REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: February 24, 2023 CAO File No. 0220-05151-0433

Council File No. 20-0841, 20-08410-S21, 20-0841-S23, 20-0841-S25,

20-0841-S23, 20-0841-S25, 20-0841-S26, 20-0841-S28, 20-0841-S30, 22-0507,

19-0914, 20-1524

Council District: All

To: The City Council

From: Matthew W. Szabo, City Administrative Officer

Reference: COVID-19 Homelessness Roadmap

Subject: REVISED SIXTEENTH REPORT: COVID-19 HOMELESSNESS ROADMAP

FUNDING RECOMMENDATIONS

SUMMARY

On September 9, 2020, the City Council approved funding for the initial projects under the COVID-19 Homelessness Roadmap (Roadmap) and directed this office to submit future funding recommendations through reports. This is the sixteenth such report.

First, this report provides exemption determinations for the California Environmental Quality Act (CEQA) in relation to the renewal of an A Bridge Home site located in Council District 15, as well as the lease and sublease authorities for the extension of a bridge homes located in Council Districts 8, 13 and 15.

Second, this report provides the lease and contract extensions of the LA Grand Hotel in Council District 14, for which funding will come from the recently established Homelessness Emergency Account (C.F. No. 23-0033).

Lastly, this report provides funding and reprograms savings to support the construction of several Project Homkey sites.

RECOMMENDATION

That the City Council, subject to approval by the Mayor:

 DETERMINE that the lease and continued use of the Crisis and Bridge Housing at 407 N. Beacon Street (previously 515 N. Beacon Street) is statutorily exempt from CEQA under Public Resources Code, Section 21080(b)(4), as a specific action necessary to prevent or mitigate an emergency, and as reflected in CEQA Guidelines, Section 15269(c); and Public Resources Code, Section 21080.27 (AB 1197), applicable to City of Los Angeles emergency homeless shelters. This determination is consistent with, and supported by, the City Council's prior actions for the development and use of the property as a shelter; and CEQA determination made on June 14, 2019 (C.F. No. 18-0651-S3);

- 2. AUTHORIZE the lease extension of the LA Grand Hotel, in Council District 14 with 481 beds, to January 31, 2024, with expenditure authority through April 30, 2024;
- 3. APPROVE and RATIFY the existing Emergency Occupancy Agreement (Contract Number C-135551) by and between Shen Zhen New World I, LLC, and the City of Los Angeles, as amended (the "LA Grand Occupancy Agreement"):
 - a. For the use of the LA Grand Hotel pursuant to the terms set forth in the LA Grand Occupancy Agreement, and;
 - b. Authorize the General Services Department (GSD) to negotiate and execute either an amendment to the LA Grand Occupancy Agreement, or a new agreement in replacement of the existing LA Grand Occupancy Agreement, with Shen Zhen New World I, LLC for the use of the LA Grand Hotel for interim shelter purposes under the terms and conditions substantially outlined in the attached term sheet;
- 4. TRANSFER \$1,300,000 in construction savings from the Capital Improvement Expenditure Program (CTIEP) Fund No. 100/54, Account No. 00V835, CD 6 9700 San Fernando Pallet Shelters to CTIEP Fund No. 100/54, Account No. 00V846, CD 1 499 San Fernando Road for a construction funding shortfall;
- 5. APPROVE \$512 from Homeless Efforts County Funding Agreement Fund No. 63Q/10, Account No. 10T618, Homeless Effort County Funding Agreement to Homeless Efforts County Funding Agreement Fund No. 63Q/10, in a new account entitled "ABH 407 Beacon Leasing" for leasing costs of the A Bridge Home site located at 407 N. Beacon Street (previously 515 N. Beacon Street) in Council District 15;
- AUTHORIZE GSD to negotiate and execute a lease with the California Department of Transportation (Caltrans) for up to three years for the A Bridge Home site located at 407 N. Beacon Street (previously 515 N. Beacon Street) in Council District 15;
- AUTHORIZE GSD to negotiate and execute a sublease with Harbor Interfaith Services, Inc. for up to three years to operate and provide services at the A Bridge Home site located at 407 N. Beacon Street (previously 515 N. Beacon Street) in Council District 15;
- 8. APPROVE \$3,095,201.84 from Homeless Efforts County Funding Agreement Fund No. 63Q/10, Account No. 10T618, Homeless Effort County Funding Agreement to Homeless Efforts County Funding Agreement Fund No. 63Q/10, in a new account entitled "ABH 1214 Lodi Leasing" for leasing (\$3,042,851.09) and utility (\$52,350.75) costs of the A Bridge Home site located at 1214 Lodi Place in Council District 13 through June 30, 2025;

