

AUTHORIZING RESOLUTION

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING THE ACQUISITION OF THE FOLLOWING REAL PROPERTY ASSET FOR FAIR MARKET VALUE AS DETERMINED BY AN APPRAISAL

Property Name: Solaire Hotel
Address: 1710 7th Street, Los Angeles, CA 90017
Appraised Value: \$18,000,000

WITH SUCH RESOLUTION CONTINGENT UPON GRANT FUNDING AWARD FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) HOMEKEY PROGRAM OR AN EQUIVALENT SOURCE OF SUBSIDY IN THE AMOUNTS REQUESTED, AND APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL RELATED DOCUMENTS, CERTIFICATES AND AGREEMENTS TO EFFECTUATE THE ACQUISITION AND OPERATION OF THE PROPERTY, INCLUDING HCD STANDARD AGREEMENTS, AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City of Los Angeles (the "City"), a municipal corporation, applied for the State of California ("State") Department of Housing and Community Development ("HCD") Homekey Program ("Homekey") Notice of Funding Availability dated July 16, 2020 ("NOFA") with the Housing Authority of the City of Los Angeles ("HACLA") as the lead applicant; and

WHEREAS, HACLA is a public body, corporate and politic, duly created, established and authorized to transact business and exercise powers under and pursuant to the provisions of the Housing Authorities Law, consisting of Part 2 of Division 24 of the California Health and Safety Code (the "Act"), including the power to finance, acquire and manage property in the furtherance of providing affordable housing; and

WHEREAS, 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), and Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved Standard Agreement ("Standard Agreement"), and all other legal requirements of Homekey; and

WHEREAS, Homekey was created to help fund, sustain and expand the inventory of housing for people experiencing homelessness or at risk of homelessness and impacted by COVID-19 and it is the City's intention to administer the operations of this property accordingly; and

WHEREAS, the City, with HACLA as the lead applicant, submitted sixteen (16) applications in response to the NOFA for Homekey, which includes grant funds from the State pursuant to Health and Safety Code section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.); and

WHEREAS, HACLA is acquiring this property on behalf of the City, located at 1710 7th

Street in the City of Los Angeles (the "Property") for a purchase price of \$18,000,000 (the "Purchase Price"), in order to provide 91 units of interim housing for households at risk of homelessness and especially vulnerable to impact by COVID-19 (the "Project"); and

WHEREAS, Property has appraised for the Purchase Price, and the Physical Needs Analysis does not show significant need for capital improvements in order to operate the Project; and

WHEREAS, HACLA will continue to conduct related due diligence for the Property and the City will provide funding for all closing, site preparation, and rehabilitation costs; and

WHEREAS, HACLA has the power and authority to sell or transfer property to instrumentalities if it finds it is in the public and corporate interest to do so; and

WHEREAS, HACLA has agreed to transfer the Property to the owner/operator selected by the City through a competitive Request for Proposals issued on September 28, 2020 ("RFP"); and

WHEREAS, the acquisition of the Property, and the Project discussed herein, meets all the applicable requirements set forth in Health and Safety Code section 50675.1.2 and is therefore statutorily exempt from review under the California Environmental Quality Act (Public Resources Code, §21000 et seq.) ("CEQA") pursuant to Health and Safety Code sections 50675.1.1 and 50675.1.2; and

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF LOS ANGELES HEREBY AUTHORIZE AND APPROVE AS FOLLOWS:

1. The City Council of Los Angeles hereby approves the acquisition of the Solaire Hotel for \$18,000,000 and payment of all acquisition, site preparation and rehabilitation costs associated in order to further the City's response to addressing the COVID-19 public health crisis and the housing crisis in our City, and authorizes execution by the City Administrative Officer or designee, of any and all real estate related documents, contracts for service and financing, including but not limited to the HCD Standard Agreement upon award of Homekey funds and any other documents or certificates related thereto with such changes as approved by legal counsel in order to effectuate the purchase of the Property and operation of the Project;
2. That if the City's applications are awarded Homekey funds or an equivalent grant source, the City Administrative Officer or designee, is authorized and directed to accept such award and ensure that any funds awarded for capital acquisition expenditures are spent by December 30, 2020, and that any funds awarded for capitalized operating subsidies are spent by June 30, 2022 or within whatever statutory limits are required by the grantor; and
3. That if any or all of the City's applications for Homekey funding are approved, the City Administrative Officer or designee, is hereby authorized and directed to enter into, execute, and deliver one or more HCD Standard Agreements, and any and all other documents required or deemed necessary or appropriate to secure the Homekey

funds from HCD and participate in the program, and all amendments thereto (collectively, the "Homekey Documents"). Any and all activities, expenditures, information, and timelines represented in the Application will be enforceable through the HCD Standard Agreement and funds are to be used for the allowable expenditures and activities identified in the applicable HCD Standard Agreement.

This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES THIS
X day of October, 2020, by the following vote:

AYES: 14 NAYES: _____ ABSTAIN: _____ ABSENT: 1

I hereby attest and certify that the foregoing Resolution was body adopted by the City Council
of the City of Los Angeles at its meeting held on XXX

CITY CLERK
CITY OF LOS ANGELES

DATE

(SEAL)

I CERTIFY THAT THE FOREGOING
RESOLUTION WAS ADOPTED BY THE
COUNCIL OF THE CITY OF LOS ANGELES
AT ITS MEETING OF 10/21/2020
BY A MAJORITY OF ALL ITS MEMBERS



By Maui V8
DEPUTY

AUTHORIZING RESOLUTION

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING THE ACQUISITION OF THE FOLLOWING REAL PROPERTY ASSET FOR FAIR MARKET VALUE AS DETERMINED BY AN APPRAISAL

Property Name: Howard Johnson
Address: 7432 Reseda Blvd, Los Angeles, CA 91335
Appraised Value: \$16,500,000

WITH SUCH RESOLUTION CONTINGENT UPON GRANT FUNDING AWARD FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) HOMEKEY PROGRAM OR AN EQUIVALENT SOURCE OF SUBSIDY IN THE AMOUNTS REQUESTED, AND APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL RELATED DOCUMENTS, CERTIFICATES AND AGREEMENTS TO EFFECTUATE THE ACQUISITION AND OPERATION OF THE PROPERTY, INCLUDING HCD STANDARD AGREEMENTS, AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City of Los Angeles (the "City"), a municipal corporation, applied for the State of California ("State") Department of Housing and Community Development ("HCD") Homekey Program ("Homekey") Notice of Funding Availability dated July 16, 2020 ("NOFA") with the Housing Authority of the City of Los Angeles ("HACLA") as the lead applicant; and

WHEREAS, HACLA is a public body, corporate and politic, duly created, established and authorized to transact business and exercise powers under and pursuant to the provisions of the Housing Authorities Law, consisting of Part 2 of Division 24 of the California Health and Safety Code (the "Act"), including the power to finance, acquire and manage property in the furtherance of providing affordable housing; and

