RESOLUTION APPROVING THE ACQUISITION OF THE FOLLOWING FIVE (5) REAL PROPERTY ASSETS: (1) SUPER 8 ALHAMBRA – 5350 HUNTINGTON DRIVE SOUTH, LOS ANGELES CA, 90032, FOR $8,840,000 (2) SUPER 8 LAX – 9250 AIRPORT BLVD LOS ANGELES, CA 90045, FOR $10,500,000 (3) RAMADA INN MARINA DEL REY: 3130 WASHINGTON BLVD, MARINA DEL REY CA, 90292 FOR $9,900,000 (4) WOODMAN– 9120 WOODMAN AVE, ARLETA, CA 91334 FOR $19,675,000 AND (5) THE GOOD NITE INN– 12835 ENCINITAS AVE, SYLMAR, CA 91342 FOR $15,921,000 IN COLLABORATION WITH THE CITY OF LOS ANGELES, APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL RELATED DOCUMENTS, CERTIFICATES AND AGREEMENTS, INCLUDING PURCHASE AND SALE AGREEMENTS; MAKING A DETERMINATION THAT THESE ACQUISITIONS ARE EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THEREWITH

Douglas Guthrie
President & Chief Executive Officer

Jenny Scanlin
Chief Strategic Development Officer

Purpose: The Housing Authority of the City of Los Angeles (“HACLA” or “Authority”) in collaboration with the City of Los Angeles (“City”) through a Professional Services Agreement, proposes to purchase five (5) properties (“Properties”), building on the success of City/HACLA’s prior Homekey acquisition efforts. The City will use its own Coronavirus Relief Fund (“CRF”) funding to acquire these five additional properties and reimburse HACLA for all related pre-acquisition costs incurred as well as an administrative fee. All five properties will be used to help fund, sustain and expand the inventory of housing for people experiencing homelessness or at risk of homelessness and impacted by COVID-19.

Regarding: Approval of this Resolution is consistent with HACLA’s Acquisition and Disposition of Real Property Policy, which was last amended at the October 22, 2020 Board meeting.

Resolution No. 9613 adopted by the Board on July 30, 2020 authorized HACLA submittal of multiple applications to the State HCD Homekey program and to enter into an agreement with the City to more broadly acquire, manage, dispose and potentially rehabilitate sites on the City’s behalf to further the goal of expanding options for deeply affordable permanent and interim housing solutions in the City of Los Angeles. Based on the authority provided, HACLA entered into a Personal Services Agreement on November 2, 2020 and an Asset Management Agreement on November 5, 2020 with the City of Los Angeles.

This report provides a detailed explanation of each of the Properties selected for purchase on behalf of the City with property descriptions attached hereto as Attachments 2 through 6. While HACLA has acted as the lead on behalf of the City in entering into purchase agreements and opening of escrow for the Properties, all financing to close escrow on the Properties will be provided by the City. HACLA has funded the initial deposits, in addition to third party due diligence costs which will be reimbursed at closing by the City.

Issues

Background The State of California through its Department of Housing and Community Development approved funding for fifteen (15) City/HACLA property acquisitions under the Homekey Program. These additional acquisitions addressed in this report build on the success of the statewide Roomkey Program by utilizing federal CRF funding to temporarily house vulnerable individuals and households during the COVID-19 pandemic and producing more permanent housing solutions for residents impacted by COVID-19, targeting specifically people experiencing homelessness or at risk of experiencing homelessness as defined in Section 578.3 of Title 24 of the Code of Federal Regulations.

As a result of the successes achieved by HACLA and the City’s participation in the Homekey Program, the City has committed to further these efforts by purchasing five (5) additional properties with funds available through its local CRF funding.

The COVID-19 pandemic has exacerbated existing community needs and inequalities. In many communities, homelessness was already experienced disproportionately by race and other protected classes and in addition, persons...
experiencing homelessness are at increased risk of infection and death due to COVID-19. The purchase of the Properties is an opportunity for the City to continue its successful model of purchasing motels and other housing types to be used for interim housing and potentially converted at a later date to permanent housing in order to increase the community’s capacity to respond to homelessness and the current COVID-19 pandemic.

Program: The Authority staff vetted properties that were primarily vacant, with little rehabilitation requirements and that could be readied for occupancy or substantially occupied shortly after acquisition.

The Board is not being asked to allocate or approve any funding to acquire the Properties or other project related costs for the five (5) City-designated properties addressed in this report. The Resolution adopted in connection with this report is required to allow HACLA to acquire the Properties on behalf of the City, contingent on receipt of City funding, removal of all contingencies including confirmation of price through third-party appraisals and acceptance of all terms of purchase as set forth in the purchase and sale agreements. The City is responsible for providing all funding necessary to effectuate the escrow closings and will reimburse HACLA for all upfront costs incurred in the due diligence analysis (appraisals, Physical Needs Assessments, Phase 1 Environmental Reports, Phase II Environmental Reports, outside legal fees, Lead Based Paint Surveys, Asbestos Reports, title and recording, survey) (“Upfront Costs”) of the Properties as well as initial escrow deposits.

Ownership:

On September 28, 2020, the City issued a Request for Proposals (“RFP”), with proposals submitted on October 19, 2020 to identify qualified owner/operators (“Owner/Operators”) to own and operate the Homekey City properties as interim and long-term housing. Twenty-five (25) proposals were received and the City has awarded contracts to eight selected Owner/Operators thus far. HACLA is in the process of working with the City to establish the ownership transfer process for those Homekey properties that have closed escrow as well as those that are closing in the next month.

