

ORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: March 1, 2024

CAO File No. 0220-05151-0537
Council File No. 20-0941
Council District: 1,3,6,8,10,12,13,14
and 15

To: The City Council

From: *for* Matthew W. Szabo, City Administrative Officer *Ylenda Chavez*

Reference: State Homekey1 Program (C.F. 20-0941)

Subject: **REVISED AUTHORIZING RESOLUTIONS FOR THE STATE STANDARD AGREEMENTS FOR SITES ACQUIRED UNDER THE HOMEKEY1 PROGRAM**

RECOMMENDATION

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

ADOPT the revised authorizing resolutions, attached to this report, as required by the State of California Department of Housing and Community Development for the 10 Project Homekey1 sites the City acquired in 2020 with a State funding match.

SUMMARY

In December 2020, the City, through the Office of the City Administrative Officer, acquired 10 motels/hotels with a funding match from the State of California Department of Housing and Community Development (HCD) Homekey1 Program, with the Housing Authority of the City of Los Angeles (HACLA) as the lead applicant. The City also acquired an additional five (5) motels and hotels and three (3) commercial properties without State Homekey1 match. This report only applies to the 10 Homekey1 sites that received a State Homekey1 match.

The initial Standard Agreements with HCD for the 10 Homekey1 sites were only executed by the City and HACLA. The HCD has requested that the City submit revised authorizing resolutions to update the Standard Agreements for the Homekey1 Program to include the owner/operators. The table below lists the 10 Homekey1 sites and the respective owner/operators.

#	Homekey1 Site	CD	Owner/Operator
1	Solarie Hotel/Beacon	1	Weingart
2	Howard Johnson/The Sieroty	3	LA Family Housing
3	Econo Motor Inn/Sepulveda Villa	6	Volunteers of America –Los Angeles

4	Panorama Inn/The Pano	6	LA Family Housing
5	EC Motel/Restoration Apts	8	SSG HOPICS
6	Best Inn/Mollie Maison	10	The People Concern
7	Travelodge Devonshire/Devonshire Lodge	12	Volunteers of America –Los Angeles
8	The Nest	13	Volunteers of America –Los Angeles
9	Titta’s Inn/Casa Luna	14	National Community Renaissance of California (NCRC) and Union Station Homeless Services
10	Travelodge Normandie	15	PATH

FISCAL IMPACT STATEMENT

This is no impact to the General Fund as a result of the recommendation in this report.

FINANCIAL POLICIES STATEMENT

The recommendation in this report complies with the City Financial Policies.

MWS:YC:VES:MC:02240084

Attachments: Authorizing Resolutions

AUTHORIZING RESOLUTION

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING AMENDMENT TO HOMEKEY STANDARD AGREEMENT ADDING CO-APPLICANTS AND THE TRANSFER OF OWNERSHIP OF HOMEKEY REAL PROPERTY

Property Name: Hotel Solaire/Beacon
Address: 1710 7th Street, Los Angeles, CA 90017
Acquisition Price: \$18,000,000

WHEREAS, the City of Los Angeles (the "City" or "Applicant"), a municipal corporation, submitted an application ("Application") for the State of California 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.

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 –STD 213 (collectively the "Homekey Documents"), and all other legal requirements of the Homekey Program.

WHEREAS, Weingart Center Association was selected for an award of matching funds provided by the City to develop and operate an interim housing facility located at the above-described property pursuant to a City Request for Proposals to Select Owner/Operators for Project Homekey Sites dated September 28, 2020.

WHEREAS, HCD awarded grant funds in the amount of \$15,412,836 to the City and executed the HCD approved STD 213 – Standard Agreement on November 2, 2020, under Contract Number 20-HK-00079. The awarded grant funds included funds for capital expenditures (as allowed under Health and Safety Code, § 50675.1.1, subd. (a)(1)- (6)) and capitalized operating subsidies (as allowed under Health and Safety Code, § 50675.1.1, subd. (a)(7)), related to the development and operation of the interim housing facility, which agreement contemplated a potential future conversion of the facility by Co-Applicant to permanent supportive housing.

WHEREAS, the City and Co-Applicant are requesting that HCD add Co-Applicant as a party to a revised Standard Agreement and certain other Homekey Documents.

WHEREAS, the City shall remain liable to HCD for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any HCD approved transfer or assignment of property interest, or of any designation of a third party for the undertaking of all or any part of scope of work. Likewise, each Co-Applicant shall remain jointly and severally liable to the HCD for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any HCD approved transfer or assignment of interest; any designation of a third party for the undertaking of all or any part of the scope of work.