WHEREAS, 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), and Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved Standard Agreement ("Standard Agreement"), and all other legal requirements of Homekey; and

WHEREAS, Homekey was created to help fund, sustain and expand the inventory of housing for people experiencing homelessness or at risk of homelessness and impacted by COVID-19 and it is the City's intention to administer the operations of this property accordingly; and

WHEREAS, the City, with HACLA as the lead applicant, submitted sixteen (16) applications in response to the NOFA for Homekey, which includes grant funds from the State pursuant to Health and Safety Code section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.); and

WHEREAS, HACLA is acquiring this property on behalf of the City, located at 7432

Reseda Blvd in the City of Los Angeles (the "Property") for a purchase price of \$16,500,000 (the "Purchase Price"), in order to provide 75 units of interim housing for households at risk of homelessness and especially vulnerable to impact by COVID-19 (the "Project"); and

WHEREAS, Property has appraised for the Purchase Price, and the Physical Needs Analysis does not show significant need for capital improvements in order to operate the Project; and

WHEREAS, HACLA will continue to conduct related due diligence for the Property and the City will provide funding for all closing, site preparation, and rehabilitation costs; and

WHEREAS, HACLA has the power and authority to sell or transfer property to instrumentalities if it finds it is in the public and corporate interest to do so; and

WHEREAS, HACLA has agreed to transfer the Property to the owner/operator selected by the City through a competitive Request for Proposals issued on September 28, 2020 ("RFP"); and

WHEREAS, the acquisition of the Property, and the Project discussed herein, meets all the applicable requirements set forth in Health and Safety Code section 50675.1.2 and is therefore statutorily exempt from review under the California Environmental Quality Act (Public Resources Code, §21000 et seq.) ("CEQA") pursuant to Health and Safety Code sections 50675.1.1 and 50675.1.2; and

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF LOS ANGELES HEREBY AUTHORIZE AND APPROVE AS FOLLOWS:

1. The City Council of Los Angeles hereby approves the acquisition of the Howard Johnson for \$16,500,000 and payment of all acquisition, site preparation and rehabilitation costs associated in order to further the City's response to addressing the COVID-19 public health crisis and the housing crisis in our City, and authorizes execution by the City Administrative Officer or designee, of any and all real estate related documents, contracts for service and financing, including but not limited to the HCD Standard Agreement upon award of Homekey funds and any other documents or certificates related thereto with such changes as approved by legal counsel in order to effectuate the purchase of the Property and operation of the Project;
2. That if the City's applications are awarded Homekey funds or an equivalent grant source, the City Administrative Officer or designee, is authorized and directed to accept such award and ensure that any funds awarded for capital acquisition expenditures are spent by December 30, 2020, and that any funds awarded for capitalized operating subsidies are spent by June 30, 2022 or within whatever statutory limits are required by the grantor; and
3. That if any or all of the City's applications for Homekey funding are approved, the City Administrative Officer or designee, is hereby authorized and directed to enter into, execute, and deliver one or more HCD Standard Agreements, and any and all other documents required or deemed necessary or appropriate to secure the Homekey

funds from HCD and participate in the program, and all amendments thereto (collectively, the "Homekey Documents"). Any and all activities, expenditures, information, and timelines represented in the Application will be enforceable through the HCD Standard Agreement and funds are to be used for the allowable expenditures and activities identified in the applicable HCD Standard Agreement.

This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES THIS
X day of October, 2020, by the following vote:

AYES: 14 NAYES: ABSTAIN: ABSENT: 1

I hereby attest and certify that the foregoing Resolution was body adopted by the City Council
of the City of Los Angeles at its meeting held on XXX

CITY CLERK
CITY OF LOS ANGELES

DATE

(SEAL)

I CERTIFY THAT THE FOREGOING
RESOLUTION WAS ADOPTED BY THE
COUNCIL OF THE CITY OF LOS ANGELES
AT ITS MEETING OF 10/21/2020
BY A MAJORITY OF ALL ITS MEMBERS



By Maria V. 8
DEPUTY

AUTHORIZING RESOLUTION

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING THE ACQUISITION OF THE FOLLOWING REAL PROPERTY ASSET FOR FAIR MARKET VALUE AS DETERMINED BY AN APPRAISAL

Property Name: Econo Motor Inn
Address: 8647 Sepulveda Blvd, Los Angeles, CA 91343
Appraised Value: \$10,620,000

WITH SUCH RESOLUTION CONTINGENT UPON GRANT FUNDING AWARD FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) HOMEKEY PROGRAM OR AN EQUIVALENT SOURCE OF SUBSIDY IN THE AMOUNTS REQUESTED, AND APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL RELATED DOCUMENTS, CERTIFICATES AND AGREEMENTS TO EFFECTUATE THE ACQUISITION AND OPERATION OF THE PROPERTY, INCLUDING HCD STANDARD AGREEMENTS, AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City of Los Angeles (the "City"), a municipal corporation, applied for the State of California ("State") Department of Housing and Community Development ("HCD") Homekey Program ("Homekey") Notice of Funding Availability dated July 16, 2020 ("NOFA") with the Housing Authority of the City of Los Angeles ("HACLA") as the lead applicant; and

WHEREAS, HACLA is a public body, corporate and politic, duly created, established and authorized to transact business and exercise powers under and pursuant to the provisions of the Housing Authorities Law, consisting of Part 2 of Division 24 of the California Health and Safety Code (the "Act"), including the power to finance, acquire and manage property in the furtherance of providing affordable housing; and

WHEREAS, 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), and Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved Standard Agreement ("Standard Agreement"), and all other legal requirements of Homekey; and

WHEREAS, Homekey was created to help fund, sustain and expand the inventory of housing for people experiencing homelessness or at risk of homelessness and impacted by COVID-19 and it is the City's intention to administer the operations of this property accordingly; and

WHEREAS, the City, with HACLA as the lead applicant, submitted sixteen (16) applications in response to the NOFA for Homekey, which includes grant funds from the State pursuant to Health and Safety Code section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.); and

WHEREAS, HACLA is acquiring this property on behalf of the City, located at 8647

Sepulveda Blvd in the City of Los Angeles (the "Property") for a purchase price of \$10,620,000 (the "Purchase Price"), in order to provide 59 units of interim housing for households at risk of homelessness and especially vulnerable to impact by COVID-19 (the "Project"); and

WHEREAS, Property has appraised for the Purchase Price, and the Physical Needs Analysis does not show significant need for capital improvements in order to operate the Project; and

WHEREAS, HACLA will continue to conduct related due diligence for the Property and the City will provide funding for all closing, site preparation, and rehabilitation costs; and

WHEREAS, HACLA has the power and authority to sell or transfer property to instrumentalities if it finds it is in the public and corporate interest to do so; and