The City intends to award the additional Properties discussed in this board report to Owner/Operators who responded to the previous RFP and were selected by the City. At the close of escrow or immediately thereafter, ownership of the Properties will be transferred from HACLA to the selected owner/operator. The City will record a Deed of Trust and a covenant/regulatory agreement restricting the use of the Property as interim housing for up to five (5) years; after which it will be converted to permanent housing with financing from the City and other public and private sources, and remain affordable for 55 years. If not viable as permanent housing, the Property will continue as interim housing until the Property can be converted. If the Property converts to permanent housing, it is the City’s expectation that the acquisition value will be paid down as a residual receipt loan during the term of its covenant/regulatory agreement. If the Property remains interim housing, the City intends to have the full value of the Property repaid through a service repayment loan. All five Properties will serve the public purpose of providing deeply affordable housing to the homeless and those at risk of homelessness. The Property will be transferred to the Owner/Operators prior to the close of escrow through an Assignment Agreement and the Owner/Operator will step into HACLA’s position in escrow. If HACLA closes on the properties itself, staff expects a short-term ownership and transfer to the Owner Operator through a new grant deed for a value equal to the appraised value of the sites; which in all cases is equivalent or higher than the negotiated purchase price. Transfer of property to a private entity by HACLA at the same value or higher value than was paid by the City is not considered a gift of public funds and meets the public benefit requirements of all applicable State Health and Safety Codes.

In cases where the owner/operator agreements are not in place, HACLA will use its existing contracts with third party management companies or the existing prior Property owners through a master lease-back agreement to manage and maintain the site temporarily.

The City will fund the interim housing operations for a minimum period of five (5) years, with the assistance of the County of Los Angeles (“County”) pursuant to a June 2020 agreement intended to fund operations for 6,000 interventions for unsheltered people experiencing homelessness. The City will support the capital costs associated with establishing all of these interventions as well as operating and service costs for five (5) years. The acquisition of these Properties will contribute to the City’s strategy to meet that goal.
Properties

The Housing Authority and the City have made determinations that the following five (5) properties meet the requirements of the City goals to serve the hardest hit communities impacted by homelessness and COVID-19.

Each Property identified below will be utilized for Interim housing, the Owner/Operator will connect participants with additional off-site supportive services, and provide ongoing case management and housing navigation services, with the ultimate goal of converting to permanent housing in approximately five years.

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Purchase Price</th>
<th>Appraisal Value</th>
<th>Council District</th>
<th>APN#</th>
<th>No. of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>9120 Woodman</td>
<td>9120 Woodman Ave Arleta, CA 91334</td>
<td>$19,675,000</td>
<td>$20,500,000</td>
<td>CD6</td>
<td>2642-030-020</td>
<td>74</td>
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<tr>
<td>Good Nite Inn</td>
<td>12835 Encinitas Ave Sylmar CA 91342</td>
<td>$15,921,000</td>
<td>$16,000,000</td>
<td>CD7</td>
<td>2604-035-007</td>
<td>87</td>
</tr>
<tr>
<td>Ramada Inn</td>
<td>3130 Washington Blvd, Marina Del Rey, CA 90292</td>
<td>$9,900,000</td>
<td>$11,000,000</td>
<td>CD11</td>
<td>4237-027-035</td>
<td>33</td>
</tr>
<tr>
<td>Super 8 LAX</td>
<td>9250 Airport Blvd, Los Angeles CA 90045</td>
<td>$10,500,000</td>
<td>$10,580,000</td>
<td>CD 11</td>
<td>4215-022-019</td>
<td>44</td>
</tr>
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<td>Super 8 Alhambra</td>
<td>5350 Huntington Drive South, Los Angeles CA 90032</td>
<td>$8,840,000</td>
<td>$8,890,000</td>
<td>CD 14</td>
<td>5219-004-020</td>
<td>52</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$64,836,000</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>290</strong></td>
<td></td>
</tr>
</tbody>
</table>

Financing: The City is responsible for providing all funding necessary to effectuate the escrow closings and will reimburse HACLA for all Upfront Costs incurred in the due diligence analysis of the Properties as well as initial escrow deposits and any ongoing property management costs until the Properties are transferred to the applicable Owner/Operators.

The anticipated project costs for the respective Properties are as follows:

- **Total Acquisition costs:** $64,836,000 to be funded by City CRF funds at escrow closing. $300,000, initial deposits have been funded by HACLA on behalf of the City, to be reimbursed by the City at escrow closing or upon cancellation of escrow.
- **Total 3rd party costs:** Estimated to be approximately $180,787 and includes costs anticipated to be incurred prior to escrow closing to conduct property due diligence. These costs will be incurred by HACLA on behalf of the City, to be reimbursed by the City at escrow closing or later reimbursement by invoice after or upon cancellation of escrow.
- **HACLA Administration fees:** Estimated to be approximately $1,300,336 this is based on 2% of the total cost of the project including purchase price, and pre-acquisition expenses included to cover overhead and staff related costs for the coordination of administering the acquisition of the Properties, including vetting of properties, negotiating and drafting of Letters of Intent and Purchase and Sale Agreements, escrow opening/tracking, in-house legal review, conducting property due diligence, and managing consultants in the preparation and review of appraisals, environmental and physical needs assessments.

Rehabilitation/Permitting: The Housing Authority has conducted physical needs assessments (“PNAs”) to determine the immediate rehabilitation needed for each Property prior to occupancy and consulted with the City to ensure that the Properties can legally operate as non-transient housing. The City-designated Owner/Operator will be responsible for obtaining all necessary permits and working with the Los Angeles Department of Building and Safety (“LADBS”) to ensure that each Property has the proper occupancy permits and permits necessary for any needed minor rehabilitation and ADA compliance requirements.
**Vision Plan:** **Place Strategy #4: Steward efforts to reduce and alleviate homelessness**
Prioritizing actions to plan, support and lead efforts to address homelessness in a variety of populations and by varied means.

**Place Strategy #5: Expand HACLA’s role in the broader communities it serves to improve neighborhood-wide health and wellbeing.**
HACLA has identified opportunities to participate and support community-based efforts to advocate for improvements to infrastructure, safety, health, education and economic equity.