THEREFORE, IT IS RESOLVED THAT:

1. Either the City of Los Angeles City Administrative Officer or the Assistant City Administrative Officer (individually, each an "Authorized Officer"), are authorized to amend or newly execute any Homekey Documents on behalf of the City in order to effectuate Co-Applicant's participation in the Homekey Program.
2. Either Authorized Officer is authorized and directed to amend the Homekey Documents to add up to two Co-Applicants to the Homekey Documents, which total required number of Co-Applicants to be determined by the Department. The Co-Applicants may be: (i) WEINGART BEACON LLC, a California limited liability company, (Co-Applicant One), (ii) WEINGART CENTER ASSOCIATION, a California nonprofit corporation (Co-Applicant Two), or another special purpose entity created by the previously-approved developer for the above-described property to own and operate the property.
3. Either Authorized Officer is authorized and directed to execute any ancillary documentation on behalf of the City, approved as to form by the City Attorney, necessary to effectuate the addition of the Co-Applicant to the Homekey Documents and Co-Applicant's participation in the Homekey Program.
4. Either Authorized Officer may approve and authorize the transfer of the City's right, title, and interest of real property located, at 1710 7TH Street, Los Angeles, CA 90017, identified as APN: 5142-014-020, to Co-Applicant One, at no cost to Co-Applicant One, and either Authorized Officer is instructed to execute the Transfer Agreement, Quitclaim Deed, and Restrictive Covenants, after approval as to form by the City Attorney.
5. Either Authorized Officer is authorized to complete and execute any additional documentation on behalf of the City, after approval as to form by the City Attorney, necessary to complete the transfer of the real property and the amendment of the Homekey Documents.

This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES THIS ___ day of March, 2024, by the following vote:

AYES: _____ NAYES: _____ ABSTAIN _____ ABSENT _____

I hereby attest and certify that the foregoing is a true full copy of a Resolution of the governing body adopted at a duly convened meeting of by the City Council of the City of Los Angeles at its meeting on the date above mentioned.

CITY CLERK
CITY OF LOS ANGELES

DATE

AUTHORIZING RESOLUTION

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING AMENDMENT TO HOMEKEY STANDARD AGREEMENT ADDING CO-APPLICANTS AND THE TRANSFER OF OWNERSHIP OF HOMEKEY REAL PROPERTY

Property Name: Howard Johnson/The Sieroty
Address: 7432 Reseda Boulevard, Reseda, CA 91335
Acquisition Price: \$16,500,000

WHEREAS, the City of Los Angeles (the "City" or "Applicant"), a municipal corporation, submitted an application ("Application") for the State of California 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.

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 –STD 213 (collectively the "Homekey Documents"), and all other legal requirements of the Homekey Program.

WHEREAS, LA Family Housing was selected for an award of matching funds provided by the City to develop and operate an interim housing facility located at the above-described property pursuant to a City Request for Proposals to Select Owner/Operators for Homekey Sites dated September 28, 2020.

WHEREAS, HCD awarded grant funds in the amount of \$13,328,473 to the City and executed the HCD approved STD 213 – Standard Agreement on November 18, 2020, under Contract Number 20-HK-00095. The awarded grant funds included funds for capital expenditures (as allowed under Health and Safety Code, § 50675.1.1, subd. (a)(1)- (6)) and capitalized operating subsidies (as allowed under Health and Safety Code, § 50675.1.1, subd. (a)(7)), related to the development and operation of the interim housing facility, which agreement contemplated a potential future conversion of the facility by Co-Applicant to permanent supportive housing.

WHEREAS, the City and Co-Applicant are requesting that HCD add Co-Applicant as a party to a revised Standard Agreement and certain other Homekey Documents.

WHEREAS, the City shall remain liable to HCD for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any HCD approved transfer or assignment of property interest, or of any designation of a third party for the undertaking of all or any part of scope of work. Likewise, each Co-Applicant shall remain jointly and severally liable to the HCD for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any HCD approved transfer or assignment of interest; any designation of a third party for the undertaking of all or any part of the scope of work.

THEREFORE, IT IS RESOLVED THAT:

1. Either the City of Los Angeles City Administrative Officer or the Assistant City Administrative Officer (individually, each an "Authorized Officer"), are authorized to amend or newly execute any Homekey Documents on behalf of the City in order to effectuate Co-Applicant's participation in the Homekey Program.
2. Either Authorized Officer is authorized and directed to amend the Homekey Documents to add up to three Co-Applicants to the Homekey Documents, which total required number of Co-Applicants to be determined by the Department. The Co-Applicants may be: (i) PHK HOJO, LP, a California limited partnership (Co-Applicant One), (ii) PHK HOJO, LLC, a California limited company (Co-Applicant Two), (iii) LA FAMILY HOUSING CORPORATION, a California nonprofit public benefit corporation (Co-Applicant Three), or another special purpose entity created by the previously-approved developer for the above-described property to own and operate the property.
3. Either Authorized Officer is authorized and directed to execute any ancillary documentation on behalf of the City, approved as to form by the City Attorney that is necessary to effectuate the addition of the Co-Applicant to the Homekey Documents and Co-Applicant's participation in the Homekey Program.
4. Either Authorized Officer may approve and authorize the transfer of the City's right, title, and interest of real property located, at 7432 Reseda Boulevard, Reseda, CA 91335, identified as APN: 2114-017-054, to Co-Applicant One, at no cost to Co-Applicant One, and either Authorized Officer is instructed to execute the Transfer Agreement, Quitclaim Deed, and Restrictive Covenants, after approval as to form by the City Attorney.
5. Either Authorized Officer is authorized to complete and execute any additional documentation on behalf of the City, after approval as to form by the City Attorney, necessary to complete the transfer of the real property and the amendment of the Homekey Documents.