WHEREAS, HACLA has agreed to transfer the Property to the owner/operator selected by the City through a competitive Request for Proposals issued on September 28, 2020 ("RFP"); and

WHEREAS, the acquisition of the Property, and the Project discussed herein, meets all the applicable requirements set forth in Health and Safety Code section 50675.1.2 and is therefore statutorily exempt from review under the California Environmental Quality Act (Public Resources Code, §21000 et seq.) ("CEQA") pursuant to Health and Safety Code sections 50675.1.1 and 50675.1.2; and

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF LOS ANGELES HEREBY AUTHORIZE AND APPROVE AS FOLLOWS:

1. The City Council of Los Angeles hereby approves the acquisition of the Econo Motor Inn for \$10,620,000 and payment of all acquisition, site preparation and rehabilitation costs associated in order to further the City's response to addressing the COVID-19 public health crisis and the housing crisis in our City, and authorizes execution by the City Administrative Officer or designee, of any and all real estate related documents, contracts for service and financing, including but not limited to the HCD Standard Agreement upon award of Homekey funds and any other documents or certificates related thereto with such changes as approved by legal counsel in order to effectuate the purchase of the Property and operation of the Project;
2. That if the City's applications are awarded Homekey funds or an equivalent grant source, the City Administrative Officer or designee, is authorized and directed to accept such award and ensure that any funds awarded for capital acquisition expenditures are spent by December 30, 2020, and that any funds awarded for capitalized operating subsidies are spent by June 30, 2022 or within whatever statutory limits are required by the grantor; and
3. That if any or all of the City's applications for Homekey funding are approved, the City Administrative Officer or designee, is hereby authorized and directed to enter into, execute, and deliver one or more HCD Standard Agreements, and any and all other documents required or deemed necessary or appropriate to secure the Homekey

funds from HCD and participate in the program, and all amendments thereto (collectively, the "Homekey Documents"). Any and all activities, expenditures, information, and timelines represented in the Application will be enforceable through the HCD Standard Agreement and funds are to be used for the allowable expenditures and activities identified in the applicable HCD Standard Agreement.

This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES THIS
X day of October, 2020, by the following vote:

AYES: 14 NAYES: ABSTAIN: ABSENT: 1

I hereby attest and certify that the foregoing Resolution was body adopted by the City Council
of the City of Los Angeles at its meeting held on XXX

CITY CLERK
CITY OF LOS ANGELES

DATE

(SEAL)

I CERTIFY THAT THE FOREGOING
RESOLUTION WAS ADOPTED BY THE
COUNCIL OF THE CITY OF LOS ANGELES
AT ITS MEETING OF 10/21/2020
BY A MAJORITY OF ALL ITS MEMBERS



By Mani V. J.
DEPUTY

AUTHORIZING RESOLUTION

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING THE ACQUISITION OF THE FOLLOWING REAL PROPERTY ASSET FOR FAIR MARKET VALUE AS DETERMINED BY AN APPRAISAL

Property Name: Panorama Motel
Address: 8209 Sepulveda Blvd, Los Angeles, CA 91402
Appraised Value: \$10,276,675

WITH SUCH RESOLUTION CONTINGENT UPON GRANT FUNDING AWARD FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) HOMEKEY PROGRAM OR AN EQUIVALENT SOURCE OF SUBSIDY IN THE AMOUNTS REQUESTED, AND APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL RELATED DOCUMENTS, CERTIFICATES AND AGREEMENTS TO EFFECTUATE THE ACQUISITION AND OPERATION OF THE PROPERTY, INCLUDING HCD STANDARD AGREEMENTS, AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City of Los Angeles (the "City"), a municipal corporation, applied for the State of California ("State") Department of Housing and Community Development ("HCD") Homekey Program ("Homekey") Notice of Funding Availability dated July 16, 2020 ("NOFA") with the Housing Authority of the City of Los Angeles ("HACLA") as the lead applicant; and

WHEREAS, HACLA is a public body, corporate and politic, duly created, established and authorized to transact business and exercise powers under and pursuant to the provisions of the Housing Authorities Law, consisting of Part 2 of Division 24 of the California Health and Safety Code (the "Act"), including the power to finance, acquire and manage property in the furtherance of providing affordable housing; and

WHEREAS, 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), and Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved Standard Agreement ("Standard Agreement"), and all other legal requirements of Homekey; and

WHEREAS, Homekey was created to help fund, sustain and expand the inventory of housing for people experiencing homelessness or at risk of homelessness and impacted by COVID-19 and it is the City's intention to administer the operations of this property accordingly; and

WHEREAS, the City, with HACLA as the lead applicant, submitted sixteen (16) applications in response to the NOFA for Homekey, which includes grant funds from the State pursuant to Health and Safety Code section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.); and

WHEREAS, HACLA is acquiring this property on behalf of the City, located at 8209

Sepulveda Blvd in the City of Los Angeles (the "Property") for a purchase price of \$10,276,675 (the "Purchase Price"), in order to provide 51 units of interim housing for households at risk of homelessness and especially vulnerable to impact by COVID-19 (the "Project"); and

WHEREAS, Property has appraised for the Purchase Price, and the Physical Needs Analysis does not show significant need for capital improvements in order to operate the Project; and

WHEREAS, HACLA will continue to conduct related due diligence for the Property and the City will provide funding for all closing, site preparation, and rehabilitation costs; and

WHEREAS, HACLA has the power and authority to sell or transfer property to instrumentalities if it finds it is in the public and corporate interest to do so; and

WHEREAS, HACLA has agreed to transfer the Property to the owner/operator selected by the City through a competitive Request for Proposals issued on September 28, 2020 ("RFP"); and

WHEREAS, the acquisition of the Property, and the Project discussed herein, meets all the applicable requirements set forth in Health and Safety Code section 50675.1.2 and is therefore statutorily exempt from review under the California Environmental Quality Act (Public Resources Code, §21000 et seq.) ("CEQA") pursuant to Health and Safety Code sections 50675.1.1 and 50675.1.2; and

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF LOS ANGELES HEREBY AUTHORIZE AND APPROVE AS FOLLOWS:

1. The City Council of Los Angeles hereby approves the acquisition of the Panorama Motel for \$10,276,675 and payment of all acquisition, site preparation and rehabilitation costs associated in order to further the City's response to addressing the COVID-19 public health crisis and the housing crisis in our City, and authorizes execution by the City Administrative Officer or designee, of any and all real estate related documents, contracts for service and financing, including but not limited to the HCD Standard Agreement upon award of Homekey funds and any other documents or certificates related thereto with such changes as approved by legal counsel in order to effectuate the purchase of the Property and operation of the Project;
2. That if the City's applications are awarded Homekey funds or an equivalent grant source, the City Administrative Officer or designee, is authorized and directed to accept such award and ensure that any funds awarded for capital acquisition expenditures are spent by December 30, 2020, and that any funds awarded for capitalized operating subsidies are spent by June 30, 2022 or within whatever statutory limits are required by the grantor; and
3. That if any or all of the City's applications for Homekey funding are approved, the City Administrative Officer or designee, is hereby authorized and directed to enter into, execute, and deliver one or more HCD Standard Agreements, and any and all other documents required or deemed necessary or appropriate to secure the Homekey

funds from HCD and participate in the program, and all amendments thereto (collectively, the "Homekey Documents"). Any and all activities, expenditures, information, and timelines represented in the Application will be enforceable through the HCD Standard Agreement and funds are to be used for the allowable expenditures and activities identified in the applicable HCD Standard Agreement.