- 9. AUTHORIZE GSD to negotiate and execute a lease with YWCA Greater Los Angeles for up to three years for the A Bridge Home site located at 1214 Lodi Place in Council District 13;
- 10.AUTHORIZE GSD to negotiate and execute a sublease with People Assisting the Homeless (PATH) for up to three years to operate and provide services at the A Bridge Home site located at 1214 Lodi Place in Council District 13;
- 11. AUTHORIZE GSD to negotiate and execute a lease with Housing Authority of the City of Los Angeles (HACLA) for up to three years for the A Bridge Home site located at 2316 Imperial Highway in Council District 15;
- 12.AUTHORIZE GSD to negotiate and execute a sublease with The Salvation Army for up to three years to operate and provide services at the A Bridge Home site located at 2316 Imperial Highway in Council District 15;
- 13. AUTHORIZE GSD to negotiate and execute a lease with Homeless Outreach Program Integrated Care System (HOPICS) for up to three years to operate and provide services at the A Bridge Home site located at 5965 S. St. Andrews Place in Council District 8;
- 14.APPROVE \$11,625.30 from Homeless Efforts County Funding Agreement Fund No. 63Q/10, Account No. 10T618, Homeless Effort County Funding Agreement to Homeless Efforts County Funding Agreement Fund No. 63Q/10, to the newly established account entitled "5455 W. 111th Safe Parking Operations", for operations of a Safe Parking site located at 5455 West 111th Street, a site which is owned by the Los Angeles World Airports (LAWA), in Council District 11:
- 15. REPROGRAM \$7,360.00 from Homeless Housing, Assistance, and Prevention Grant Round 1 (HHAP-1) Fund No. 62Y/10, Account No. 10S656, FC-7: Administrative Costs to Fund No. 62Y/10, Account No. 10S652, FC-3: Prevention and Shelter Diversion to Permanent Housing;
- 16.APPROVE \$7,360.00 from Fund No. 62Y/10, Account No. 10S652, FC-3: Prevention and Shelter Diversion to Permanent Housing to CAO Fund No. 62Y/10, in a new account entitled "5455 W. 111th Safe Parking Operations" for fencing at the Safe Parking site located at 5455 W. 111th Street, a site which is owned by the Los Angeles World Airports (LAWA), in Council District 11;
- 17.TRANSFER \$18,985.30 to the Office of the City Administrative Officer Fund 100/10, Account No. 003040, Contractual Services for the Safe Parking services operated by Community Partners through June 30, 2023 from the following accounts:
 - a. \$11,625.30 Homeless Efforts County Funding Agreement Fund No. 63Q/10, to the newly established account entitled "5455 W. 111th - Safe Parking Operations";
 - b. \$7,360.00 CAO Fund No. 62Y/10, in the newly established account entitled "5455 W. 111th Safe Parking Operations";

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- 18.AUTHORIZE the City Administrative Officer to enter into a new or amend an existing sole source contract with Community Partners in the amount of up to \$18,985.30 through June 30, 2023 to provide services for the Safe Parking site located at 5455 West 111th Street in Council District 11:
- 19. REPROGRAM up to \$1,272,789.64 in Project Homekey (PHK) Round 1 Emergency Solutions Grant CARES Act ESG-CV (ESG-CV) savings in FY 2021-22 allocations for operations/services from ESG-CV Fund No. 517/43, Account No. 43TA42, Homekey Operations to the ESG-CV Fund No. 517/43, Account No. 43VC9V, COVID-19 Homeless Roadmap from the following PHK sites listed on Table 1: PRK 1 Savings;
- 20.RECOGNIZE the reallocation of \$3,000,000 in PHK 1 ESG-CV Fund No. 517/43, Account No. 43TA43, Homekey Rehab from the Pano (Panorama) PHK 1 site, located at 8209 Sepulveda Boulevard, to the Arleta (Woodman) site, located at 9120 Woodman Avenue, both in Council District 6;
- 21.APPROVE an increase of \$526,191.79 from ESG-CV Fund No. 517/43, Account No. 43VC9V, COVID-19 Homelessness Roadmap to ESG-CV Fund No. 517/43, Account No. 43TA43, Homekey Rehab for Woodman, a PHK 1 site located at 9120 Woodman Avenue in Council District 6, for cost increases associated with required rehabilitation fire and life safety upgrades;
- 22.REPROGRAM \$294,970.00 from Homeless Housing, Assistance, and Prevention Grant Round 1 (HHAP-1) Fund No. 62Y/10, Account No. 10S656, FC-7: Administrative Costs to Fund No. 62Y/10, Account No. 10S650, FC-1: A Bridge Home Capital and Operating Gap;
- 23.REPROGRAM \$270,528.00 from HHAP-2 Fund No. 64J/10, Account No. 10V773, FC-3 Street Strategy, Outreach, Public Health, Hygiene & Skid Row to Fund No. 64J/10, Account No. 10V771, FC-1 COVID-19 Homelessness Roadmap Operating Costs;
- 24. APPROVE \$2,046,519.21 for the Arleta (Woodman) site, located at 9120 Woodman Avenue, from the following:
 - a. \$294,970 from HHAP-1 Fund No. 62Y/10, Account No. 10S650, FC-1: A Bridge Home Capital and Operating Gap to Fund No. 62Y/43, 43TA43, Homekey Rehab;
 - b. \$1,751,549.21 from HHAP-2 Fund No. 64J/10, Account No. 10V771, FC-1 COVID-19 Homelessness Roadmap Operating Costs to Fund No. 64J/43, 43TA43, Homekey Rehab;
- 25.REPROGRAM \$1,311,268 in HHAP-1 Fund No. 62Y/43, Account No. 43VB41, Master Leasing Program Youth to Fund No. 62Y/43, in a 43TA43, Homekey Rehab for the Pano (Panorama) Homekey 1 site, located at 8209 Sepulveda Boulevard in Council District 6, for the early conversion to permanent housing and 9 TAY units;