This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES
THIS ___ day of March, 2024, by the following vote:

AYES: _____ NAYES: _____ ABSTAIN _____ ABSENT _____

I hereby attest and certify that the foregoing is a true full copy of a Resolution of the governing body adopted at a duly convened meeting of by the City Council of the City of Los Angeles at its meeting on the date above mentioned.

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AUTHORIZING RESOLUTION

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Property Name: Econo Motor Inn/Sepulveda Villa
Address: 8647 Sepulveda Boulevard, Los Angeles, CA 91343
Acquisition Price: \$10,600,000

WHEREAS, the City of Los Angeles (the "City" or "Applicant"), a municipal corporation, submitted an application ("Application") for the State of California 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.

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 –STD 213 (collectively the "Homekey Documents"), and all other legal requirements of the Homekey Program.

WHEREAS, Volunteers of America of Los Angeles was selected for an award of matching funds provided by the City to develop and operate an interim housing facility located at the above-described property pursuant to a City Request for Proposals to Select Owner/Operators for Homekey Sites dated September 28, 2020.

WHEREAS, HCD awarded grant funds in the amount of \$9,555,848 to the City and executed the HCD approved STD 213 – Standard Agreement on November 23, 2020, under Contract Number 20-HK-00081. The awarded grant funds included funds for capital expenditures (as allowed under Health and Safety Code, § 50675.1.1, subd. (a)(1)- (6)) and capitalized operating subsidies (as allowed under Health and Safety Code, § 50675.1.1, subd. (a)(7)), related to the development and operation of the interim housing facility, which agreement contemplated a potential future conversion of the facility by Co-Applicant to permanent supportive housing.

WHEREAS, the City and Co-Applicant are requesting that HCD add Co-Applicant as a party to a revised Standard Agreement and certain other Homekey Documents.

WHEREAS, the City shall remain liable to HCD for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any HCD approved transfer or assignment of property interest, or of any designation of a third party for the undertaking of all or any part of scope of work. Likewise, each Co-Applicant shall remain jointly and severally liable to the HCD for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any HCD approved transfer or assignment of interest; any designation of a third party for the undertaking of all or any part of the scope of work.

THEREFORE, IT IS RESOLVED THAT:

1. Either the City of Los Angeles City Administrative Officer or the Assistant City Administrative Officer (individually, each an "Authorized Officer"), are authorized to amend or newly execute any Homekey Documents on behalf of the City in order to effectuate Co-Applicant's participation in the Homekey Program.
2. Either Authorized Officer is authorized and directed to amend the Homekey Documents to add up to one Co-Applicants to the Homekey Documents, which total required number of Co-Applicants to be determined by the Department. The Co-Applicants may be: (i) VOLUNTEERS OF AMERICA OF LOS ANGELES, a California nonprofit corporation (Co-Applicant One), or another special purpose entity created by the previously-approved developer for the above-described property to own and operate the property.
3. Either Authorized Officer is authorized and directed to execute any ancillary documentation on behalf of the City, approved as to form by the City Attorney, necessary to effectuate the addition of the Co-Applicant to the Homekey Documents and Co-Applicant's participation in the Homekey Program.
4. Either Authorized Officer may approve and authorize the transfer of the City's right, title, and interest of real property located, at 8647 Sepulveda Boulevard, North Hills, CA 91343, identified as APN: 2654-020-039-0000, to Co-Applicant One, at no cost to Co-Applicant One, and either Authorized Officer is instructed to execute the Transfer Agreement, Quitclaim Deed, and Restrictive Covenants, after approval as to from by the City Attorney.
5. Either Authorized Officer is authorized to complete and execute any additional documentation on behalf of the City, after approval as to form by the City Attorney, necessary to complete the transfer of the real property and the amendment of the Homekey Documents.

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Property Name: Panorama Hotel/The Pano
Address: 8209 Sepulveda Boulevard, Los Angeles, CA 91402
Acquisition Price: \$9,950,000

WHEREAS, the City of Los Angeles (the "City" or "Applicant"), a municipal corporation, submitted an application ("Application") for the State of California 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.

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 –STD 213 (collectively the "Homekey Documents"), and all other legal requirements of the Homekey Program.

WHEREAS, LA Family Housing was selected for an award of matching funds provided by the City to develop and operate an interim housing facility located at the above-described property pursuant to a City Request for Proposals to Select Owner/Operators for Homekey Sites dated September 28, 2020.

WHEREAS, HCD awarded grant funds in the amount of \$7,674,492 to the City and executed the HCD approved STD 213 – Standard Agreement on November 20, 2020, under Contract Number 20-HK-00089. The awarded grant funds included funds for capital expenditures (as allowed under Health and Safety Code, § 50675.1.1, subd. (a)(1)- (6)) and capitalized operating subsidies (as allowed under Health and Safety Code, § 50675.1.1, subd. (a)(7)), related to the development and operation of the interim housing facility, which agreement contemplated a potential future conversion of the facility by Co-Applicant to permanent supportive housing.

WHEREAS, the City and Co-Applicant are now in the process of converting the planned interim housing facility into permanent supportive housing, and are requesting that HCD add Co-Applicant as a party to a revised Standard Agreement and certain other Homekey Documents.