**Funding:**
The Chief Administrative Officer confirms the following:

**Source of Funds:**
The $300,000 for deposits and $180,787 in 3rd party due diligence costs may be advanced with unrestricted and uncommitted non-federal proceeds from HACLA’s asset management portfolio. All actual HACLA incurred costs in connection with the City properties will be reimbursed to HACLA by the City at escrow closing or by reimbursement post-closing. For any escrows cancelled, HACLA costs will also be reimbursed by the City.

The $64,836,000 needed for acquisition funding at close of escrow and all related closing costs will be funded by the City of Los Angeles.

**Budget and Program Impact:**
Although not anticipated in the FY2020 budget, the actions and expenditures related to the acquisition of these sites is in line with HACLA’s Acquisition Program and the Authority’s mission and goals. Funds expended by HACLA are anticipated to be repaid in full during escrow or by invoice within sixty days of closing on each Property.

**Environmental Review:**

**NEPA:**
The primary source of funding for the acquisition and related costs for the Properties is federal Coronavirus Relief Funds (CRF), funds, thus making the acquisitions potentially subject to the National Environmental Policy Act (“NEPA”). HCID/LA is currently reviewing environmental documents and will complete its review prior to close of escrow.

**CEQA:**
For purposes of the California Environmental Quality Act (Public Resources Code, §21000 et seq.) (“CEQA”), HACLA is the Lead Agency on all the projects identified above. Based upon review of the exemption criteria and the information available at the time of review of these acquisition recommendations, the projects meet all of the applicable requirements set forth in Health and Safety Code section 50675.1.2 and are therefore exempt from CEQA pursuant to Health and Safety Code sections 50675.1.1 and 50675.1.2. Specifically: none of the units are being acquired via eminent domain; the units will be in decent, safe, and sanitary condition at the time of their occupancy, where applicable; all contractors working on the projects will, as applicable, be required to comply with applicable Labor Code requirements; the projects will comply with applicable Public Contract Code provisions, the acquisitions are being paid for exclusively with public funds; the projects will provide housing units for individuals and families who are experiencing homelessness or who are at risk of homelessness; long-term covenants and restrictions require the units to be restricted to persons experiencing homelessness or who are at risk of homelessness, which may include lower income, and very low income households, for no fewer than 55 years for permanent housing and 10 years for interim housing; and the projects do not increase the original footprint of the projects’ structures by more than 10 percent, and an increase to the footprint of the original projects’ structures, if any, are exclusively to support the conversion to housing for the designated population, including, but not limited to, both achieving compliance with local, state, and federal requirements and providing sufficient space for the provision of services and amenities. These projects all meet the normal CEQA exemptions allowed under Section 15301 (Existing Facilities) and Section 15326 (Acquisitions of Housing for Housing Assistance Programs). Additionally, the identified project acquisitions qualify for the statutory exemptions from the requirements of CEQA under California Public Resources Code section 21080(b)(4) and 14 Cal. Code Regs. 15269(c) as they are being acquired as an emergency response for the purpose of serving those most vulnerable to COVID-19. Should the Board of Commissioners make a finding that the exceptions apply, a Notices of Exemption (“NOE”) for each Project will be submitted to the Los Angeles County Registrar-Recorder/County Clerk (“LA RR/CC”), as applicable, pursuant to Public Resources Code section 21152(b).
Section 3: Not Applicable

Attachments:

1. Resolution
2. Attachment - Property #1: Super 8 Alhambra
3. Attachment - Property #2: Super 8 LAX
4. Attachment – Property #3: Ramada Inn
5. Attachment - Property #4: Woodman
6. Attachment – Property #5: Goodnite Inn
WHEREAS, the Housing Authority of the City of Los Angeles (the “Authority”) is a public body, corporate and politic, duly created, established and authorized to transact business and exercise powers under and pursuant to the provisions of the Housing Authorities Law, consisting of Part 2 of Division 24 of the California Health and Safety Code (the “Act”), including the power to finance, acquire and manage property to provide affordable low-income housing;

WHEREAS, the Authority is authorized to acquire and dispose of real property and enter into contracts and agreements related thereto pursuant to the California Health and Safety Code Section 34200 et seq. and particularly with respect to Section 34315;

WHEREAS, the Authority has adopted by Resolution 9587, on April 23, 2020 and amended on October 22, 2020, an Acquisition and Disposition of Real Property Policy (the “Policy”) to institute a revised and updated real property acquisition program (“Acquisition Program”) and to revise and restate its Prior Policy to reflect the Authority’s Build HOPE Vision Plan goals to acquire additional real property and to provide for the disposition of real property;

WHEREAS, the Authority now wishes to acquire five (5) properties (“Properties”) included in the accompanying Board Report on behalf of and in cooperation with the City of Los Angeles (“City”) to provide two hundred and ninety (290) units of interim housing for households at risk of homelessness and especially vulnerable to impact by COVID-19, contingent upon satisfactory completion of due diligence, acceptable appraisals and approval by the Board of Commissioners to enter into Purchase and Sale Agreements with the each applicable Seller;

WHEREAS, the Super 8 Alhambra Property was appraised by a third-party appraiser and the amount offered by the Authority and accepted by the Seller of $8,840,000 is aligned with and validated by the findings of an appraisal dated December 2, 2020 by Curtie- Rosenthal Inc;

WHEREAS, this Property is located wholly within the City of Los Angeles;

WHEREAS, the Authority, acting on behalf of and in cooperation with the City, executed the Purchase and Sale Agreement for Super 8 Alhambra, conducted related due diligence and the purchase will include advance funding for all due diligence costs and initial escrow deposit costs estimated at $32,468 and $50,000 respectively which costs will be reimbursed by the City;

WHEREAS, the Authority, at the direction of the City, intends to assign its rights to purchase the Property in escrow through an Assignment Agreement or to transfer/sell the Property through a Purchase and Sale Agreement, evidenced by a grant deed shortly after the close of escrow to a qualified Owner/Operator selected by competitive bid by the City of Los Angeles to own and operate the site for the sole public purpose of providing deeply affordable housing under a covenant/regulatory agreement recorded by the City; and

WHEREAS, pursuant to a review of the California Public Resources Code and exemption criteria therein and the information available at the time of this Resolution and accompanying report on this acquisition recommendation, the Board of Commissioners has determined that the project meets all of the applicable requirements set forth in Health and Safety Code section 50675.1.2 and is therefore exempt from CEQA pursuant to Health and Safety Code sections 50675.1.1 and 50675.1.2.