- 26.APPROVE \$1,688,732 from the Additional Homeless Services General City Purposes (AHS-GCP) Fund No. 100/56, Account No. 000931, Additional Homeless Services, to Fund 10A/43, in a 43TA43, Homekey Rehab for the Pano (Panorama) Homekey 1 site, located at 8209 Sepulveda Boulevard in Council District 6;
- 27.APPROVE \$250,000 from the AHS-GCP Fund No. 100/56, Account No. 000931, Additional Homeless Services to Los Angeles Housing Department (LAHD) Fund No. 10A/43. Account No. 43WC12, Shelter and Housing Interventions for the (Winter) Shelter Program for the purpose of opening and/or utilizing emergency shelter for extreme weather;
- 28.INSTRUCT the General Manager of LAHD, or their designee, to amend the City's 2022-23 General Fund contract, C-140706, with LAHSA reflect the funding allocation for the Winter Shelter Program;
- 29.INSTRUCT the General Manager of the LAHD, or their designee, to amend the City's Roadmap contract with LAHSA, C-137223 to reflect the service funding amendments in this report for the following:
 - a. PHK operation savings described in Table 1;
 - b. PHK ESG-CV Capital Cost Adjustments for Arleta (Woodman) and Pano (Panorama);
 - c. Reflect the address change for A Bridge Home site in Council District 15 from 515 N. Beacon Street to 407 N. Beacon Street;
- 30.INSTRUCT the General Manager of LAHD, or their designee, to amend the City's HHAP contract with LAHSA, C-135650 to reflect the service funding amendments in this report for the following:
 - a. HHAP-1 and HHAP-2 rehab funding for Arleta (Woodman);
 - b. HHAP-1 Master Leasing Program Youth;
 - c. HHAP-1 and AHS-GCP rehab funding for Pano (Panorama);
 - d. Reflect the address change for A Bridge Home site in Council District 15 from 515 N. Beacon Street to 407 N. Beacon Street: and

31. AUTHORIZE the CAO to:

- a. Prepare Controller instructions or make necessary technical adjustments, including to the names of the Special Fund accounts recommended for this report, to implement the intent of these transactions, and authorize the Controller to implement these instructions; and
- b. Prepare any additional Controller instructions to reimburse City departments for their accrued labor, material or permit costs related to projects in this report, to implement the intent of these transactions, and authorize the Controller to implement these instructions.

BACKGROUND

As part of the LA Alliance case, on June 16, 2020, the City reached an agreement with the County to create 6,700 new homeless housing units within 18 months to address the COVID-19 emergency. This agreement is referred to as the Homelessness Roadmap.

The Roadmap set the following targets:

- 700 beds in existing agreements with the County within 10 months
- 5,300 new beds within 10 months
- 700 new beds within 18 months

The City is required to open and maintain 6,000 new beds, not covered by existing City-County agreements. The County will provide up to \$60 million in annual service funding, totaling up to \$300 million over the five-year agreement term, based on the number of interventions open and occupied within 60 days of July 1st each year.

The City has met all obligations under the agreement and will continue to do so. As of December 28, 2022, 6,061 new beds are open and occupiable, including 1,364 rapid rehousing/shared housing point-in-time placements overseen by LAHSA.

California Environmental Quality Act (CEQA) Determination - 407 N. Beacon Street

This report recommends the renewal of the A Bridge Home (ABH) site located at 407 N. Beacon Street (previously 515 N. Beacon Street) in Council District 15, which provides 100 beds and is operated by Harbor Interfaith Services, Inc. In order to continue operations at the site through June 30, 2023, the site received \$158,410 in County Roadmap Agreement funds for operating costs through the 14th Roadmap Funding Report, which was approved by the Mayor and City Council on December 22, 2022. Additionally, this report recommends an allocation of \$512 in County Roadmap Agreement funds to support leasing costs for the one-year extension.

To facilitate the site's extension, the Bureau of Engineering (BOE) conducted a CEQA analysis, the results of which are provided separately. The BOE has determined that this use is categorically exempt from CEQA, and approval from the Mayor and City Council is required to proceed with the extension.

The LA Grand Hotel Extension

On April 3, 2020, Governor Newsom launched Project Roomkey (PRK) as part of California's response to the COVID-19 pandemic. The goal of PRK is to offer non-congregate shelter alternatives to people experiencing homelessness who are at high risk of medical complications, severe illness, or death from COVID-19. The program provides temporary isolation options to protect human life and reduce strain on the healthcare system's capacity. The State, County, City, and LAHSA collaborated to secure hotel and motel rooms for those experiencing homelessness under this initiative. On August 30, 2022, the Council and Mayor extended the PRK program until

January 31, 2023, at the LA Grand Hotel, located at 333 S. Figueroa St. in Council District 14. This extension was intended to give LAHSA sufficient time to properly wind down the site, which provides 473 rooms.

This report recommends extending the LA Grand Hotel lease through February 1, 2024, with the Shen Zhen New World Group, with details provided in Attachment 2. Note the bed count for this site has been updated from 483 to 481.

A Bridge Home Lease and Sublease Extensions

At the start of the A Bridge Home program in 2018, the City and County reached an agreement where the County would cover the costs of services and operations for the program's first 600 beds for three years. As the initial term of three program sites, including the project located at 407 N. Beacon Street, draws to a close this report proposes the necessary funding and authorities to extend these sites for another term.

The A Bridge Home location located at 1214 Lodi Place in Council District 13 comprises 64 beds and is owned by YWCA Greater Los Angeles. This report recommends GSD be granted the authority to enter into a lease agreement with YWCA Greater Los Angeles and a sublease agreement with PATH, the service provider, for a period of up to three years.

The A Bridge Home facility located at 2316 Imperial Highway in Council District 15 provides 100 beds and is owned by HACLA. Authorization for both the lease agreement with HACLA and the sublease agreement with The Salvation Army, the service provider, is proposed for a term up to three years.

The City-owned A Bridge Home location at 5965 S. St. Andrews Place in Council District 8 provides 100 beds. This report recommends granting GSD the authority to extend the lease term with the service provider, HOPICS, for up to three years.

PHK Operation Savings

This report recommends reprogramming up to \$1,272,790.64 in savings from ESG-CV funding from FY 2021-22 allocations for operations/services from the following PHK sites listed on the table below.

Table 1: PHK Round 1 Savings:

Site	ESG-CV Savings
Beacon (Solaire Hotel)	\$219,336.14
Restoration Apartments (EC Motel & EC Motel Parking)	\$344.00
Devonshire Lodge (Travelodge)	\$417,509.00
The Nest	\$156,435.50
Huntington Villas (Super 8 Alhambra)	\$479,165.00
Total	\$1,272,789.64

PHK Round 1 Amendments

This report proposes the reprogramming of funding from one PHK 1 site in Council District 6 and the closure of the funding gap for another Council District 6 site. In 2020, the City used its Coronavirus Relief Funds (CRF) to acquire 15 motel/hotels and three commercial properties, with ten of the motels/hotels receiving a match through the State's Homekey Program Round 1, which the CAO worked with HACLA to acquire.