WHEREAS, the City shall remain liable to HCD for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any HCD approved transfer or assignment of property interest, or of any designation of a third party for the undertaking of all or any part of scope of work. Likewise, each Co-Applicant shall remain jointly and severally liable to the HCD for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any HCD approved transfer or assignment of interest; any designation of a third party for the undertaking of all or any part of the scope of work.

THEREFORE, IT IS RESOLVED THAT:

1. Either the City of Los Angeles City Administrative Officer or the Assistant City Administrative Officer (individually, each an "Authorized Officer"), are authorized to amend or newly execute any Homekey Documents on behalf of the City in order to effectuate Co-Applicant's participation in the Homekey Program.
2. Either Authorized Officer is authorized and directed to amend the Homekey Documents to add up to three Co-Applicants to the Homekey Documents, which total required number of Co-Applicants to be determined by the Department. The Co-Applicants may be: (i) PHK PANO, LP, a California limited partnership (Co-Applicant One), (ii) PHK PANO, LLC, a California limited corporation (Co-Applicant Two), (iii) LA FAMILY HOUSING CORPORATION, a California corporation (Co-Applicant Three), or another special purpose entity created by the previously-approved developer for the above-described property to own and operate the property.
3. Either Authorized Officer is authorized and directed to execute any ancillary documentation on behalf of the City, approved as to form by the City Attorney, necessary to effectuate the addition of the Co-Applicant to the Homekey Documents and Co-Applicant's participation in the Homekey Program.
4. Either Authorized Officer may approve and authorize the transfer of the City's right, title, and interest of real property located, at 8209 Sepulveda Boulevard, Van Nuys, CA 91402, identified as APN: 2654-036-037, to Co-Applicant One, at no cost to Co-Applicant One, and either Authorized Officer is instructed to execute the Transfer Agreement, Quitclaim Deed, and Restrictive Covenants, after approval as to form by the City Attorney.
5. Either Authorized Officer is authorized to complete and execute any additional documentation on behalf of the City, after approval as to form by the City Attorney, necessary to complete the transfer of the real property and the amendment of the Homekey Documents.

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of Los Angeles at its meeting on the date above mentioned.

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AUTHORIZING RESOLUTION

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING AMENDMENT TO HOMEKEY STANDARD AGREEMENT ADDING CO-APPLICANT(S) AND THE TRANSFER OF OWNERSHIP OF HOMEKEY REAL PROPERTY

Property Name: EC Motel/Restoration Apartments
Address: 3501 Western Avenue, Los Angeles, CA 90018
Acquisition Price: \$5,325,000

WHEREAS, the City of Los Angeles (the "City" or "Applicant"), a municipal corporation, submitted an application ("Application") for the State of California 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.

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 –STD 213 (collectively the "Homekey Documents"), and all other legal requirements of the Homekey Program.

WHEREAS, Special Service for Groups, Inc. ("Co-Applicant") was selected for an award of matching funds provided by the City to develop and operate an interim housing facility located at the above-described property pursuant to a City Request for Proposals to Select Owner/Operators for Project Homekey Sites dated September 28, 2020.

WHEREAS, HCD awarded grant funds in the amount of \$4,874,015 to the City and executed the HCD approved STD 213 – Standard Agreement on November 16, 2020, under Contract Number 20-HK-00076. The awarded grant funds included funds for capital expenditures (as allowed under Health and Safety Code, § 50675.1.1, subd. (a)(1)- (6)) and capitalized operating subsidies (as allowed under Health and Safety Code, § 50675.1.1, subd. (a)(7)), related to the development and operation of the interim housing facility, which agreement contemplated a potential future conversion of the facility by Co-Applicant to permanent supportive housing.

WHEREAS, the City and Co-Applicant are now in the process of converting the planned interim housing facility into permanent supportive housing, and are requesting that HCD add Co-Applicant as a party to a revised Standard Agreement and certain other Homekey Documents.

WHEREAS, the City shall remain liable to HCD for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any HCD approved transfer or assignment of property interest, or of any designation of a third party for the undertaking of all or any part of scope of work. Likewise, the Co-Applicant shall remain jointly and severally liable to the HCD for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any HCD approved transfer or assignment of interest; any designation of a third party for the undertaking of all or any part of the scope of work.

THEREFORE, IT IS RESOLVED THAT:

1. Either the City of Los Angeles City Administrative Officer or the Assistant City Administrative Officer (individually, each an "Authorized Officer"), are authorized to amend or newly execute any Homekey Documents on behalf of the City in order to effectuate Co-Applicant's participation in the Homekey Program.
2. Either Authorized Officer is authorized and directed to amend the Homekey Documents to add Co-Applicants to the Homekey Documents. The Co-Applicant may be: the SPECIAL SERVICES FOR GROUPS, INC., a California nonprofit public benefit corporation, or another special purpose entity created by the previously-approved developer for the above-described property to own and operate the property.
3. Either Authorized Officer is authorized and directed to execute any ancillary documentation on behalf of the City, approved as to form by the City Attorney, necessary to effectuate the addition of the Co-Applicant to the Homekey Documents and Co-Applicant's participation in the Homekey Program.
4. Either Authorized Officer may approve and authorize the transfer of the City's right, title, and interest of real property located, at 3501 Western Avenue, Los Angeles, CA 90018, identified as APN: 5041-006-040, to the Co-Applicant, at no cost to the Co-Applicant, and either Authorized Officer is instructed to execute the Transfer Agreement, Quitclaim Deed, and Restrictive Covenants, after approval as to from by the City Attorney.
5. Either Authorized Officer is authorized to complete and execute any additional documentation on behalf of the City, after approval as to form by the City Attorney, necessary to complete the transfer of the real property and the amendment of the Homekey Documents.

