and directed to enter into, execute, and deliver an Amended or Restated Agreement for the Project, as Co-Applicant, in a total amount not to exceed \$43,157,422.00, as well as any and all other Homekey Documents.
4. 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.
5. New Owner shall sign the Amended or Restated Standard Agreement as a Co-Applicant with the City of Los Angeles, and New Owner’s execution of the Amended or Restated Standard Agreement shall be authorized pursuant to separate resolutions made by New Owner’s governing body.
6. Ann Sewill, General Manager, and Daniel Huynh, Assistant General Manager are 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 \_\_\_\_\_, 2023, 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. 7

19325 LONDELIUS ST. (the “Project”)

**RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES  
AUTHORIZING EXECUTION OF AN AMENDED OR RESTATED STANDARD  
AGREEMENT NAMING VOLUNTEERS OF AMERICA OF LOS ANGELES AS CO-  
APPLICANT, FOR FUNDS AWARDED TO 19325 LONDELIUS ST. PURSUANT TO  
THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY  
DEVELOPMENT’S  
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. Pursuant to the prior approval of the Los Angeles City Council (the “**Governing Body**”) as set forth in Resolution No. 7, 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**”).
- D. The Department selected the City of Los Angeles and the Housing Authority of the City of Los Angeles (“**HACLA**”), as Co-Applicants, for an award of \$34,745,323.00, of Homekey funding for the Project, and the City of Los Angeles and HACLA executed the Standard Agreement in order for the Project to secure the Homekey funds.
- 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 submit an updated Homekey application for the Project (the “**Application**”) to the Department naming the City, HACLA, and New Owner as Co-Applicants for the Homekey funds in a total amount not to exceed \$34,745,323.00.
3. The City of Los Angeles is authorized and directed to enter into, execute, and deliver an Amended or Restated Agreement for the Project, as Co-Applicant, in a total amount not to exceed \$34,745,323.00, as well as any and all other Homekey Documents.
4. 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.
5. New Owner shall sign the Amended or Restated Standard Agreement as a Co-Applicant with the City of Los Angeles, and New Owner’s execution of the Amended or Restated Standard Agreement shall be authorized pursuant to separate resolutions made by New Owner’s governing body.
6. Ann Sewill, General Manager, and Daniel Huynh, Assistant General Manager are 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 \_\_\_\_\_, 2023, 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. 8

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

**RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES  
AUTHORIZING EXECUTION OF AN AMENDED OR RESTATED STANDARD  
AGREEMENT NAMING HIGHLAND PSH, LLC AS CO-APPLICANT, FOR FUNDS  
AWARDED TO 2010 N HIGHLAND AVE. PURSUANT TO THE CALIFORNIA  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT’S  
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. Pursuant to the prior approval of the Los Angeles City Council (the “**Governing Body**”) as set forth in Resolution No. 8, 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**”).
- D. The Department selected the City of Los Angeles and the Housing Authority of the City of Los Angeles (“**HACLA**”), as Co-Applicants, for an award of \$17,848,920.00, of Homekey funding for the Project, and the City of Los Angeles and HACLA executed the Standard Agreement in order for the Project to secure the Homekey funds.
- 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 submit an updated Homekey application for the Project (the “**Application**”) to the Department naming the City, HACLA, and New Owner as Co-Applicants for the Homekey funds in a total amount not to exceed \$17,848,920.00.
3. The City of Los Angeles is authorized and directed to enter into, execute, and deliver an Amended or Restated Agreement for the Project, as Co-Applicant, in a total amount not to exceed \$17,848,920.00, as well as any and all other Homekey Documents.
4. 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.
5. New Owner shall sign the Amended or Restated Standard Agreement as a Co-Applicant with the City of Los Angeles, and New Owner’s execution of the Amended or Restated Standard Agreement shall be authorized pursuant to separate resolutions made by New Owner’s governing body.
6. Ann Sewill, General Manager, and Daniel Huynh, Assistant General Manager are 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 \_\_\_\_\_, 2023, 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. 9

#### 21121 VANOWEN STREET (the “Project”)

**RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES  
AUTHORIZING EXECUTION OF AN AMENDED OR RESTATED STANDARD  
AGREEMENT NAMING VANOWEN CP PSH, LLC AS CO-APPLICANT, FOR FUNDS  
AWARDED TO 21121 VANOWEN STREET PURSUANT TO THE CALIFORNIA  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT’S  
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. Pursuant to the prior approval of the Los Angeles City Council (the “**Governing Body**”) as set forth in Resolution No. 9, 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**”).
- D. The Department selected the City of Los Angeles and the Housing Authority of the City of Los Angeles (“**HACLA**”), as Co-Applicants, for an award of \$27,465,000.00 of Homekey funding for the Project, and the City of Los Angeles and HACLA executed the Standard Agreement in order for the Project to secure the Homekey funds.
- 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 submit an updated Homekey application for the Project (the “**Application**”) to the Department naming the City, HACLA, and New Owner as Co-Applicants for the Homekey funds in a total amount not to exceed \$27,465,000.00
3. The City of Los Angeles is authorized and directed to enter into, execute, and deliver an Amended or Restated Agreement for the Project, as Co-Applicant, in a total amount not to exceed \$27,465,000.00, as well as any and all other Homekey Documents.
4. 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.
5. New Owner shall sign the Amended or Restated Standard Agreement as a Co-Applicant with the City of Los Angeles, and New Owner’s execution of the Amended or Restated Standard Agreement shall be authorized pursuant to separate resolutions made by New Owner’s governing body.
6. Ann Sewill, General Manager, and Daniel Huynh, Assistant General Manager are 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 \_\_\_\_\_, 2023, 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 2**

| <b>Project Homekey</b> |                          |           |   |
|------------------------|--------------------------|-----------|---|
| <b>#</b>               | <b>Site</b>              | <b>CD</b> | <b>Owner Operator</b>   |
| 1                      | 7639 Van Nuys            | 6         | LINC Housing/ LINC-VAN NUYS APTS, LP                                |
| 2                      | 1654 W Florence          | 8         | LINC Housing/ LINC-FLORENCE APTS, LP                                |
| 3                      | 2812 Temple/916 Alvarado | 13        | Brilliant Corners /Alvarado & Temple, LLC                           |
| 4                      | 6531 Sepulveda           | 11        | American Family Housing/ 6531 SEPULVEDA L P                         |
| 5                      | 18602 Vermont            | 15        | Coalition for Responsible Community Development/<br>CRCD VERMONT LP |
| 6                      | 20205 Ventura            | 3         | Volunteers of America of Los Angeles                                |
| 7                      | 19325 Londelius          | 12        | Volunteers of America of Los Angeles                                |
| 8                      | 2010 Highland            | 4         | A Community of Friends/ Highland PSH, LLC                           |
| 9                      | 21121 Vanowen            | 3         | A Community of Friends/ Vanowen CP PSH, LLC                         |