One of the acquired motels, The Pano, a 48-room hotel located at 8209 Sepulveda Boulevard, received approval to convert to permanent housing earlier than anticipated. The site received \$23,916,948 in funding from the State Housing and Community Development Department for its conversion plan, which includes adding 50 new housing units on the site, and plans to break ground in June 2023. The City provided this project with \$6,258,762 in Emergency Solutions Grants-COVID (ESG-CV). These funds have an expenditure deadline of September 25, 2023, but the project will not be able to expend the entire ESG-CV allocation by the deadline.

The Arleta (Woodman), located at 9120 Woodman Avenue, is a former elder care facility with 148 beds that did not receive a PHK 1 match. This site is expected to serve as interim housing permanently. Due to extensive unforeseen issues, including the replacement of interior waste lines, installation of 109 smoke dampers, additional roof deficiencies, and the need to replace 101 doors and frames, Woodman/Arleta has a funding gap of \$5,572,711.

To comply with the ESG-CV expenditure deadline and address the Woodman/Arleta site gap, this report proposes the reallocation of \$3,000,000 of the Pano's ESG-CV funds to Woodman/Arleta to help decrease the \$5,572,711 funding gap. The remaining gap will be filled with \$2,046,519.21 in HHAP-1 and 2 and an additional \$526,191.79 in ESG-CV. The Pano will receive an allocation of \$3,000,000 in non-time-restricted funding, including \$1,311,268 in Homeless Housing, Assistance and Prevention 1 (HHAP-1) funds for Transitional Aged Youth allocated to Council District 6 and \$1,688,732 in AHS-GCP.

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Table 2: Project Homekey 1 Capital Cost Adjustments:

CD	PHK Site	Current Capital Budget	Recommended Adjustment	Funding Source	Updated Capital Budget
	D		-\$3,000,000.00	ESG-CV	
6	Pano (Panorama Inn)	\$6,258,762.00	\$1,311,268.00	HHAP-1	\$6,258,762.00
			\$1,688,732.00	AHS-GCP	
			\$3,526,191.79	ESG-CV	
6	Arleta (Woodman)	\$10,615,825.00	\$294,970.00	HHAP-1	\$16,188,536.00
			\$1,751,549.21	HHAP-2	

FISCAL IMPACT STATEMENT

There is no impact to the General Fund as a result of the recommendations in this report at this time. The recommendations in this report will be funded with the City's General Fund approved for homelessness interventions the AHS-GCP, as well as with HHAP-2, ESG-CV, and the County service funding commitment from FY 2021-22 and FY 2022-23.

FINANCIAL POLICIES STATEMENT

The recommendations in this report comply with the City Financial Policies in that budgeted funds and grant funds are being used to fund recommended actions.

Attachments:

- 1. COVID-19 Homelessness Roadmap Status of Capital and Operating Funding if 16th Homeless Roadmap Funding Recommendations are Approved
- 2. Leasing Term Sheet for the LA Grand Hotel

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Other Intermine Red South Funder (LAST) 4 sees and 1 sees and 1 sees and 2 sees and 3 sees a	5	1000-1005 W. Oldudol No.	,				0001070100										80	0\$	0\$	0\$ 0\$	\$0 \$23,119,695
Obtained Location Parchite Ment	52	499 San Fernando Road														\$11,471,96				\$3,126	
Other Interim Beds Capital Septect Annual Computer Median Beds 5 (227) (2250) Long Beach Ave. 9 (31,831,441) \$199,871 \$859,872 \$850,809 \$87,208,009 \$ (31,000) \$ (31,474) \$850,809 \$87,000 \$ (31,474) \$ (45,08) </td <td></td> <td>Coalition to Abolish Slavery and Trafficking (CAST)</td> <td></td> <td></td> <td></td> <td></td> <td>\$900,000</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-\$454.773</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$445.227</td>		Coalition to Abolish Slavery and Trafficking (CAST)					\$900,000						-\$454.773								\$445.227
1300-1322 W, Silason Ave. 9 1500-1322 W, Silason Ave. 1510-1322 W, Silason Ave	Other Interim Beds	2521-2525 Long Beach Ave.		\$1,831,441		\$1,831,441			1,329		- S			-\$836,904	\$538,329	\$1,375,233					\$3,406,547
1414 Partheria Blvd. 12 15,021,115 15,021,115 15,022,028 1	55	1300-1332 W. Slauson Ave.	6					943,164			\$10,000 \$ -	\$10,000	\$2,114,741	-\$2,043,164							\$2,1
Table Tabl			12			64 004 444						440,000		000 000 00	000 000	\$3,481,115	5	S	5	60 62 426 745	\$8,289,123
1200 Salica Endired Camporal Block			0			1***100,16			\$249.0			000,014		-\$2,000,000				ne e	ne+		
1200 Salidy St. 2 2 2 2 2 2 2 2 2	28	6099 Laurel Canyon Blvd.	2 2					54.72		63					\$4.01	000		-876	-\$767,625		\$8,023,875
1990 Varonen St. 22,083,080 22,027,575 25,080,080	26 69	12600 Saticoy St.	2					\$3,198		00						7,762		-\$1,33		-\$455,488	\$4,323,808
Trick Home Villages Operating Roll of A A A A A A A A A A	09	19040 Vanowen St.	3					\$2,58:	090'1							,575 \$101,484		-\$85	2,917		\$3,598,637
STIO San Femando Bind. 6 STIO San Femando Bind. 8 STIO San Femando Bi	19	6073 Reseda Blvd.	9					\$3,65.	9,440							1,100		-\$1,46	-\$1,469,219		\$4,673,361
Tiny Home Villages Operating (2) 1445 Auction 42 4 5447.582 5417.5402 5417.5	62	9710 San Fernando Blvd.	9 0											vo.		3,325		-\$1,00		\$1,659,978	\$2,678,303
2301 W 3rd St. 13 S1801.735 S1801.73	Tiny Home Villages		13 0					\$54.		32					\$1.48	5.550			; P	2,200	\$3,787,214
Arroyo & Ave 60 14 S3.72.200 14 S3.72.200 14 S1.72.200 14 S1.72.200 14 S1.72.200 15 S1.208.924 14 S1.72.200 15 S1.208.924 15 S1.			13							35					\$1,51	,735			298	7,440	\$40
7570 Figueroa St. 14 \$1,288,534 \$1,288,534 \$1,271 Gueroa Pt. 1271 Figueroa Pt. 15 \$1,897,335 \$1,997,335 \$1,997	99	Arroyo & Ave. 60	14						\$3,732,92	50					\$3,73	2,920			876	\$763,880	\$8,229,720
127 rightificae Pr. 15 3 (394 / 350 - 3/42)500 (349 / 350 - 3/42)500 (349 / 350 - 3/42)500 (349 / 350 - 3/42)500 (349 / 350 - 3/42)500 (349 / 350 / 35	67	7570 Figueroa St.	4 ;							34						3,934			\$57	\$578,041	\$3,155,909
850 N Mission Bd		1221 Figueroa PI. 499 San Fernando	15					\$1,89	,335							0000			00%	000	\$2,7
600 IN. MISSION KG.	02	850 N. Mission Rd.	41																\$19	\$194,400	\$194,400
		Mission and Jesse	41																		\$188,363