This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES THIS ___ day of March, 2024, by the following vote:

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Property Name: Best Inn/Mollie Maison
Address: 4701 West Adams Boulevard, Los Angeles, CA 90016
Acquisition Price: \$3,940,000

WHEREAS, the City of Los Angeles (the "City" or "Applicant"), a municipal corporation, submitted an application ("Application") for the State of California 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.

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 –STD 213 (collectively the "Homekey Documents"), and all other legal requirements of the Homekey Program.

WHEREAS, The People Concern was selected for an award of matching funds provided by the City to develop and operate an interim housing facility located at the above-described property pursuant to a City Request for Proposals to Select Owner/Operators for Homekey Sites dated September 28, 2020.

WHEREAS, HCD awarded grant funds in the amount of \$3,572,493 to the City and executed the HCD approved STD 213 – Standard Agreement on November 10, 2020, under Contract Number 20-HK-00094. The awarded grant funds included funds for capital expenditures (as allowed under Health and Safety Code, § 50675.1.1, subd. (a)(1)- (6)) and capitalized operating subsidies (as allowed under Health and Safety Code, § 50675.1.1, subd. (a)(7)), related to the development and operation of the interim housing facility, which agreement contemplated a potential future conversion of the facility by Co-Applicant to permanent supportive housing.

WHEREAS, the City and Co-Applicant are now in the process of converting the planned interim housing facility into permanent supportive housing, and are requesting that HCD add Co-Applicant as a party to a revised Standard Agreement and certain other Homekey Documents.

WHEREAS, the City shall remain liable to HCD for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any HCD approved transfer or assignment of property interest, or of any designation of a third party for the undertaking of all or any part of scope of work. Likewise, each Co-Applicant shall remain jointly and severally liable to the HCD for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any HCD approved transfer or assignment of interest; any designation of a third party for the undertaking of all or any part of the scope of work.

THEREFORE, IT IS RESOLVED THAT:

1. Either the City of Los Angeles City Administrative Officer or the Assistant City Administrative Officer (individually, each an "Authorized Officer"), are authorized to amend or newly execute any Homekey Documents on behalf of the City in order to effectuate Co-Applicant's participation in the Homekey Program.
2. Either Authorized Officer is authorized and directed to amend the Homekey Documents to add up to one Co-Applicants to the Homekey Documents, which total required number of Co-Applicants to be determined by the Department. The Co-Applicants may be: (i) THE PEOPLE CONCERN, a California nonprofit corporation (Co-Applicant One), or another special purpose entity created by the previously-approved developer for the above-described property to own and operate the property.
3. Either Authorized Officer is authorized and directed to execute any ancillary documentation on behalf of the City, approved as to form by the City Attorney, necessary to effectuate the addition of the Co-Applicant to the Homekey Documents and Co-Applicant's participation in the Homekey Program.
4. Either Authorized Officer may approve and authorize the transfer of the City's right, title, and interest of real property located, at 34701 West Adams Boulevard, Los Angeles, CA 90016, identified as APN: 5057-005-015-0000, to Co-Applicant One, at no cost to Co-Applicant One, and either Authorized Officer is instructed to execute the Transfer Agreement, Quitclaim Deed, and Restrictive Covenants, after approval as to from by the City Attorney.
5. Either Authorized Officer is authorized to complete and execute any additional documentation on behalf of the City, after approval as to form by the City Attorney, necessary to complete the transfer of the real property and the amendment of the Homekey Documents.

This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES THIS ___ day of March, 2024, by the following vote:

AYES: _____ NAYES: _____ ABSTAIN _____ ABSENT _____

I hereby attest and certify that the foregoing is a true full copy of a Resolution of the governing body adopted at a duly convened meeting of by the City Council of the City of Los Angeles at its meeting on the date above mentioned.

CITY CLERK
CITY OF LOS ANGELES

DATE

AUTHORIZING RESOLUTION

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING AMENDMENT TO HOMEKEY STANDARD AGREEMENT ADDING CO-APPLICANT(S) AND THE TRANSFER OF OWNERSHIP OF HOMEKEY REAL PROPERTY

Property Name: Travelodge (Devonshire)/Devonshire Lodge
Address: 21603 Devonshire Street, Los Angeles, CA 91311
Acquisition Price: \$15,600,000

WHEREAS, the City of Los Angeles (the "City" or "Applicant"), a municipal corporation, submitted an application ("Application") for the State of California 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.

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 –STD 213 (collectively the "Homekey Documents"), and all other legal requirements of the Homekey Program.