This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES THIS
X day of October, 2020, by the following vote:

AYES: 14 NAYES: _____ ABSTAIN: _____ ABSENT: 1

I hereby attest and certify that the foregoing Resolution was body adopted by the City Council
of the City of Los Angeles at its meeting held on XXX

CITY CLERK
CITY OF LOS ANGELES

DATE

(SEAL)

I CERTIFY THAT THE FOREGOING
RESOLUTION WAS ADOPTED BY THE
COUNCIL OF THE CITY OF LOS ANGELES
AT ITS MEETING OF 10/21/2020
BY A MAJORITY OF ALL ITS MEMBERS



By Maria V. S.
DEPUTY

AUTHORIZING RESOLUTION

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING THE ACQUISITION OF THE FOLLOWING REAL PROPERTY ASSET FOR FAIR MARKET VALUE AS DETERMINED BY AN APPRAISAL

Property Name: EC Motel

Address: 3501 South Western Avenue, Los Angeles, CA 90018

Appraised Value: \$5,325,000

WITH SUCH RESOLUTION CONTINGENT UPON GRANT FUNDING AWARD FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) HOMEKEY PROGRAM OR AN EQUIVALENT SOURCE OF SUBSIDY IN THE AMOUNTS REQUESTED, AND APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL RELATED DOCUMENTS, CERTIFICATES AND AGREEMENTS TO EFFECTUATE THE ACQUISITION AND OPERATION OF THE PROPERTY, INCLUDING HCD STANDARD AGREEMENTS, AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City of Los Angeles (the "City"), a municipal corporation, applied for the State of California ("State") Department of Housing and Community Development ("HCD") Homekey Program ("Homekey") Notice of Funding Availability dated July 16, 2020 ("NOFA") with the Housing Authority of the City of Los Angeles ("HACLA") as the lead applicant; and

WHEREAS, HACLA is a public body, corporate and politic, duly created, established and authorized to transact business and exercise powers under and pursuant to the provisions of the Housing Authorities Law, consisting of Part 2 of Division 24 of the California Health and Safety Code (the "Act"), including the power to finance, acquire and manage property in the furtherance of providing affordable housing; and

WHEREAS, 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), and Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved Standard Agreement ("Standard Agreement"), and all other legal requirements of Homekey; and

WHEREAS, Homekey was created to help fund, sustain and expand the inventory of housing for people experiencing homelessness or at risk of homelessness and impacted by COVID-19 and it is the City's intention to administer the operations of this property accordingly; and

WHEREAS, the City, with HACLA as the lead applicant, submitted sixteen (16) applications in response to the NOFA for Homekey, which includes grant funds from the State pursuant to Health and Safety Code section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.); and

WHEREAS, HACLA is acquiring this property on behalf of the City, located at 3501 South

Western Avenue in the City of Los Angeles (the "Property") for a purchase price of \$5,325,000 (the "Purchase Price"), in order to provide 31 units of interim housing for households at risk of homelessness and especially vulnerable to impact by COVID-19 (the "Project"); and

WHEREAS, Property has appraised for the Purchase Price, and the Physical Needs Analysis does not show significant need for capital improvements in order to operate the Project; and

WHEREAS, HACLA will continue to conduct related due diligence for the Property and the City will provide funding for all closing, site preparation, and rehabilitation costs; and

WHEREAS, HACLA has the power and authority to sell or transfer property to instrumentalities if it finds it is in the public and corporate interest to do so; and

WHEREAS, HACLA has agreed to transfer the Property to the owner/operator selected by the City through a competitive Request for Proposals issued on September 28, 2020 ("RFP"); and

WHEREAS, the acquisition of the Property, and the Project discussed herein, meets all the applicable requirements set forth in Health and Safety Code section 50675.1.2 and is therefore statutorily exempt from review under the California Environmental Quality Act (Public Resources Code, §21000 et seq.) ("CEQA") pursuant to Health and Safety Code sections 50675.1.1 and 50675.1.2; and

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF LOS ANGELES HEREBY AUTHORIZE AND APPROVE AS FOLLOWS:

1. The City Council of Los Angeles hereby approves the acquisition of the EC Motel for \$5,325,000 and payment of all acquisition, site preparation and rehabilitation costs associated in order to further the City's response to addressing the COVID-19 public health crisis and the housing crisis in our City, and authorizes execution by the City Administrative Officer or designee, of any and all real estate related documents, contracts for service and financing, including but not limited to the HCD Standard Agreement upon award of Homekey funds and any other documents or certificates related thereto with such changes as approved by legal counsel in order to effectuate the purchase of the Property and operation of the Project;
2. That if the City's applications are awarded Homekey funds or an equivalent grant source, the City Administrative Officer or designee, is authorized and directed to accept such award and ensure that any funds awarded for capital acquisition expenditures are spent by December 30, 2020, and that any funds awarded for capitalized operating subsidies are spent by June 30, 2022 or within whatever statutory limits are required by the grantor; and
3. That if any or all of the City's applications for Homekey funding are approved, the City Administrative Officer or designee, is hereby authorized and directed to enter into, execute, and deliver one or more HCD Standard Agreements, and any and all other documents required or deemed necessary or appropriate to secure the Homekey

funds from HCD and participate in the program, and all amendments thereto (collectively, the "Homekey Documents"). Any and all activities, expenditures, information, and timelines represented in the Application will be enforceable through the HCD Standard Agreement and funds are to be used for the allowable expenditures and activities identified in the applicable HCD Standard Agreement.