age 1 of 3

Attachment 1: COVID-19 Homelessness Roadmap Status of Capital and Operating Funding if 16th Roadmap Funding Recommendations are Approved

Column C		COVID-19 nomelessness Roadmap Status of Capital and Operating Funding				i												
Column C		Site	8			CRF	CDBG-CV ESG-	CV (5) County (4)	GCP-AHS			ESG-CV (5) Coun	ŏ	ННАР	DBG-CV ESG-CV (5 Communent (5) County (GCP-AHS	Ť
		313 Patton St.	-					_		00\$		-\$1,327,800 \$25,1 \$457,488			\$0 -\$5,408,7	702 \$3,933,		\$49,915,572
Column C	72	1701 Camino Palmero St.	4					\$766,08	30			9\$	09'820			\$76,	920	\$1,532,580
	73	7600 Beverly Blvd.	4 4	\$10,000	5	000 0		\$304,9:	37					-\$10,000		40 020	444	\$304,937
Companies Comp	7.5	7816 Simpson Ave.	9		•								33,040	•		\$983,	675	\$2,449,755
Column C	92	6909 N. Sepulveda Blvd.	9 1					\$3,827,71	55			\$2,9	30,950					\$6,758,705
	7.8	8501 1/2 S. Vermont Ave.	- 80					\$627,00	9 00			\$2	01,875					\$1,128,875
	92	5615 - 5749 S. Western Ave.	80					\$175,5t	08			\$1	40,525					\$316,085
	08 F8	2514 W. Vernon Ave.	0 00					\$321,0.	8 8									\$321,000
Column C	82	8501 S. Broadway	6					\$3,762,00	00			\$3,0	11,250					\$6,773,250
Control Cont	83	5100 S. Central Ave. 224 F. 25th St. & 224 1/2 F	o					\$627,0	00			99	01,875					\$1,12
Particle	28	25th St.	o					\$401,50	00			\$1,8	40,300					\$2,241,800
Company Comp	Other Interim Beds		6					\$401.50	0(25	01.500			\$160.0	009	\$963.600
Column C			თ					\$214,00	00									\$214,000
Particular Par	87	2521-2525 Long Beach Ave.	6									•		0	\$1,351,2	69	072	\$3,238,300
Section Sect	## S	1300-1332 W. Slauson Ave.	o				\$2,		4				57,604		-\$2,007,5		021	\$1,505,625
Control 1985 Cont	80 06	5941 Hollywood Blvd.	13				81,0		66				90,149		-\$31,1		101	\$1,423,557
Section of the control of the cont	91	3191 W. 4th St.	13						72									\$178,072
State Stat	92	566 S. San Pedro St.	41			22,950	\$1,		20			-\$54,000				\$1,423,	200	\$3,098,300
Statistical Control of Control	93	1060 Vignes St.	4 :				\$1	69	56			-\$1,014,285				\$4,858,	150	\$10,045,225
	* *	3123.S. Grand Ave	4 4			4,010		\$401,5	00							\$401,	200	\$877,010
Company Comp																	i	
Section Sect	98							\$1,204,5	00							\$1,204,		\$2,409,000
Particular continue and conti	i 86		1 2					\$80.30	00							\$80.		+
Continue	66		Various					\$220,22	50									\$220,220
Particle		roject Roomkey (3)	Various		\$32,50				\$32,281,994			0,						\$7
Particle		Total Beacon (Solaire Hotel)	ŀ		\$32,81	\$4 873 C		094,579 \$24,198,6.	39 \$32,281,994	20						441 \$13,072,		φ
Professional Pro	102	Sieroty (Howard Johnson)	- 4			\$5,103,560												\$5,103,560
March (Processed Figure 1982) Processed Fi	ŝ	Sepulveda Villa (Econo Motor	q			717 007 03												20 200 242
Material Column Material Column Exercise Exerci	104	Pano (Panorama Inn)	9			\$2,713,579												\$2,713,579
Section Particle	105	Arleta (Woodman)	9			\$20,056,747												\$20,056,747
Marchine Control C	106	Woodman Ownership Transfer	9 1			\$296,746				-\$277	7,245							\$19,500
Notice Control Contr	10/	Restoration Apartments (EC				916,155,156												\$16'31 \$
Thinky Utbl. Machine Thinky Utbl. Mach			eo ç			\$1,281,013												\$1,281,013
Provision of teal (principle) Provision of teal (principle	Homekey Units (1)		5 =			\$10,830,215												\$10,830,215
The control	ŧ	PV Marina Del Rey (Ramada	÷			\$10.152.255												\$10.152.25E
Provided Household March 1	112	Devonshire Lodge (Travelodge)				\$3,162,222												\$3,162,222
Automatic Auto	113	The Nest				\$1,736,813												\$1,736,813
Project Name Continue Contin	114	Casa Luna (Titta's Inn)	14			\$1,977,625												\$1,97
Project National Parameter and any section of the property of the project National Parameter and any section of the project National Parameter a	115	Alhambra)	14			\$9,021,062												\$9,021,062
Project Homely Matching formation and many particular and properties of the project of the proje	116	Travelodge (Normandie)				\$3,990,522												\$3,990,522
Popular Humanity Match Ma	117					\$779,939												\$779,939
Second Foundation						\$0 \$96,027,802	\$0					0\$						8
Second Horizon	118	Beacon (Solaire Hotel)	-				\$1,0	812,891				\$40,500			-\$219,3		745	\$3,974,800
Equation of the following limits and the following limits of the following limits and the following limits of the following limits and the following	120	Super 8 Canoda Park	t 60				.1.e \$2.3	307.008				922,400			-\$1,178.0		100	\$1,028.993
Purply P		Sepulveda Villa (Econo Motor										\$27,000						
Added (Woodman) 6 45,150 700 54,150 700 57,150 00 <t< td=""><td>121</td><td>Inn) Pano (Panorama Inn)</td><td>9 9</td><td></td><td></td><td></td><td>\$2.5</td><td>394.315</td><td></td><td></td><td></td><td>-\$2.144.315</td><td></td><td></td><td>-\$250.0</td><td>,,</td><td>000</td><td>\$3,612,423</td></t<>	121	Inn) Pano (Panorama Inn)	9 9				\$2.5	394.315				-\$2.144.315			-\$250.0	,,	000	\$3,612,423
Houside Unite (1)	123	Arleta (Woodman)	9				\$4,0	591,700				-\$4,276,700			-\$315,0		283	\$765,283
Household, Unit (1) Contain Teaching Line (Author) Contain Teaching Case (Author) Contain Teaching C	124	Encinitas (Good Nite Inn)	7				\$4,0	030,275				\$39,960					275	\$6,820,510
Projection of the profit of		Restoration Apartments (EC Motel & EC Motel Parking)	00				**	599,878				\$13,500			\$ *		025	\$1,374,059
Publication Clay part Publ	Homekey Units (1)	Mollie Maison (Best Inn)	10				ĕ	574,883				\$10,800			\$472,3		450	\$1,862,524
Figure F	127	The Layover (Super 8 LAX)	F				\$2,1	038,300				\$24,300			\$235,3		350	\$3,68
Protective Logs Transcript Color Language Langu	128	Inn)					\$1,5	528,725				\$15,660			-\$169,2		985	\$1,731,181
Project Homekey Operating Tidal Property Homekey Operating Tidal Project Homekey Operating T	129	Devonshire Lodge (Travelodge)					\$3,	490,313				\$40,500			-\$417,5		625	\$5,494,929
Huminopoli Mile Super 8 Huminopoli Mile Super 9	131	Casa Luna (Titta's Inn)	5 4				\$1,0	762,210				\$18,900			4,001 ¢-		330	\$2,337,440
14 14 15 15 15 15 15 15		Huntington Villas (Super 8										\$21,600						
Project Howkey Operating Total \$0 \$0 \$0 \$6	133	Anamora) Travelodge (Normandie)	4 5				51.	148,211				-\$648,211			-\$479,0		000	\$5,508,435
Beacon (Solutine Hobe) 1 \$2.231788 \$1 Selectry (Howard Johnson) 4 \$3.165,654 \$1 Septivated Johnson) 4 \$193,049 \$193,049 Im) \$193,049 \$193,049 \$193,049										0\$								₩.
Septimed Willia (Econo Motor 6 S193.049 S800.140 S800.140	134	Beacon (Solaire Hotel) Sieroty (Howard Johnson)	- 4				. S. S.	231,738							\$1,515,6			\$3,231,738
5/93.049 \$600.140 5/93.049 5/193.049		Sepulveda Villa (Econo Motor																_
	136	luu)	9			\$193,049	À	600,140		.816.	3,049	\$193,049			\$83,6	962		\$886,851

2/24/2023

Attachment 1: COVID-19 Homelessness Roadmap Status of Capital and Operating Funding if 16th Roadmap Funding Recommendations are Approved