WHEREAS, Volunteers of America of Los Angeles was selected for an award of matching funds provided by the City to develop and operate an interim housing facility located at the above-described property pursuant to a City Request for Proposals to Select Owner/Operators for Homekey Sites dated September 28, 2020.

WHEREAS, HCD awarded grant funds in the amount of \$12,214,925 to the City and executed the HCD approved STD 213 – Standard Agreement on December 10, 2020, under Contract Number 20-HK-00100. The awarded grant funds included funds for capital expenditures (as allowed under Health and Safety Code, § 50675.1.1, subd. (a)(1)- (6)) and capitalized operating subsidies (as allowed under Health and Safety Code, § 50675.1.1, subd. (a)(7)), related to the development and operation of the interim housing facility, which agreement contemplated a potential future conversion of the facility by Co-Applicant to permanent supportive housing.

WHEREAS, the City and Co-Applicant are requesting that HCD add Co-Applicant as a party to a revised Standard Agreement and certain other Homekey Documents.

WHEREAS, the City shall remain liable to HCD for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any HCD approved transfer or assignment of property interest, or of any designation of a third party for the undertaking of all or any part of scope of work. Likewise, each Co-Applicant shall remain jointly and severally liable to the HCD for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any HCD approved transfer or assignment of interest; any designation of a third party for the undertaking of all or any part of the scope of work.

THEREFORE, IT IS RESOLVED THAT:

1. Either the City of Los Angeles City Administrative Officer or the Assistant City Administrative Officer (individually, each an "Authorized Officer"), are authorized to amend or newly execute any Homekey Documents on behalf of the City in order to effectuate Co-Applicant's participation in the Homekey Program.
2. Either Authorized Officer is authorized and directed to amend the Homekey Documents to add up to one Co-Applicants to the Homekey Documents, which total required number of Co-Applicants to be determined by the Department. The Co-Applicants may be: (i) VOLUNTEERS OF AMERICA OF LOS ANGELES, a California nonprofit corporation (Co-Applicant One), or another special purpose entity created by the previously-approved developer for the above-described property to own and operate the property.
3. Either Authorized Officer is authorized and directed to execute any ancillary documentation on behalf of the City, approved as to form by the City Attorney, necessary to effectuate the addition of the Co-Applicant to the Homekey Documents and Co-Applicant's participation in the Homekey Program.
4. Either Authorized Officer may approve and authorize the transfer of the City's right, title, and interest of real property located, at 21603 Devonshire Street, Los Angeles, CA 91311, identified as APN: 2722-009-007, to Co-Applicant One, at no cost to Co-Applicant One, and either Authorized Officer is instructed to execute the Transfer Agreement, Quitclaim Deed, and Restrictive Covenants, after approval as to from by the City Attorney.
5. Either Authorized Officer is authorized to complete and execute any additional documentation on behalf of the City, after approval as to form by the City Attorney, necessary to complete the transfer of the real property and the amendment of the Homekey Documents.

This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES THIS ___ day of March, 2024, by the following vote:

AYES: _____ NAYES: _____ ABSTAIN _____ ABSENT _____

I hereby attest and certify that the foregoing is a true full copy of a Resolution of the governing body adopted at a duly convened meeting of by the City Council of the City of Los Angeles at its meeting on the date above mentioned.

CITY CLERK
CITY OF LOS ANGELES

DATE

AUTHORIZING RESOLUTION

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING AMENDMENT TO HOMEKEY STANDARD AGREEMENT ADDING CO-APPLICANT(S) AND THE TRANSFER OF OWNERSHIP OF HOMEKEY REAL PROPERTY

Property Name: The Nest
Address: 253 South Hoover Street, Los Angeles, CA 90004
Acquisition Price: \$7,244,000

WHEREAS, the City of Los Angeles (the "City" or "Applicant"), a municipal corporation, submitted an application ("Application") for the State of California 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.

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 –STD 213 (collectively the "Homekey Documents"), and all other legal requirements of the Homekey Program.

WHEREAS, Volunteers of America of Los Angeles was selected for an award of matching funds provided by the City to develop and operate an interim housing facility located at the above-described property pursuant to a City Request for Proposals to Select Owner/Operators for Homekey Sites dated September 28, 2020.

WHEREAS, HCD awarded grant funds in the amount of \$5,764,217 to the City and executed the HCD approved STD 213 – Standard Agreement on November 2, 2020, under Contract Number 20-HK-00109. The awarded grant funds included funds for capital expenditures (as allowed under Health and Safety Code, § 50675.1.1, subd. (a)(1)- (6)) and capitalized operating subsidies (as allowed under Health and Safety Code, § 50675.1.1, subd. (a)(7)), related to the development and operation of the interim housing facility, which agreement contemplated a potential future conversion of the facility by Co-Applicant to permanent supportive housing.

WHEREAS, the City and Co-Applicant are requesting that HCD add Co-Applicant as a party to a revised Standard Agreement and certain other Homekey Documents.