This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES THIS
X day of October, 2020, by the following vote:

AYES: 14 NAYES: ABSTAIN: ABSENT: 1

I hereby attest and certify that the foregoing Resolution was body adopted by the City Council
of the City of Los Angeles at its meeting held on XXX

CITY CLERK
CITY OF LOS ANGELES

DATE

(SEAL)

I CERTIFY THAT THE FOREGOING
RESOLUTION WAS ADOPTED BY THE
COUNCIL OF THE CITY OF LOS ANGELES
AT ITS MEETING OF 10/21/2020
BY A MAJORITY OF ALL ITS MEMBERS



By Maria V. S.
DEPUTY

AUTHORIZING RESOLUTION

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING THE ACQUISITION OF THE FOLLOWING REAL PROPERTY ASSET FOR FAIR MARKET VALUE AS DETERMINED BY AN APPRAISAL

Property Name: Best Inn
Address: 4701 West Adams Blvd, Los Angeles, CA 90016
Appraised Value: \$3,900,000

WITH SUCH RESOLUTION CONTINGENT UPON GRANT FUNDING AWARD FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) HOMEKEY PROGRAM OR AN EQUIVALENT SOURCE OF SUBSIDY IN THE AMOUNTS REQUESTED, AND APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL RELATED DOCUMENTS, CERTIFICATES AND AGREEMENTS TO EFFECTUATE THE ACQUISITION AND OPERATION OF THE PROPERTY, INCLUDING HCD STANDARD AGREEMENTS, AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City of Los Angeles (the "City"), a municipal corporation, applied for the State of California ("State") Department of Housing and Community Development ("HCD") Homekey Program ("Homekey") Notice of Funding Availability dated July 16, 2020 ("NOFA") with the Housing Authority of the City of Los Angeles ("HACLA") as the lead applicant; and

WHEREAS, HACLA is a public body, corporate and politic, duly created, established and authorized to transact business and exercise powers under and pursuant to the provisions of the Housing Authorities Law, consisting of Part 2 of Division 24 of the California Health and Safety Code (the "Act"), including the power to finance, acquire and manage property in the furtherance of providing affordable housing; and

WHEREAS, 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), and Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved Standard Agreement ("Standard Agreement"), and all other legal requirements of Homekey; and

WHEREAS, Homekey was created to help fund, sustain and expand the inventory of housing for people experiencing homelessness or at risk of homelessness and impacted by COVID-19 and it is the City's intention to administer the operations of this property accordingly; and

WHEREAS, the City, with HACLA as the lead applicant, submitted sixteen (16) applications in response to the NOFA for Homekey, which includes grant funds from the State pursuant to Health and Safety Code section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.); and

WHEREAS, HACLA is acquiring this property on behalf of the City, located at 4701 West

Adams Blvd in the City of Los Angeles (the "Property") for a purchase price of \$3,900,000 (the "Purchase Price"), in order to provide 23 units of interim housing for households at risk of homelessness and especially vulnerable to impact by COVID-19 (the "Project"); and

WHEREAS, Property has appraised for the Purchase Price, and the Physical Needs Analysis does not show significant need for capital improvements in order to operate the Project; and

WHEREAS, HACLA will continue to conduct related due diligence for the Property and the City will provide funding for all closing, site preparation, and rehabilitation costs; and

WHEREAS, HACLA has the power and authority to sell or transfer property to instrumentalities if it finds it is in the public and corporate interest to do so; and

WHEREAS, HACLA has agreed to transfer the Property to the owner/operator selected by the City through a competitive Request for Proposals issued on September 28, 2020 ("RFP"); and

WHEREAS, the acquisition of the Property, and the Project discussed herein, meets all the applicable requirements set forth in Health and Safety Code section 50675.1.2 and is therefore statutorily exempt from review under the California Environmental Quality Act (Public Resources Code, §21000 et seq.) ("CEQA") pursuant to Health and Safety Code sections 50675.1.1 and 50675.1.2; and

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF LOS ANGELES HEREBY AUTHORIZE AND APPROVE AS FOLLOWS:

1. The City Council of Los Angeles hereby approves the acquisition of the Best Inne Hotel for \$3,900,000 and payment of all acquisition, site preparation and rehabilitation costs associated in order to further the City's response to addressing the COVID-19 public health crisis and the housing crisis in our City, and authorizes execution by the City Administrative Officer or designee, of any and all real estate related documents, contracts for service and financing, including but not limited to the HCD Standard Agreement upon award of Homekey funds and any other documents or certificates related thereto with such changes as approved by legal counsel in order to effectuate the purchase of the Property and operation of the Project;
2. That if the City's applications are awarded Homekey funds or an equivalent grant source, the City Administrative Officer or designee, is authorized and directed to accept such award and ensure that any funds awarded for capital acquisition expenditures are spent by December 30, 2020, and that any funds awarded for capitalized operating subsidies are spent by June 30, 2022 or within whatever statutory limits are required by the grantor; and
3. That if any or all of the City's applications for Homekey funding are approved, the City Administrative Officer or designee, is hereby authorized and directed to enter into, execute, and deliver one or more HCD Standard Agreements, and any and all other documents required or deemed necessary or appropriate to secure the Homekey

funds from HCD and participate in the program, and all amendments thereto (collectively, the "Homekey Documents"). Any and all activities, expenditures, information, and timelines represented in the Application will be enforceable through the HCD Standard Agreement and funds are to be used for the allowable expenditures and activities identified in the applicable HCD Standard Agreement.

This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES THIS
X day of October, 2020, by the following vote:

AYES: 14 NAYES: _____ ABSTAIN: _____ ABSENT: 1

I hereby attest and certify that the foregoing Resolution was body adopted by the City Council
of the City of Los Angeles at its meeting held on XXX

CITY CLERK
CITY OF LOS ANGELES

DATE

(SEAL)

I CERTIFY THAT THE FOREGOING
RESOLUTION WAS ADOPTED BY THE
COUNCIL OF THE CITY OF LOS ANGELES
AT ITS MEETING OF 10/21/2020
BY A MAJORITY OF ALL ITS MEMBERS



By Maria V. S.
DEPUTY

AUTHORIZING RESOLUTION

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING THE ACQUISITION OF THE FOLLOWING REAL PROPERTY ASSET FOR FAIR MARKET VALUE AS DETERMINED BY AN APPRAISAL

Property Name: Travelodge

Address: 21603 Devonshire Street, Los Angeles, CA 91311

Appraised Value: \$15,808,000

WITH SUCH RESOLUTION CONTINGENT UPON GRANT FUNDING AWARD FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) HOMEKEY PROGRAM OR AN EQUIVALENT SOURCE OF SUBSIDY IN THE AMOUNTS REQUESTED, AND APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL RELATED DOCUMENTS, CERTIFICATES AND AGREEMENTS TO EFFECTUATE THE ACQUISITION AND OPERATION OF THE PROPERTY, INCLUDING HCD STANDARD AGREEMENTS, AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City of Los Angeles (the "City"), a municipal corporation, applied for the State of California ("State") Department of Housing and Community Development ("HCD") Homekey Program ("Homekey") Notice of Funding Availability dated July 16, 2020 ("NOFA") with the Housing Authority of the City of Los Angeles ("HACLA") as the lead applicant; and

WHEREAS, HACLA is a public body, corporate and politic, duly created, established and authorized to transact business and exercise powers under and pursuant to the provisions of the Housing Authorities Law, consisting of Part 2 of Division 24 of the California Health and Safety Code (the "Act"), including the power to finance, acquire and manage property in the furtherance of providing affordable housing; and