	The control of the	COVID-19 Homelessness Road.	COVID-19 Homelessness Roadmap Status of Capital and Operating Funding	nding							-									-		
Part		Type of	4			E A D	CAUDIOAN	LISC	ZU-ZUZ1 Commitment			O V U D	CALLACATO		Year 2021-2022	Commitment		9		z-zuzs comittme	9	т
The control of the		197	alle	f		LEAT	newr/nnwr		C4 472 050		•	L CAL	near/nnar		S An-Serv	G-CV (3) County	-	#4 244 260		386 702	1	5
This continue of the continu	1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	138	Arleta (Moodman)	0 (0					\$397.200						7 0	6 718 625		\$2,046,519	23	026 192	000,10	٠
	Stroke S	130	Fucinitas (Good Nite Inn)	2					\$2 766 023						•	0,110,020		67,040,010	•	201,020,		\$2.766
	1		Restoration Apartments (FC																			į
	1	140	Motel & EC Motel Parking)	80				\$188,000	\$189,988		·s	÷9		-\$188,000		\$212,000			•	\$356,272		\$758
	1	141		10				\$32,965	\$153,612		Ś	· •		-\$32,965		\$32,965						\$186
This continue below with the	1	142 Homekey Units (1) Impro		£				\$187,292	\$832,914		Ś	ģ		-\$187,292		\$187,292						\$1,020
Particular Par	1	143	PV Marina Del Rey (Ramada	÷					\$805.120		ý	ý										4083
Care Like Like Like Like Like Like Like Lik	1	244	Devonshire Lodge (Travelodge)	- 6				\$85 729	\$829.595		> 6 ¹	, ₆		-\$85 729		\$85 729				2300.000		\$1.215
Control Cont	Strong S	145	The Nest	13				\$27.402	\$279,565		Ś	· 69		-\$27,402		\$27,402						\$306
The control of the	1	146	Casa Luna (Titta's Inn)	14					\$237,272		ś	é				\$75,000						\$312
Particular Par	State Stat		Huntington Villas (Super 8																			
The control of the	14 15 15 15 15 15 15 15	147	Alhambra)	4					\$225,640		9	· s				\$152,000						\$377
	14 15 15 15 15 15 15 15	148	Travelodge (Normandie)	15					\$1,919,455		69	ė,			9	13,219,211						\$5,138
Particulary Control Personance	State Stat	149	Keal estate services to monitor alterations	n/a					\$117,500		69	69				\$217.795						\$335
Particularies Particularie	Strong S		Improvement Total				\$0			0\$	\$0		\$0	-\$714,437		8,621,068		\$3,357,787	\$0 \$10	,578,773		
Property of the control of the con	Strong S		Rapid Rehousing/ Shared	1																		_
	Strong S		Billenon	Spoupa			Ş			Ş	60		Ş	5	Ç	9		Ş	Ş	6	5	
Particular Par	Strong S	Measure H Strategy	Magazina H Stratom - BA				9			9	20		2	9	2	8		2	9	2	9	
1	Strong S		(Landlord Incentive)	Various					\$1,136,000							-\$710,000						\$426
Particle Capital Cap	Statistic Stat	Measure H Strategy Total					\$0			0\$	0\$		0\$	0\$		-\$710,000		0\$	0\$	\$0	80	
State Stat	Seconda Seco	Safe Sleening		6	\$10,000	98											\$613,457					\$1,698
Part	Size	Buildago ago		13	\$241,110	36						0,557	-\$230,557									
Standard	State Stat						\$251,110				5,094		-\$230,557	80	\$0	\$0		\$0			80	
1	1	Safe Sleeping		on !															-\$1		56,875	\$4,581
1 1 1 1 1 1 1 1 1 1	1			13			4		001.000.00	300,280			4	3	4	Ş		į				
Control No.	Stroke S			·			00		\$2,040,300	300,200	00		O#	ne	00	06		ne			20,075	
1000 Figure 10	State Stat	3 2	4301 S Central Ave	0 0					· •	163.848										5 5	00.1.00	\$27.5
Problem Prob	Strong Color Stro	159	1201 S. Figueroa St.	0					. 66	235,065										SS	28,500	\$563
Particular Par	Statistic Stat	161	11339 Iowa Ave.	1					ė,	109,500										\$2	73,750	\$383
Propertie Control Co	Strong	162	9100 Lincoln Blvd.	7					S	211,209										\$2	73,750	\$48
137 Ca Munich Area 12 12 13 Ca Ca Munich Area 12 13 Ca Ca Munich Area 13 Ca	State Stat	Safe Parking (1)		F												\$109	206	\$7,360		\$7	78,119	288
132 132	State Stat	164	8775 Wilbur Ave.	12					69	327,695										\$2	000,61	\$546