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Los Angeles does hereby authorize and approve as follows:

Section 1. The recitals hereinabove set forth are true and correct, and this Board of Commissioners so finds. This Resolution is being adopted pursuant to the powers granted the Authority by Chapter 1 of Part 2 of Division 24 of the California Health and Safety Code.

Section 2. The Housing Authority of the City of Los Angeles ("Authority") hereby approves the acquisition of Super 8 Alhambra, located at 5350 Huntington Drive, Los Angeles, CA for a not-to-exceed amount of $8,840,000 in order to further the City of Los Angeles’ response to addressing the COVID-19 public health crisis and the general housing crisis in the City, and authorizes execution, by the Authority’s President and CEO, or his/her designee, of the related
Purchase and Sale Agreement and all related documents, contracts for services and financing documents, including but not limited to escrow documents, an assignment and assumption document with an Owner/Operator or a Purchase and Sale Agreement with an Owner/Operator and any certificates related thereto with such changes as approved by legal counsel in order to effectuate the intent of this Resolution including the purchase, escrow closing, operation and cost reimbursements related to this Property.

Section 3. That the Authority may sell/transfer the Property to an Owner/Operator selected by the City of Los Angeles through competitive bid for an amount equal to or greater than the value paid by the Authority for the Property and record any and all deed restrictions, covenants, promissory notes or other obligations on the Property at the time of sale to ensure that the Property serves its required public benefit purpose.

Section 4. BE IT FURTHER RESOLVED that this Resolution shall be effective upon its adoption.

PASSED AND ADOPTED by the Housing Authority of the City of Los Angeles this 9th day of December 2020.

APPROVED AS TO FORM: JAMES JOHNSON

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

By: {Chairperson Ben Besley}

By: ___________________________  General Counsel

DATE ADOPTED: __________________
RESOLUTION NO. __________

RESOLUTION APPROVING THE ACQUISITION OF SUPER 8 LAX – 9250 AIRPORT BLVD LOS ANGELES, CA 90045, FOR $10,500,000 IN COLLABORATION WITH THE CITY OF LOS ANGELES; APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL RELATED DOCUMENTS, CERTIFICATES AND AGREEMENTS, INCLUDING PURCHASE AND SALE AGREEMENTS; MAKING A DETERMINATION THAT THESE ACQUISITIONS ARE EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THEREWITH

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

WHEREAS, the Authority is authorized to acquire and dispose of real property and enter into contracts and agreements related thereto pursuant to the California Health and Safety Code Section 34200 et seq. and particularly with respect to Section 34315;

WHEREAS, the Authority has adopted by Resolution 9587, on April 23, 2020 and amended on October 22, 2020, an Acquisition and Disposition of Real Property Policy (the "Policy") to institute a revised and updated real property acquisition program ("Acquisition Program") and to revise and restate its Prior Policy to reflect the Authority’s Build HOPE Vision Plan goals to acquire additional real property and to provide for the disposition of real property;

WHEREAS, the Authority now wishes to acquire five (5) properties ("Properties") included in the accompanying Board Report on behalf of and in cooperation with the City of Los Angeles ("City") to provide two hundred and ninety (290) units of interim housing for households at risk of homelessness and especially vulnerable to impact by COVID-19, contingent upon satisfactory completion of due diligence, acceptable appraisals and approval by the Board of Commissioners to enter into Purchase and Sale Agreements with the each applicable Seller;

WHEREAS, the Super 8 LAX Property was appraised by a third-party appraiser and the amount offered by the Authority and accepted by the Seller of $10,500,000 is aligned with and validated by the findings of an appraisal dated December 4, 2020 by Curtis Rosenthal Inc.;

WHEREAS, this Property is located wholly within the City of Los Angeles;

WHEREAS, the Authority, acting on behalf of and in cooperation with the City, executed the Purchase and Sale Agreement for Super 8 LAX, conducted related due diligence and the purchase will include advance funding for all due diligence costs and initial escrow deposit costs estimated at $36,550 and $50,000 respectively which costs will be reimbursed by the City;

WHEREAS, the Authority, at the direction of the City, intends to assign its rights to purchase the Property in escrow through an Assignment Agreement or transfer/sell the Property through a Purchase and Sale Agreement, evidenced by a grant deed shortly after the close of escrow to a qualified Owner/Operator selected by competitive bid by the City of Los Angeles to own and operate the site for the sole public purpose of providing deeply affordable housing under a covenant/regulatory agreement recorded by the City; and

WHEREAS, pursuant to a review of the California Public Resources Code and exemption criteria therein and the information available at the time of this Resolution and accompanying report on this acquisition recommendation, the Board of Commissioners has determined that the project meets all of the applicable requirements set forth in Health and Safety Code section 50675.1.2 and is therefore exempt from CEQA pursuant to Health and Safety Code sections 50675.1.1 and 50675.1.2.

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Los Angeles does hereby authorize and approve as follows:

Section 1. The recitals hereinabove set forth are true and correct, and this Board of Commissioners so finds. This Resolution is being adopted pursuant to the powers granted the Authority by Chapter 1 of Part 2 of Division 24 of the California Health and Safety Code.