WHEREAS, 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), and Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved Standard Agreement ("Standard Agreement"), and all other legal requirements of Homekey; and

WHEREAS, Homekey was created to help fund, sustain and expand the inventory of housing for people experiencing homelessness or at risk of homelessness and impacted by COVID-19 and it is the City's intention to administer the operations of this property accordingly; and

WHEREAS, the City, with HACLA as the lead applicant, submitted sixteen (16) applications in response to the NOFA for Homekey, which includes grant funds from the State pursuant to Health and Safety Code section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.); and

WHEREAS, HACLA is acquiring this property on behalf of the City, located at 21603

Devonshire Street in the City of Los Angeles (the "Property") for a purchase price of \$15,808,000 (the "Purchase Price"), in order to provide 76 units of interim housing for households at risk of homelessness and especially vulnerable to impact by COVID-19 (the "Project"); and

WHEREAS, Property has appraised for the Purchase Price, and the Physical Needs Analysis does not show significant need for capital improvements in order to operate the Project; and

WHEREAS, HACLA will continue to conduct related due diligence for the Property and the City will provide funding for all closing, site preparation, and rehabilitation costs; and

WHEREAS, HACLA has the power and authority to sell or transfer property to instrumentalities if it finds it is in the public and corporate interest to do so; and

WHEREAS, HACLA has agreed to transfer the Property to the owner/operator selected by the City through a competitive Request for Proposals issued on September 28, 2020 ("RFP"); and

WHEREAS, the acquisition of the Property, and the Project discussed herein, meets all the applicable requirements set forth in Health and Safety Code section 50675.1.2 and is therefore statutorily exempt from review under the California Environmental Quality Act (Public Resources Code, §21000 et seq.) ("CEQA") pursuant to Health and Safety Code sections 50675.1.1 and 50675.1.2; and

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF LOS ANGELES HEREBY AUTHORIZE AND APPROVE AS FOLLOWS:

1. The City Council of Los Angeles hereby approves the acquisition of the Travelodge for \$15,808,000 and payment of all acquisition, site preparation and rehabilitation costs associated in order to further the City's response to addressing the COVID-19 public health crisis and the housing crisis in our City, and authorizes execution by the City Administrative Officer or designee, of any and all real estate related documents, contracts for service and financing, including but not limited to the HCD Standard Agreement upon award of Homekey funds and any other documents or certificates related thereto with such changes as approved by legal counsel in order to effectuate the purchase of the Property and operation of the Project;
2. That if the City's applications are awarded Homekey funds or an equivalent grant source, the City Administrative Officer or designee, is authorized and directed to accept such award and ensure that any funds awarded for capital acquisition expenditures are spent by December 30, 2020, and that any funds awarded for capitalized operating subsidies are spent by June 30, 2022 or within whatever statutory limits are required by the grantor; and
3. That if any or all of the City's applications for Homekey funding are approved, the City Administrative Officer or designee, is hereby authorized and directed to enter into, execute, and deliver one or more HCD Standard Agreements, and any and all other documents required or deemed necessary or appropriate to secure the Homekey

funds from HCD and participate in the program, and all amendments thereto (collectively, the "Homekey Documents"). Any and all activities, expenditures, information, and timelines represented in the Application will be enforceable through the HCD Standard Agreement and funds are to be used for the allowable expenditures and activities identified in the applicable HCD Standard Agreement.

This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES THIS X day of October, 2020, by the following vote:

AYES: 14 NAYES: ABSTAIN: ABSENT: 1

I hereby attest and certify that the foregoing Resolution was body adopted by the City Council of the City of Los Angeles at its meeting held on XXX

CITY CLERK
CITY OF LOS ANGELES

DATE

(SEAL)

I CERTIFY THAT THE FOREGOING
RESOLUTION WAS ADOPTED BY THE
COUNCIL OF THE CITY OF LOS ANGELES
AT ITS MEETING OF 10/21/2020
BY A MAJORITY OF ALL ITS MEMBERS



By Maria V. S.
DEPUTY

AUTHORIZING RESOLUTION

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING THE ACQUISITION OF THE FOLLOWING REAL PROPERTY ASSET FOR FAIR MARKET VALUE AS DETERMINED BY AN APPRAISAL

Property Name: The Nest

Address: 253 South Hoover Street, Los Angeles, CA 90017

Appraised Value: \$7,200,000

WITH SUCH RESOLUTION CONTINGENT UPON GRANT FUNDING AWARD FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) HOMEKEY PROGRAM OR AN EQUIVALENT SOURCE OF SUBSIDY IN THE AMOUNTS REQUESTED, AND APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL RELATED DOCUMENTS, CERTIFICATES AND AGREEMENTS TO EFFECTUATE THE ACQUISITION AND OPERATION OF THE PROPERTY, INCLUDING HCD STANDARD AGREEMENTS, AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City of Los Angeles (the "City"), a municipal corporation, applied for the State of California ("State") Department of Housing and Community Development ("HCD") Homekey Program ("Homekey") Notice of Funding Availability dated July 16, 2020 ("NOFA") with the Housing Authority of the City of Los Angeles ("HACLA") as the lead applicant; and

WHEREAS, HACLA is a public body, corporate and politic, duly created, established and authorized to transact business and exercise powers under and pursuant to the provisions of the Housing Authorities Law, consisting of Part 2 of Division 24 of the California Health and Safety Code (the "Act"), including the power to finance, acquire and manage property in the furtherance of providing affordable housing; and

WHEREAS, 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), and Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved Standard Agreement ("Standard Agreement"), and all other legal requirements of Homekey; and

WHEREAS, Homekey was created to help fund, sustain and expand the inventory of housing for people experiencing homelessness or at risk of homelessness and impacted by COVID-19 and it is the City's intention to administer the operations of this property accordingly; and

WHEREAS, the City, with HACLA as the lead applicant, submitted sixteen (16) applications in response to the NOFA for Homekey, which includes grant funds from the State pursuant to Health and Safety Code section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.); and

WHEREAS, HACLA is acquiring this property on behalf of the City, located at 253 South

Hoover Street in the City of Los Angeles (the "Property") for a purchase price of \$7,200,000 (the "Purchase Price"), in order to provide 41 units of interim housing for households at risk of homelessness and especially vulnerable to impact by COVID-19 (the "Project"); and

WHEREAS, Property has appraised for the Purchase Price, and the Physical Needs Analysis does not show significant need for capital improvements in order to operate the Project; and

WHEREAS, HACLA will continue to conduct related due diligence for the Property and the City will provide funding for all closing, site preparation, and rehabilitation costs; and

WHEREAS, HACLA has the power and authority to sell or transfer property to instrumentalities if it finds it is in the public and corporate interest to do so; and