WHEREAS, the City shall remain liable to HCD for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any HCD approved transfer or assignment of property interest, or of any designation of a third party for the undertaking of all or any part of scope of work. Likewise, each Co-Applicant shall remain jointly and severally liable to the HCD for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any HCD approved transfer or assignment of interest; any designation of a third party for the undertaking of all or any part of the scope of work.

THEREFORE, IT IS RESOLVED THAT:

1. Either the City of Los Angeles City Administrative Officer or the Assistant City Administrative Officer (individually, each an "Authorized Officer"), are authorized to amend or newly execute any Homekey Documents on behalf of the City in order to effectuate Co-Applicant's participation in the Homekey Program.
2. Either Authorized Officer is authorized and directed to amend the Homekey Documents to add up to one Co-Applicants to the Homekey Documents, which total required number of Co-Applicants to be determined by the Department. The Co-Applicants may be: (i) VOLUNTEERS OF AMERICA OF LOS ANGELES, a California nonprofit corporation (Co-Applicant One), or another special purpose entity created by the previously-approved developer for the above-described property to own and operate the property.
3. Either Authorized Officer is authorized and directed to execute any ancillary documentation on behalf of the City, approved as to form by the City Attorney, necessary to effectuate the addition of the Co-Applicant to the Homekey Documents and Co-Applicant's participation in the Homekey Program.
4. Either Authorized Officer may approve and authorize the transfer of the City's right, title, and interest of real property located, at 253 South Hoover Street, Los Angeles, CA 90004, identified as APN: 5501-019-027, to Co-Applicant One, at no cost to Co-Applicant One, and either Authorized Officer is instructed to execute the Transfer Agreement, Quitclaim Deed, and Restrictive Covenants, after approval as to from by the City Attorney.
5. Either Authorized Officer is authorized to complete and execute any additional documentation on behalf of the City, after approval as to form by the City Attorney, necessary to complete the transfer of the real property and the amendment of the Homekey Documents.

This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES THIS ___ day of March, 2024, by the following vote:

AYES: _____ NAYES: _____ ABSTAIN _____ ABSENT _____

I hereby attest and certify that the foregoing is a true full copy of a Resolution of the governing body adopted at a duly convened meeting of by the City Council of the City of Los Angeles at its meeting on the date above mentioned.

CITY CLERK
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DATE

AUTHORIZING RESOLUTION

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING AMENDMENT TO HOMEKEY STANDARD AGREEMENT ADDING CO-APPLICANTS AND THE TRANSFER OF OWNERSHIP OF HOMEKEY REAL PROPERTY

Property Name: Titta Inn/Casa Luna
Address: 5533 Huntington Drive North, Los Angeles, CA 90032
Acquisition Price: \$8,580,000

WHEREAS, the City of Los Angeles (the "City" or "Applicant"), a municipal corporation, submitted an application ("Application") for the State of California 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.

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 –STD 213 (collectively the "Homekey Documents"), and all other legal requirements of the Homekey Program.

WHEREAS, National Community Renaissance of California ("Co-Applicant") was selected for an award of matching funds provided by the City to develop and operate an interim housing facility located at the above-described property pursuant to the City Request for Proposals to Select Owner/Operators for Project Homekey Sites dated September 28, 2020.

WHEREAS, HCD awarded grant funds in the amount of \$7,775,006 to the City and executed the HCD approved STD 213 – Standard Agreement on November 16, 2020, under Contract Number 20-HK-00090. The awarded grant funds included funds for capital expenditures (as allowed under Health and Safety Code, § 50675.1.1, subd. (a)(1)- (6)) and capitalized operating subsidies (as allowed under Health and Safety Code, § 50675.1.1, subd. (a)(7)), related to the development and operation of the interim housing facility, which agreement contemplated a potential future conversion of the facility by Co-Applicant to permanent supportive housing.

WHEREAS, the City and Co-Applicant are requesting that HCD add Co-Applicant as a party to a revised Standard Agreement and certain other Homekey Documents.

WHEREAS, the City shall remain liable to HCD for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any HCD approved transfer or assignment of property interest, or of any designation of a third party for the undertaking of all or any part of scope of work. Likewise, each Co-Applicant shall remain jointly and severally liable to the HCD for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any HCD approved transfer or assignment of interest; any designation of a third party for the undertaking of all or any part of the scope of work.

THEREFORE, IT IS RESOLVED THAT:

1. Either the City of Los Angeles City Administrative Officer or the Assistant City Administrative Officer (individually, each an "Authorized Officer"), are authorized to amend or newly execute any Homekey Documents on behalf of the City in order to effectuate Co-Applicant's participation in the Homekey Program.
2. Either Authorized Officer is authorized and directed to amend the Homekey Documents to add up to two Co-Applicants to the Homekey Documents, which total required number of Co-Applicants to be determined by the Department. The Co-Applicants may be: (i) NCRC TITTA INN LLC, a California limited liability company (Co-Applicant One), (ii) NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA, a California nonprofit public benefit corporation (Co-Applicant Two), or another special purpose entity created by the previously-approved developer for the above-described property to own and operate the property.
3. Either Authorized Officer is authorized and directed to execute any ancillary documentation on behalf of the City, approved as to form by the City Attorney, necessary to effectuate the addition of the Co-Applicant to the Homekey Documents and Co-Applicant's participation in the Homekey Program.
4. Either Authorized Officer may approve and authorize the transfer of the City's right, title, and interest of real property located, at 5533 Huntington Drive North, Los Angeles, CA 90032, identified as APN: 5309-023-030, to Co-Applicant One, at no cost to Co-Applicant One, and either Authorized Officer is instructed to execute the Transfer Agreement, Quitclaim Deed, and Restrictive Covenants, after approval as to form by the City Attorney.
5. Either Authorized Officer is authorized to complete and execute any additional documentation on behalf of the City, after approval as to form by the City Attorney, necessary to complete the transfer of the real property and the amendment of the Homekey Documents.