Section 2. The Housing Authority of the City of Los Angeles ("Authority") hereby approves the acquisition of Super 8 LAX, located at 9250 Airport Drive., Los Angeles, CA for a not-to-exceed amount of $10,500,000 in order to further the City of Los Angeles’ response to addressing the COVID-19 public health crisis and the general housing crisis in the City, and authorizes
execution, by the Authority’s President and CEO, or his/her designee, of the related Purchase and Sale Agreement and all related documents, contracts for services and financing documents, including but not limited to escrow documents, an assignment and assumption document with an Owner/Operator or a Purchase and Sale Agreement with an Owner/Operator and any certificates related thereto with such changes as approved by legal counsel in order to effectuate the intent of this Resolution including the purchase, escrow closing, operation and cost reimbursements related to this Property.

Section 3. That the Authority may sell/transfer the Property to an Owner/Operator selected by the City of Los Angeles through competitive bid for an amount equal to or greater than the value paid by the Authority for the Property and record any and all deed restrictions, covenants, promissory notes or other obligations on the Property at the time of sale to ensure that the Property serves its required public benefit purpose.

Section 4. BE IT FURTHER RESOLVED that this Resolution shall be effective upon its adoption.

PASSED AND ADOPTED by the Housing Authority of the City of Los Angeles this 9th day of December 2020.

APPROVED AS TO FORM:  
JAMES JOHNSON

By: __________________________________________
General Counsel

DATE ADOPTED: __________________________
RESOLUTION NO. __________

RESOLUTION APPROVING THE ACQUISITION OF RAMADA INN MARINA DEL REY- 3130 WASHINGTON BLVD, MARINA DEL REY CA, 90292 FOR $9,900,000 IN COLLABORATION WITH THE CITY OF LOS ANGELES: APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL RELATED DOCUMENTS, CERTIFICATES AND AGREEMENTS, INCLUDING PURCHASE AND SALE AGREEMENTS; MAKING A DETERMINATION THAT THESE ACQUISITIONS ARE EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of Los Angeles (the “Authority”) is a public body, corporate and politic, duly created, established and authorized to transact business and exercise powers under and pursuant to the provisions of the Housing Authorities Law, consisting of Part 2 of Division 24 of the California Health and Safety Code (the “Act”), including the power to finance, acquire and manage property to provide affordable low-income housing;

WHEREAS, the Authority is authorized to acquire and dispose of real property and enter into contracts and agreements related thereto pursuant to the California Health and Safety Code Section 34200 et seq. and particularly with respect to Section 34315;

WHEREAS, the Authority has adopted by Resolution 9587, on April 23, 2020 and amended on October 22, 2020, an Acquisition and Disposition of Real Property Policy (the “Policy”) to institute a revised and updated real property acquisition program (“Acquisition Program”) and to revise and restate its Prior Policy to reflect the Authority’s Build HOPE Vision Plan goals to acquire additional real property and to provide for the disposition of real property;

WHEREAS, the Authority now wishes to acquire five (5) properties (“Properties”) included in the accompanying Board Report on behalf of and in cooperation with the City of Los Angeles (“City”) to provide two hundred and ninety (290) units of interim housing for households at risk of homelessness and especially vulnerable to impact by COVID-19, contingent upon satisfactory completion of due diligence, acceptable appraisals and approval by the Board of Commissioners to enter into Purchase and Sale Agreements with the each applicable Seller;

WHEREAS, the Ramada Inn Property was appraised by a third-party appraiser and the amount offered by the Authority and accepted by the Seller of $9,900,000 is aligned with and validated by the findings of an appraisal dated November 16, 2020 by Michael Popwell Associates Inc.;

WHEREAS, this Property is located wholly within the City of Los Angeles;

WHEREAS, the Authority, acting on behalf of and in cooperation with the City, executed the Purchase and Sale Agreement for The Ramada Inn, conducted related due diligence and the purchase will include advance funding for all due diligence costs and initial escrow deposit costs estimated at $43,550 and $50,000 respectively which costs will be reimbursed by the City;

WHEREAS, the Authority, at the direction of the City, intends to assign its rights to purchase the Property in escrow through an Assignment Agreement or transfer/sell the Property through a Purchase and Sale Agreement, evidenced by a grant deed shortly after the close of escrow to a qualified Owner/Operator selected by competitive bid by the City of Los Angeles to own and operate the site for the sole public purpose of providing deeply affordable housing under a covenant/ regulatory agreement recorded by the City; and

WHEREAS, pursuant to a review of the California Public Resources Code and exemption criteria therein and the information available at the time of this Resolution and accompanying report on this acquisition recommendation, the Board of Commissioners has determined that the project meets all of the applicable requirements set forth in Health and Safety Code section 50675.1.2 and is therefore exempt from CEQA pursuant to Health and Safety Code sections 50675.1.1 and 50675.1.2.

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Los Angeles does hereby authorize and approve as follows:

Section 1. The recitals hereinabove set forth are true and correct, and this Board of Commissioners so finds. This Resolution is being adopted pursuant to the powers granted the Authority by Chapter 1 of Part 2 of Division 24 of the California Health and Safety Code.

Section 2. The Housing Authority of the City of Los Angeles (“Authority”) hereby approves the acquisition of The Ramada Inn, located at 3130 Washington Blvd., Marina Del Rey, CA for a not-to-exceed amount of $9,900,000 in order to further the City of Los Angeles’ response to addressing the COVID-19 public health crisis and the general housing crisis in the City, and
authorizes execution, by the Authority’s President and CEO, or his/her designee, of the related Purchase and Sale Agreement and all related documents, contracts for services and financing documents, including but not limited to escrow documents, an assignment and assumption document with an Owner/Operator or a Purchase and Sale Agreement with an Owner/Operator and any certificates related thereto with such changes as approved by legal counsel in order to effectuate the intent of this Resolution including the purchase, escrow closing, operation and cost reimbursements related to this Property.