WHEREAS, HACLA has agreed to transfer the Property to the owner/operator selected by the City through a competitive Request for Proposals issued on September 28, 2020 ("RFP"); and

WHEREAS, the acquisition of the Property, and the Project discussed herein, meets all the applicable requirements set forth in Health and Safety Code section 50675.1.2 and is therefore statutorily exempt from review under the California Environmental Quality Act (Public Resources Code, §21000 et seq.) ("CEQA") pursuant to Health and Safety Code sections 50675.1.1 and 50675.1.2; and

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF LOS ANGELES HEREBY AUTHORIZE AND APPROVE AS FOLLOWS:

1. The City Council of Los Angeles hereby approves the acquisition of The Nest for \$7,200,000 and payment of all acquisition, site preparation and rehabilitation costs associated in order to further the City's response to addressing the COVID-19 public health crisis and the housing crisis in our City, and authorizes execution by the City Administrative Officer or designee, of any and all real estate related documents, contracts for service and financing, including but not limited to the HCD Standard Agreement upon award of Homekey funds and any other documents or certificates related thereto with such changes as approved by legal counsel in order to effectuate the purchase of the Property and operation of the Project;
2. That if the City's applications are awarded Homekey funds or an equivalent grant source, the City Administrative Officer or designee, is authorized and directed to accept such award and ensure that any funds awarded for capital acquisition expenditures are spent by December 30, 2020, and that any funds awarded for capitalized operating subsidies are spent by June 30, 2022 or within whatever statutory limits are required by the grantor; and
3. That if any or all of the City's applications for Homekey funding are approved, the City Administrative Officer or designee, is hereby authorized and directed to enter into, execute, and deliver one or more HCD Standard Agreements, and any and all other documents required or deemed necessary or appropriate to secure the Homekey

funds from HCD and participate in the program, and all amendments thereto (collectively, the "Homekey Documents"). Any and all activities, expenditures, information, and timelines represented in the Application will be enforceable through the HCD Standard Agreement and funds are to be used for the allowable expenditures and activities identified in the applicable HCD Standard Agreement.

This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES THIS
X day of October, 2020, by the following vote:

AYES: 14 NAYES: ABSTAIN: ABSENT: 1

I hereby attest and certify that the foregoing Resolution was body adopted by the City Council
of the City of Los Angeles at its meeting held on XXX

CITY CLERK
CITY OF LOS ANGELES

DATE

(SEAL)

I CERTIFY THAT THE FOREGOING
RESOLUTION WAS ADOPTED BY THE
COUNCIL OF THE CITY OF LOS ANGELES
AT ITS MEETING OF 10/21/2020
BY A MAJORITY OF ALL ITS MEMBERS



By Maria V. S.
DEPUTY

AUTHORIZING RESOLUTION

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES
AUTHORIZING THE ACQUISITION OF THE FOLLOWING REAL PROPERTY ASSET FOR FAIR
MARKET VALUE AS DETERMINED BY AN APPRAISAL

Property Name: Titta's Inn

Address: 5333 Huntington Drive North, Los Angeles, CA 90032

Appraised Value: \$8,575,000

WITH SUCH RESOLUTION CONTINGENT UPON GRANT FUNDING AWARD FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) HOMEKEY PROGRAM OR AN EQUIVALENT SOURCE OF SUBSIDY IN THE AMOUNTS REQUESTED, AND APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL RELATED DOCUMENTS, CERTIFICATES AND AGREEMENTS TO EFFECTUATE THE ACQUISITION AND OPERATION OF THE PROPERTY, INCLUDING HCD STANDARD AGREEMENTS, AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City of Los Angeles (the "City"), a municipal corporation, applied for the State of California ("State") Department of Housing and Community Development ("HCD") Homekey Program ("Homekey") Notice of Funding Availability dated July 16, 2020 ("NOFA") with the Housing Authority of the City of Los Angeles ("HACLA") as the lead applicant; and

WHEREAS, HACLA is a public body, corporate and politic, duly created, established and authorized to transact business and exercise powers under and pursuant to the provisions of the Housing Authorities Law, consisting of Part 2 of Division 24 of the California Health and Safety Code (the "Act"), including the power to finance, acquire and manage property in the furtherance of providing affordable housing; and

WHEREAS, 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), and Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved Standard Agreement ("Standard Agreement"), and all other legal requirements of Homekey; and

WHEREAS, Homekey was created to help fund, sustain and expand the inventory of housing for people experiencing homelessness or at risk of homelessness and impacted by COVID-19 and it is the City's intention to administer the operations of this property accordingly; and

WHEREAS, the City, with HACLA as the lead applicant, submitted sixteen (16) applications in response to the NOFA for Homekey, which includes grant funds from the State pursuant to Health and Safety Code section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.); and

WHEREAS, HACLA is acquiring this property on behalf of the City, located at 5333

Huntington Drive North in the City of Los Angeles (the "Property") for a purchase price of \$8,575,000 (the "Purchase Price"), in order to provide 49 units of interim housing for households at risk of homelessness and especially vulnerable to impact by COVID-19 (the "Project"); and

WHEREAS, Property has appraised for the Purchase Price, and the Physical Needs Analysis does not show significant need for capital improvements in order to operate the Project; and

WHEREAS, HACLA will continue to conduct related due diligence for the Property and the City will provide funding for all closing, site preparation, and rehabilitation costs; and

WHEREAS, HACLA has the power and authority to sell or transfer property to instrumentalities if it finds it is in the public and corporate interest to do so; and

WHEREAS, HACLA has agreed to transfer the Property to the owner/operator selected by the City through a competitive Request for Proposals issued on September 28, 2020 ("RFP"); and

WHEREAS, the acquisition of the Property, and the Project discussed herein, meets all the applicable requirements set forth in Health and Safety Code section 50675.1.2 and is therefore statutorily exempt from review under the California Environmental Quality Act (Public Resources Code, §21000 et seq.) ("CEQA") pursuant to Health and Safety Code sections 50675.1.1 and 50675.1.2; and

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF LOS ANGELES HEREBY AUTHORIZE AND APPROVE AS FOLLOWS:

1. The City Council of Los Angeles hereby approves the acquisition of Titta's Inn for \$8,575,000 and payment of all acquisition, site preparation and rehabilitation costs associated in order to further the City's response to addressing the COVID-19 public health crisis and the housing crisis in our City, and authorizes execution by the City Administrative Officer or designee, of any and all real estate related documents, contracts for service and financing, including but not limited to the HCD Standard Agreement upon award of Homekey funds and any other documents or certificates related thereto with such changes as approved by legal counsel in order to effectuate the purchase of the Property and operation of the Project;
2. That if the City's applications are awarded Homekey funds or an equivalent grant source, the City Administrative Officer or designee, is authorized and directed to accept such award and ensure that any funds awarded for capital acquisition expenditures are spent by December 30, 2020, and that any funds awarded for capitalized operating subsidies are spent by June 30, 2022 or within whatever statutory limits are required by the grantor; and
3. That if any or all of the City's applications for Homekey funding are approved, the City Administrative Officer or designee, is hereby authorized and directed to enter into, execute, and deliver one or more HCD Standard Agreements, and any and all other documents required or deemed necessary or appropriate to secure the Homekey

funds from HCD and participate in the program, and all amendments thereto (collectively, the "Homekey Documents"). Any and all activities, expenditures, information, and timelines represented in the Application will be enforceable through the HCD Standard Agreement and funds are to be used for the allowable expenditures and activities identified in the applicable HCD Standard Agreement.