1515 Stand Monical biotal bi	5405 124	165	1033 Cole Ave.	13					co ·	163,848										S	28,500	\$492
1717 - Cambrid 1014	State Stat	166	4591 Santa Monica Blvd.	£ 4					so è	163,848										6	0.00	\$165
Particular Properticial Particular Particu	Strong S	168	10610 Hamilton Ave	ā f					9 0	100 610										3	23 750	200
The Property Notice Property N	\$199.175 \$199.175 \$1162.255 \$100.000 \$181.424.712 \$418.655.555 \$100.000 \$181.424.712 \$100.0000 \$181.424.712 \$100.0000 \$181.			2			90		S	795.550	\$0		05	S	0\$	08		\$7.360	08		97 119	
The properties of the properti	\$190,175 \$190,175 \$11,562,566 <th< td=""><td></td><td></td><td>Varions</td><td></td><td></td><td></td><td></td><td>\$6,605,177</td><td></td><td></td><td></td><td></td><td></td><td>1</td><td>1</td><td></td><td>\$2,472,188</td><td>•</td><td></td><td></td><td></td></th<>			Varions					\$6,605,177						1	1		\$2,472,188	•			
On Doziani Primi Mai Alvanice 11 Annual Alvanice Annual Alvanice 11 Annual Alvanice 11 Annual Alvanice	1.00 1.00		Encampment to Home Program																			
State Stat	\$199,175 \$199,175 \$199,175 \$199,175 \$20,000.000 \$1118,1259 \$20,000.000 \$1118,100 \$20,000.000 \$1118,100 \$20,000.000 \$1118,100 \$20,000.000 \$1118,100 \$20,000.000 \$1118,100 \$20,000.000 \$1118,100 \$20,000.000 \$1118,100 \$20,000.000 \$1118,100 \$20,000.000 \$1118,100 \$1118,100 \$20,000.000 \$1118,1		on Ocean Front Walk/Venice	F			Ş			60	09		9	9	ţ	9			9	Ç.	Ç.	-
Admin Admi	5199.175 \$199.175 \$77,500 \$1.54.16.0.00 \$1.5		10a	cjc			24			ne	ne		20	90 00 046 534	ne	ne			ne	0.0		
Admin CAC na \$199,175 \$17,150 \$1,156,225 \$24,860 \$54,860 \$24,185,565 \$24	\$199,175 \$190,175 \$17,500 \$1,156,265 \$54,860 \$54,860 \$21,95,950 \$6 \$18,91,510 \$6 \$18,91,510 \$6 \$6 \$18,91,510 \$6	172	E C	p/a				\$2,000,000						\$2,040,004			\$150.000				\$6,000,	+
Admining GSD nia ria ria ria ria ria ria ria ria ria r	\$1196.175 \$2.077.500 \$1.168.2455 \$5.00.0202 \$1.00.0202			n/a	\$199,175		\$199,175				\$56	1.860	\$54,860	,)					\$25
LAHD na \$1.188.256 \$1.58.276 \$25.00.682	\$51.58.255 \$5.500.000 \$183.154.712 \$54.547.089 \$45.932.652 \$84.880.344 \$147.865.539 \$7.000,000 \$183.154.712 \$54.547.089 \$45.932.652 \$84.880.344 \$147.865.539 \$7.000,000 \$183.154.712 \$54.547.089 \$45.932.652 \$84.880.344 \$147.865.539 \$7.000,000 \$183.154.712 \$54.547.089 \$45.932.652 \$1.565.887			n/a				\$77,500														\$77
LAHSA na St.500.882 St.	\$199,175 \$2,077,500 \$10 \$6,658,037 \$0 \$6,658,037 \$1,000,000 \$183,154712 \$54,54712 \$54,54712 \$54,54712 \$54,54712 \$54,54712 \$54,54712 \$54,54712 \$54,54712 \$54,54712 \$54,5471	175	LAHD	n/a					\$1,158,255													\$1,158
\$199.75 \$2077500 \$0 \$6,688.937 \$6 \$45,670 \$1,870.850 \$1,870.850 \$1,870.850 \$1,970.850 \$1	\$44860 \$2,195,050 \$10 \$6668337 \$5 \$2,85,650 \$1,891,810 \$10 \$1,85,656 \$1,891,810 \$10 \$1,85,656 \$1,891,810 \$10 \$1,85,656 \$1,891,810 \$10 \$1,85,656 \$1,891,810 \$10 \$1,85,656 \$1,891,810 \$10 \$1,891,810 \$1,		LAHSA	n/a							_									_		4
\$94603.44 \$14765539 \$7,000,000 \$183,154,712 \$54,547,089 \$43,926.25	\$94,860,344 \$147,666,539 \$7,000,000 \$183,154,712 \$54,547,089 \$45,922,662 16 \$5,922,662 \$1,856,047 \$14,884,047 \$1,856,047	Admin Total		1			\$199,175	- 1	\$0 \$6,658,937	\$0	\$0		\$54,860	_			\$0 \$1,891,810	0\$			8	4
71,655,687	nia \$22,352,077 \$1,565,687	Total Commitment					\$94,860,344 \$		100 \$183,154,712 \$54,	547,089 \$43,93	2,652						561 \$36,564,080	\$14,484,047		\$218,960 \$45,9		
		Total Uncommitted												\$22,352,077						\$944,960 \$13,9	29,689 N/A	