Section 3. That the Authority may sell/transfer the Property to an Owner/Operator selected by the City of Los Angeles through competitive bid for an amount equal to or greater than the value paid by the Authority for the Property and record any and all deed restrictions, covenants, promissory notes or other obligations on the Property at the time of sale to ensure that the Property serves its required public benefit purpose.

Section 4. BE IT FURTHER RESOLVED that this Resolution shall be effective upon its adoption.

PASSED AND ADOPTED by the Housing Authority of the City of Los Angeles this 9th day of December 2020.

APPROVED AS TO FORM: JAMES JOHNSON

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

By: Chairperson Ben Besley

By: __________________________
General Counsel

DATE ADOPTED: ____________________
RESOLUTION NO. __________

RESOLUTION APPROVING THE ACQUISITION OF WOODMAN- 9120 WOODMAN AVE, ARLETA, CA 91334 FOR $19,675,000 IN COLLABORATION WITH THE CITY OF LOS ANGELES. APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL RELATED DOCUMENTS, CERTIFICATES AND AGREEMENTS, INCLUDING PURCHASE AND SALE AGREEMENTS; MAKING A DETERMINATION THAT THESE ACQUISITIONS ARE EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THERewith

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

WHEREAS, the Authority is authorized to acquire and dispose of real property and enter into contracts and agreements related thereto pursuant to the California Health and Safety Code Section 34200 et seq. and particularly with respect to Section 34315;

WHEREAS, the Authority has adopted by Resolution 9587, on April 23, 2020, and amended on October 22, 2020 an Acquisition and Disposition of Real Property Policy (the "Policy") to institute a revised and updated real property acquisition program ("Acquisition Program") and to revise and restate its Prior Policy to reflect the Authority’s Build HOPE Vision Plan goals to acquire additional real property and to provide for the disposition of real property;

WHEREAS, the Authority now wishes to acquire five (5) properties ("Properties") included in the accompanying Board Report on behalf of and in cooperation with the City of Los Angeles ("City") to provide two hundred and ninety (290) units of interim housing for households at risk of homelessness and especially vulnerable to impact by COVID-19, contingent upon satisfactory completion of due diligence, acceptable appraisals and approval by the Board of Commissioners to enter into Purchase and Sale Agreements with the each applicable Seller;

WHEREAS, the Woodman Property was appraised by a third-party appraiser and the amount offered by the Authority and accepted by the Seller of $19,675,000 is aligned with and validated by the findings of an appraisal dated October 29, 2020 by Michael Popwell Associate, Inc.;

WHEREAS, this Property is located wholly within the City of Los Angeles;

WHEREAS, the Authority, acting on behalf of and in cooperation with the City, executed the Purchase and Sale Agreement for Woodman, conducted related due diligence and the purchase will include advance funding for all due diligence costs and initial escrow deposit costs estimated at $34,550 and $50,000 respectively which costs will be reimbursed by the City;

WHEREAS, the Authority, at the direction of the City, intends to assign its rights to purchase the Property in escrow through an Assignment Agreement or transfer/sell the Property through a Purchase and Sale Agreement, evidenced by a grant deed shortly after the close of escrow to a qualified Owner/Operator selected by competitive bid by the City of Los Angeles to own and operate the site for the sole public purpose of providing deeply affordable housing under a covenant/regulatory agreement recorded by the City; and

WHEREAS, pursuant to a review of the California Public Resources Code and exemption criteria therein and the information available at the time of this Resolution and accompanying report on this acquisition recommendation, the Board of Commissioners has determined that the project meets all of the applicable requirements set forth in Health and Safety Code section 50675.1.2 and is therefore exempt from CEQA pursuant to Health and Safety Code sections 50675.1.1 and 50675.1.2.

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Los Angeles does hereby authorize and approve as follows:

Section 1. The recitals hereinabove set forth are true and correct, and this Board of Commissioners so finds. This Resolution is being adopted pursuant to the powers granted the Authority by Chapter 1 of Part 2 of Division 24 of the California Health and Safety Code.

Section 2. The Housing Authority of the City of Los Angeles ("Authority") hereby approves the acquisition of Woodman, located at 9120 Woodman Ave., Los Angeles, CA for a not-to-exceed amount of $19,675,000 in order to further the City of Los Angeles’ response to addressing
the COVID-19 public health crisis and the general housing crisis in the City, and authorizes execution, by the Authority’s President and CEO, or his/her designee, of the related Purchase and Sale Agreement and all related documents, contracts for services and financing documents, including but not limited to escrow documents, an assignment and assumption document with an Owner/Operator or a Purchase and Sale Agreement with an Owner/Operator and any certificates related thereto with such changes as approved by legal counsel in order to effectuate the intent of this Resolution including the purchase, escrow closing, operation and cost reimbursements related to this Property.

Section 3. That the Authority may sell/transfer the Property to an Owner/Operator selected by the City of Los Angeles through competitive bid for an amount equal to or greater than the value paid by the Authority for the Property and record any and all deed restrictions, covenants, promissory notes or other obligations on the Property at the time of sale to ensure that the Property serves its required public benefit purpose.

Section 4. BE IT FURTHER RESOLVED that this Resolution shall be effective upon its adoption.

PASSED AND ADOPTED by the Housing Authority of the City of Los Angeles this 9th day of December 2020.