This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES THIS ___ day of March, 2024, by the following vote:

AYES: _____ NAYES: _____ ABSTAIN _____ ABSENT _____

I hereby attest and certify that the foregoing is a true full copy of a Resolution of the governing body adopted at a duly convened meeting of by the City Council of the City of Los Angeles at its meeting on the date above mentioned.

CITY CLERK
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DATE

AUTHORIZING RESOLUTION

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING AMENDMENT TO HOMEKEY STANDARD AGREEMENT ADDING CO-APPLICANTS AND THE TRANSFER OF OWNERSHIP OF HOMEKEY REAL PROPERTY

Property Name: Travelodge Normandie
Address: 18606 South Normandie Avenue, Los Angeles, CA 90248
Acquisition Price: \$9,275,000

WHEREAS, the City of Los Angeles (the "City" or "Applicant"), a municipal corporation, submitted an application ("Application") for the State of California 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.

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 –STD 213 (collectively the "Homekey Documents"), and all other legal requirements of the Homekey Program.

WHEREAS, PATH Ventures was selected for an award of matching funds provided by the City to develop and operate an interim housing facility located at the above-described property pursuant to a City Request for Proposals to Select Owner/Operators for Homekey Sites dated September 28, 2020.

WHEREAS, HCD awarded grant funds in the amount of \$7,244,426 to the City and executed the HCD approved STD 213 – Standard Agreement on November 5, 2020, under Contract Number 20-HK-00103. The awarded grant funds included funds for capital expenditures (as allowed under Health and Safety Code, § 50675.1.1, subd. (a)(1)- (6)) and capitalized operating subsidies (as allowed under Health and Safety Code, § 50675.1.1, subd. (a)(7)), related to the development and operation of the interim housing facility, which agreement contemplated a potential future conversion of the facility by Co-Applicant to permanent supportive housing.

WHEREAS, the City and Co-Applicant are now in the process of converting the planned interim housing facility into permanent supportive housing, and are requesting that HCD add Co-Applicant as a party to a revised Standard Agreement and all other Homekey Documents.

WHEREAS, the City shall remain liable to HCD for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any HCD approved transfer or assignment of property interest, or of any designation of a third party for the undertaking of all or any part of scope of work. Likewise, each Co-Applicant shall remain jointly and severally liable to the HCD for performance under the Homekey Documents and compliance with all Homekey Program requirements regardless of any HCD approved transfer or assignment of interest; any designation of a third party for the undertaking of all or any part of the scope of work.

THEREFORE, IT IS RESOLVED THAT:

1. Either the City of Los Angeles City Administrative Officer or the Assistant City Administrative Officer (individually, each an "Authorized Officer"), are authorized to amend or newly execute any Homekey Documents on behalf of the City in order to effectuate Co-Applicant's participation in the Homekey Program.
2. Either Authorized Officer is authorized and directed to amend the Homekey Documents to add up to two Co-Applicants to the Homekey Documents, which total required number of Co-Applicants to be determined by the Department. The Co-Applicants may be: (i) PV NORMANDIE LLC, a California limited liability company (Co-Applicant One), (ii) PATH VENTURES, a California nonprofit public benefit corporation (Co-Applicant Two), or another special purpose entity created by the previously-approved developer for the above-described property to own and operate the property.
3. Either Authorized Officer is authorized and directed to execute any ancillary documentation on behalf of the City, approved as to form by the City Attorney, necessary to effectuate the addition of the Co-Applicant to the Homekey Documents and Co-Applicant's participation in the Homekey Program.
4. Either Authorized Officer may approve and authorize the transfer of the City's right, title, and interest of real property located, at 18606 South Normandie Avenue, Los Angeles, CA 90248, identified as APN: 6109-009-030, to Co-Applicant One, at no cost to Co-Applicant One, and either Authorized Officer is instructed to execute the Transfer Agreement, Quitclaim Deed, and Restrictive Covenants, after approval as to form by the City Attorney.
5. Either Authorized Officer is authorized to complete and execute any additional documentation on behalf of the City, after approval as to form by the City Attorney, necessary to complete the transfer of the real property and the amendment of the Homekey Documents.

This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES THIS ___ day of March, 2024, by the following vote:

AYES: _____ NAYES: _____ ABSTAIN _____ ABSENT _____

I hereby attest and certify that the foregoing is a true full copy of a Resolution of the governing body adopted at a duly convened meeting of by the City Council of the City of Los Angeles at its meeting on the date above mentioned.

CITY CLERK
CITY OF LOS ANGELES

DATE