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November 30, 2023

Councilmember Bob Blumenfield, Chair  
Budget, Finance, and Innovation Committee

RE: Council File No. 23-0321-S1

On November 29, 2023, the Housing and Homelessness Committee considered a November 22, 2023 Los Angeles Housing Department (LAHD) report relative to the current status of the receivership of the Skid Row Housing Trust portfolio. After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the recommendations contained in the LAHD report, as amended. A copy of the amendments is attached to this letter. This file is now transmitted to the Budget, Finance, and Innovation Committee.

Adam R. Lid  
Legislative Assistant II

**COUNCILMEMBER VOTE**

RAMAN: YES  
BLUMENFIELD: YES  
HARRIS-DAWSON: YES  
RODRIGUEZ: YES  
LEE: YES

ARL  
11/29/23

Revised Recommendations for SRHT Transmittal (11/29/2023)**1) Amend the following Recommendations (changes in bold):****Recommendation A:**

Authorize the City Controller to **process a Reserve Fund loan for up to \$14,500,000 and** transfer \$14,500,000 from the Reserve Fund No. 101, Department No. 62, through the General Fund No. 100, Unappropriated Balance Department No. 58, and appropriate therefrom to a new appropriation Account No. 43YC87-Skid Row Housing Trust Receivership Properties within the City of LA Affordable Housing Trust Fund No. 44G/43; and to deposit any repayments or remittances related to the super priority lien on Skid Row Housing Trust Properties in Account No. 43YC87 for repayment of loans disbursed;

**Recommendation B:**

AUTHORIZE the General Manager of LAHD, or designee, subject to review and approval of the City Attorney as to form, to negotiate and execute a receiver's certificate and related documents, including but not limited to a deed of trust and regulatory agreement, to lend up to **\$13,359,070 [\$14,500,000 minus \$1,140,930 for HACLA]** to Receivership Specialists, a California corporation, the receiver in the matter of City of Los Angeles v. Crest Apartments LP, et al. Case No. 23STCP01011 pending in the Los Angeles County Superior Court ("Receivership") to pay the costs of the former receiver's tenure as ordered by the Court, and to support the current receiver's operation through March 2024 of the Properties located at the addresses below, collectively referred to as "the Skid Row Housing Trust Properties;"

1. Flor 401 Lofts: 401 E. 7th Street, Los Angeles, California 90014;
2. Senator Hotel Apartments: 729 S. Main Street, Los Angeles, CA 90014;
3. San Pedro House Apartments: 647 S. San Pedro Street, Los Angeles, CA 90014;
4. SP7 Apartments: 519 E. 7th Street, Los Angeles, California 90014;
5. 649 Lofts: 649 Wall Street, Los Angeles, California, 90014;
6. Olympian Hotel Apartments: 1201 E. 7th Street, Los Angeles, California 90021;
7. Las Americas Hotel Apartments: 1205 E. 6th Street, Los Angeles California 90021;
8. Abbey Apartments: 625 San Pedro Street, Los Angeles California, 90014;
9. Charles Cobb Apartments: 521 San Pedro Street, Los Angeles, California 90013;
10. Boyd Hotel: 224 E. Boyd Street, Los Angeles, California 90013;
11. St. George Hotel: 115 E. 3rd Street, Los Angeles California 90013;
12. Dewey Hotel: 721 S. Main Street, Los Angeles, California 90014;
13. Edward Hotel: 713 E. 5th Street, Los Angeles California 90013;
14. Hart Hotel: 508 E. 4th Street, Los Angeles California 90013;
15. Lincoln Hotel: 549-551 Ceres Avenue, Los Angeles California 90021;
16. New Carver Apartments: 1624 S. Hope St. & 325 W. 17th St., Los Angeles California 90015;
17. Genesis Apartments: 452-458 S. Main Street, Los Angeles California 90013;

18. Produce Hotel Apartments: 676 S. Central Avenue, Los Angeles, California 90021;
19. Rainbow Apartments: 643 S. San Pedro Street, Los Angeles, California 90014;
20. Sanborn Hotel: 526 S. Main Street, Los Angeles, California 90013;
21. Crescent Hotel: 617 E. 5th Street, Los Angeles, California 90013; and
22. St. Mark's Hotel: 611 E. 5th Street, Los Angeles, California 90013.

**Recommendation E:**

Authorize the General Manager, or designee, to execute a contract for the property and / or asset management with the Housing Authority of the City of Los Angeles or other-to-be-determined qualified entity, for up to a two- year term in an amount not to exceed **\$6,000,000**, in the event the City acquires title to any of these properties. **The first \$1,140,930 of the contract amount shall be funded by Account No. 43YC87 within the Affordable Housing Trust Fund No. 44G/43 and the balance will be from any balance from the \$13,359,070 loan to Receivership Specialist.**

- 2) Delete Recommendation F.
- 3) Change Recommendations G and H to F and G, respectively.
- 4) Add the Following Recommendations:

**Recommendation H:**

**Authorize the General Manager of LAHD to prepare Controller instructions to repay up to \$14,500,000 from the General Fund Reserve from any amounts remaining in Account No. 43YC87 within the Affordable Housing Trust Fund No. 44G/43 after all the properties have been transferred to new owners and the receivership accounts have been settled by the Court.**

**Recommendation I:**

**Direct the General Manager of LAHD to report back by March 31, 2024, on additional sources to repay the General Fund Reserve.**