APPROVED AS TO FORM: JAMES JOHNSON

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

By: ____________________________
Chairperson Ben Besley

By: ____________________________
General Counsel

DATE ADOPTED: __________________
RESOLUTION NO. __________

RESOLUTION APPROVING THE ACQUISITION OF THE GOOD NITE INN- 12835 ENCINITAS AVE, SYLMAR, CA 91342 FOR $15,921,000 IN COLLABORATION WITH THE CITY OF LOS ANGELES. APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL RELATED DOCUMENTS, CERTIFICATES AND AGREEMENTS, INCLUDING PURCHASE AND SALE AGREEMENTS; MAKING A DETERMINATION THAT THESE ACQUISITIONS ARE EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THEREWITH

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

WHEREAS, the Authority is authorized to acquire and dispose of real property and enter into contracts and agreements related thereto pursuant to the California Health and Safety Code Section 34200 et seq. and particularly with respect to Section 34315;

WHEREAS, the Authority has adopted by Resolution 9587, on April 23, 2020 and amended on October 22, 2020, an Acquisition and Disposition of Real Property Policy (the "Policy") to institute a revised and updated real property acquisition program ("Acquisition Program") and to revise and restate its Prior Policy to reflect the Authority's Build HOPE Vision Plan goals to acquire additional real property and to provide for the disposition of real property;

WHEREAS, the Authority now wishes to acquire five (5) properties ("Properties") included in the accompanying Board Report on behalf of and in cooperation with the City of Los Angeles ("City") to provide two hundred and ninety (290) units of interim housing for households at risk of homelessness and especially vulnerable to impact by COVID-19, contingent upon satisfactory completion of due diligence, acceptable appraisals and approval by the Board of Commissioners to enter into Purchase and Sale Agreements with the each applicable Seller;

WHEREAS, the Goodnite Inn Property was appraised by a third-party appraiser and the amount offered by the Authority and accepted by the Seller of $15,921,000 is aligned with and validated by the findings of an appraisal dated November 28, 2020 by Michael Popwell Associates, Inc.;

WHEREAS, this Property is located wholly within the City of Los Angeles;

WHEREAS, the Authority, acting on behalf of and in cooperation with the City, executed the Purchase and Sale Agreement for Goodnite Inn, conducted related due diligence and the purchase will include advance funding for all due diligence costs and initial escrow deposit costs estimated at $33,668 and $100,000 respectively which costs will be reimbursed by the City;

WHEREAS, the Authority, at the direction of the City, intends to assign its rights to purchase the Property in escrow through an Assignment Agreement or transfer/sell the Property through a Purchase and Sale Agreement, evidenced by a grant deed shortly after the close of escrow to a qualified Owner/Operator selected by competitive bid by the City of Los Angeles to own and operate the site for the sole public purpose of providing deeply affordable housing under a covenant/regulatory agreement recorded by the City; and

WHEREAS, pursuant to a review of the California Public Resources Code and exemption criteria therein and the information available at the time of this Resolution and accompanying report on this acquisition recommendation, the Board of Commissioners has determined that the project meets all of the applicable requirements set forth in Health and Safety Code section 50675.1.2 and is therefore exempt from CEQA pursuant to Health and Safety Code sections 50675.1.1 and 50675.1.2.

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the City of Los Angeles does hereby authorize and approve as follows:

Section 1. The recitals hereinafter set forth are true and correct, and this Board of Commissioners so finds. This Resolution is being adopted pursuant to the powers granted the Authority by Chapter 1 of Part 2 of Division 24 of the California Health and Safety Code.

Section 2. The Housing Authority of the City of Los Angeles ("Authority") hereby approves the acquisition of Goodnite Inn, located at 12835 Encinitas Ave., Los Angeles, CA for a not-to-exceed amount of $15,921,000 in order to further the City of Los Angeles’ response to addressing
the COVID-19 public health crisis and the general housing crisis in the City, and authorizes execution, by the Authority’s President and CEO, or his/her designee, of the related Purchase and Sale Agreement and all related documents, contracts for services and financing documents, including but not limited to escrow documents, an assignment and assumption document with an Owner/Operator or a Purchase and Sale Agreement with an Owner/Operator and any certificates related thereto with such changes as approved by legal counsel in order to effectuate the intent of this Resolution including the purchase, escrow closing, operation and cost reimbursements related to this Property.

Section 3. That the Authority may sell/transfer the Property to an Owner/Operator selected by the City of Los Angeles through competitive bid for an amount equal to or greater than the value paid by the Authority for the Property and record any and all deed restrictions, covenants, promissory notes or other obligations on the Property at the time of sale to ensure that the Property serves its required public benefit purpose.

Section 4. BE IT FURTHER RESOLVED that this Resolution shall be effective upon its adoption.

PASSED AND ADOPTED by the Housing Authority of the City of Los Angeles this 9th day of December 2020.

APPROVED AS TO FORM:

JAMES JOHNSON

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

By: __________________________

Chairperson Ben Besley

By: __________________________

General Counsel

DATE ADOPTED: __________________
Property Location
The property is located at 4580 Huntington Drive South Los Angeles 90032, within the Alhambra neighborhood of the City of Los Angeles. The property is located in Council District 34 (CD34). According to the 2020 Homeless Count Report CD34 reported 7,817 individuals need of shelter. The zip code area currently has an average median income of $25,095.

Property Description
Super 8 Alhambra constructed in 1984 as a two-story 52 unit apartment/motel building and was renovated in 2019. The building can appropriately house individuals in the target population. The property will receive clients currently housed in Rooskevy sites. Additional units will be prioritized for vulnerable/disadvantaged populations referred through Rapid Rehousing, OEB, and HACUA’s 85 program.