(1) Does not include Roadmap interventions that are in existing agreements with the County,
(2) Operating services, the services, the services, the services, the services, the services is a serviced to service the services, th

LEASING TERM SHEET

MFC DATE	2/26/23
LANDLORD	Shen Zhen New World I, LLC
ADDRESS	333 S. Figueroa St. Los Angeles, CA 90071
TENANT	City of Los Angeles - GSD
ADDRESS	111 E. First Street Los Angeles, CA
LOCATION	LA Grand Hotel - 333 S. Figueroa LA, CA 90071
AGREEMENT TYPE	Occupancy Agreement - Amendment
USE	Interim Housing
SQUARE FEET	481 rooms
TERM	1 Year
RENT START DATE	02/01/23
LEASE START DATE	2/01/23
OPTION TERM	None
HOLDOVER	See Existing Agreement
SUBLET/ ASSIGNMENT	See Existing Agreement
TERMINATION	30 day written notice
RENTAL RATE	\$154 per day/ Single, \$183 per day/ Double. Minimums further outlined below.
ESCALATION	None
RENTAL ABATEMENT	None
ADDITIONAL RENT	None
PROPERTY TAX	None
OPEX	None
CAM	None 2

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OTHER	None
SECURITY DEPOSIT	None
MAINTENANCE/ REPAIR	See Existing Agreement
MAINTENANCE/ REAPAIR DETAILS	See Existing Agreement
TENANT IMPROVEMENTS	N/A
PARKING	See Existing Agreement
UTILITIES	Landlord shall be responsible for all utilities.
CUSTODIAL	Landlord shall be responsible to service the rooms 2 times a week
SECURITY	City through the provider, TSA will hire a security contractor
PROP 13 PROTECTION	Other None
INSURANCE	See Existing Agreement
OTHER:	Minimum Rent Schedule subject to billing period: -Month 1 - 45% -Months 2 - 75% -Months 3 - 10 - 85% -Months 11 - 12 - 10,000 rooms occupied Section 14 - Obligations Subsection B - will be removed for City obligation for pest control Subsection D - will be removed for City's obligation to screen for Covid-19 Subsection G - will be removed for City's obligation for social distancing

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