This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES THIS
X day of October, 2020, by the following vote:

AYES: 14 NAYES: ABSTAIN: ABSENT: 1

I hereby attest and certify that the foregoing Resolution was body adopted by the City Council of the City of Los Angeles at its meeting held on XXX

CITY CLERK
CITY OF LOS ANGELES

DATE

(SEAL)

I CERTIFY THAT THE FOREGOING
RESOLUTION WAS ADOPTED BY THE
COUNCIL OF THE CITY OF LOS ANGELES
AT ITS MEETING OF 10/21/2020
BY A MAJORITY OF ALL ITS MEMBERS



By Maria V. S.
DEPUTY

AUTHORIZING RESOLUTION

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING THE ACQUISITION OF THE FOLLOWING REAL PROPERTY ASSET FOR FAIR MARKET VALUE AS DETERMINED BY AN APPRAISAL

Property Name: Travelodge

Address: 518606 Normandie Avenue, Los Angeles, CA 90248

Appraised Value: \$9,275,000

WITH SUCH RESOLUTION CONTINGENT UPON GRANT FUNDING AWARD FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) HOMEKEY PROGRAM OR AN EQUIVALENT SOURCE OF SUBSIDY IN THE AMOUNTS REQUESTED, AND APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL RELATED DOCUMENTS, CERTIFICATES AND AGREEMENTS TO EFFECTUATE THE ACQUISITION AND OPERATION OF THE PROPERTY, INCLUDING HCD STANDARD AGREEMENTS, AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City of Los Angeles (the "City"), a municipal corporation, applied for the State of California ("State") Department of Housing and Community Development ("HCD") Homekey Program ("Homekey") Notice of Funding Availability dated July 16, 2020 ("NOFA") with the Housing Authority of the City of Los Angeles ("HACLA") as the lead applicant; and

WHEREAS, HACLA is a public body, corporate and politic, duly created, established and authorized to transact business and exercise powers under and pursuant to the provisions of the Housing Authorities Law, consisting of Part 2 of Division 24 of the California Health and Safety Code (the "Act"), including the power to finance, acquire and manage property in the furtherance of providing affordable housing; and

WHEREAS, 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), and Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved Standard Agreement ("Standard Agreement"), and all other legal requirements of Homekey; and

WHEREAS, Homekey was created to help fund, sustain and expand the inventory of housing for people experiencing homelessness or at risk of homelessness and impacted by COVID-19 and it is the City's intention to administer the operations of this property accordingly; and

WHEREAS, the City, with HACLA as the lead applicant, submitted sixteen (16) applications in response to the NOFA for Homekey, which includes grant funds from the State pursuant to Health and Safety Code section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.); and

WHEREAS, HACLA is acquiring this property on behalf of the City, located at 18606

Normandie Avenue in the City of Los Angeles (the "Property") for a purchase price of \$9,275,000 (the "Purchase Price"), in order to provide 40 units of interim housing for households at risk of homelessness and especially vulnerable to impact by COVID-19 (the "Project"); and

WHEREAS, Property has appraised for the Purchase Price, and the Physical Needs Analysis does not show significant need for capital improvements in order to operate the Project; and

WHEREAS, HACLA will continue to conduct related due diligence for the Property and the City will provide funding for all closing, site preparation, and rehabilitation costs; and

WHEREAS, HACLA has the power and authority to sell or transfer property to instrumentalities if it finds it is in the public and corporate interest to do so; and

WHEREAS, HACLA has agreed to transfer the Property to the owner/operator selected by the City through a competitive Request for Proposals issued on September 28, 2020 ("RFP"); and

WHEREAS, the acquisition of the Property, and the Project discussed herein, meets all the applicable requirements set forth in Health and Safety Code section 50675.1.2 and is therefore statutorily exempt from review under the California Environmental Quality Act (Public Resources Code, §21000 et seq.) ("CEQA") pursuant to Health and Safety Code sections 50675.1.1 and 50675.1.2; and

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF LOS ANGELES HEREBY AUTHORIZE AND APPROVE AS FOLLOWS:

1. The City Council of Los Angeles hereby approves the acquisition of the Travelodge for \$9,275,000 and payment of all acquisition, site preparation and rehabilitation costs associated in order to further the City's response to addressing the COVID-19 public health crisis and the housing crisis in our City, and authorizes execution by the City Administrative Officer or designee, of any and all real estate related documents, contracts for service and financing, including but not limited to the HCD Standard Agreement upon award of Homekey funds and any other documents or certificates related thereto with such changes as approved by legal counsel in order to effectuate the purchase of the Property and operation of the Project;
2. That if the City's applications are awarded Homekey funds or an equivalent grant source, the City Administrative Officer or designee, is authorized and directed to accept such award and ensure that any funds awarded for capital acquisition expenditures are spent by December 30, 2020, and that any funds awarded for capitalized operating subsidies are spent by June 30, 2022 or within whatever statutory limits are required by the grantor; and
3. That if any or all of the City's applications for Homekey funding are approved, the City Administrative Officer or designee, is hereby authorized and directed to enter into, execute, and deliver one or more HCD Standard Agreements, and any and all other documents required or deemed necessary or appropriate to secure the Homekey

funds from HCD and participate in the program, and all amendments thereto (collectively, the "Homekey Documents"). Any and all activities, expenditures, information, and timelines represented in the Application will be enforceable through the HCD Standard Agreement and funds are to be used for the allowable expenditures and activities identified in the applicable HCD Standard Agreement.

This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES THIS
X day of October, 2020, by the following vote:

AYES: 14 NAYES: _____ ABSTAIN: _____ ABSENT: 1

I hereby attest and certify that the foregoing Resolution was body adopted by the City Council
of the City of Los Angeles at its meeting held on XXX

CITY CLERK
CITY OF LOS ANGELES

DATE

I CERTIFY THAT THE FOREGOING
RESOLUTION WAS ADOPTED BY THE
COUNCIL OF THE CITY OF LOS ANGELES
AT ITS MEETING OF 10/21/2020
BY A MAJORITY OF ALL ITS MEMBERS

(SEAL)



By Maurice V. V. V.
DEPUTY