Building Sq. Footage, 17,426 sq. ft
Lot Size, 17,426 sq. ft
Parking, 46 Parking Spaces
Assessor’s Parcel Number, 5219004020

Property Condition
This property is in good condition and during the renovation from 2017-2019 all units received new carpet, flooring and paint. The building is a candidate for conversion into an efficiency unit occupancy use. Kitchens will be added to each room. Major improvements necessary for the conversion to accommodate ADA compliance that can be expected are as follows:
- Electrical service upgrade to allow for additional circuits for new appliance loads and individual meters
- Heating-service upgrade, supply and drain lines to allow for installation of new heat and expansion of hot water capacity
- Roof finish replacement, due to the plumbing and electrical improvements, room finishes will require repair and replacements
- Addition of an ADA accessible entrance to the entrance on Poplar Blvd and accessible van parking space with proper signage and dedicated off-board parking
- Addition of compliant ADA handrails to all stairwells
- Conversion of one 1 additional unit to ADA accessible and replacing the roll-in showers/gastubs in the current ADA units
- Common area renovation and reconfiguration to allow access from Poplar Blvd
- Addition of fresh bin enclosure

Community Amenities

<table>
<thead>
<tr>
<th>Community Access</th>
<th>Distance</th>
<th>Community Amenity</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transit</td>
<td>0.4 Miles</td>
<td>Park</td>
<td>0.6 Miles</td>
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<tr>
<td>Huntington Dr. &amp; Van Home Ave Stop</td>
<td></td>
<td>Guardian Park</td>
<td></td>
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<tr>
<td>Huntington &amp; Van Home Ave, Los Angeles, CA 90032</td>
<td></td>
<td>4410 S Lifestyle Ave, Los Angeles, CA 90032</td>
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<tr>
<td>Grocery</td>
<td>0.7 Miles</td>
<td>Child Care</td>
<td>0.6 Miles</td>
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<tr>
<td>Food 4 Less</td>
<td>4910 S Huntington Dr. 5, Los Angeles, CA 90032</td>
<td></td>
<td>713 W Jefferson Dr, Alhambra, CA 90001</td>
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<tr>
<td>Health Facility:</td>
<td>1.6 Miles</td>
<td>Elementary School</td>
<td>0.2 Miles</td>
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<tr>
<td>Huntington Health Care Center</td>
<td></td>
<td>Kaiser Permanente Family Practice Center</td>
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<td>3503 Galssett Dr, Los Angeles, CA 90032</td>
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<tr>
<td>Library</td>
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<td>Middle School</td>
<td>1.3 Miles</td>
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<td>El Sereno Branch Library</td>
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<td>El Sereno Middle School</td>
<td></td>
</tr>
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<td>2865 S Huntington Dr. 5, Los Angeles, CA 90032</td>
<td></td>
<td>2865 N Eastern Ave, Los Angeles, CA 90032</td>
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<tr>
<td>Pharmacy</td>
<td>1 Mile</td>
<td>High School</td>
<td>1.5 Miles</td>
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<tr>
<td>Walgreens Pharmacy</td>
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<td>Centura High School - Graduation Rate - 90%</td>
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<td>2851 W Main St, Alhambra, CA 91801</td>
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<td>2851 W Main St, Alhambra, CA 91801</td>
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Unit Mix

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<tr>
<th>Unit Type</th>
<th>Unit Total</th>
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</thead>
<tbody>
<tr>
<td>0 Bedroom</td>
<td>1 Bath</td>
</tr>
</tbody>
</table>

Zoning & Permitting Information
Zone: [Q04-1XL]
H/AH2 Occupancy
No change in use or occupancy needed. The building is permitted as a 52 unit apartment/hotel with 46 parking spaces.
ATTACHMENT 3 – Property #2: Super 8 LAX
Property Location
The property is located at 8845 3rd Street W, Westchester, Los Angeles, CA 90045. Within the Westchester neighborhood of the City of Los Angeles. The property is located in council district 11 (CD11). According to the 2020 Homeless Count Report CD11 reported 2,972 individuals in need of shelter. The zip code area currently has an average median income of $65,812.

Property Description
Super 8 LAX was constructed in 1957 as a one-story 44 unit apartment building and renovated in 2010. The building can appropriately house individuals in the target population. The property will receive tenants currently housed in Roomkey sites. Additional units will be prioritized for vulnerability/sick & elderly populations referred through Rapid Rehousing, CE, and HACLA’s SB program. Work included new carpets, flooring, and painting.

Building Square Footage: 14,026 sq. ft.
Lot Size: 34,617 sq. ft.
Parking: 37 Parking Spaces
Assessor’s Parcel Number: 4128022019

Site Amenities:
- Swimming pool
- In-Unit AC Units
- Patio

Property Condition
The property is in good condition and during the renovation in 2010 all units received new carpet, flooring and paint. The building is a candidate for conversion into an efficiency unit occupancy. Kitchens will need to be added to each room. Major improvements necessary for the conversion to accommodate ADA compliance that can be expected are as follows:
- Electrical service upgrade to allow for additional circuits for new appliance loads and individual meters.
- Plumbing service upgrade to supply and drain lines to allow for installation of new sink and expansion of hot water capacity.
- Room finish replacement due to the plumbing and electrical improvements.
- Room finish replacement due to the plumbing and electrical improvements.
- Room finish replacement due to the plumbing and electrical improvements.
- Conversion of one 1 additional unit to ADA accessible and replacing the roll-in showers/bathtubs in the current ADA units.
- Common area renovation and reconfiguration to allow access from Airport Blvd.
- Addition of fresh air ventilation.

Community Amenities

Community Amenity | Distance | Community Amenity | Distance |
-------------------|----------|-------------------|----------|
Transit: Airports | 0.1 Miles | Park: E. B. Nixon Youth Park | 0.5 Miles |
Airport & Van Nuys | 0.6 Miles | 6000 Wilshire Blvd, Los Angeles, CA 90045 |
Shopping Center | 1 Mile | Child Care: Renaissance Family Daycare LLC | 0.4 Miles |
3500 W 3rd Street W, Westchester, CA 90045 |
Health Facility: | 0.7 Miles | Elementary School: | 1.7 Miles |
Community Urgent Care | 0.7 Miles | Abington Elementary School | 1.7 Miles |
5901 3rd Street W, Los Angeles, CA 90045 |
Library: | 1.2 Miles | Middle School: | 1.5 Miles |
Westchester-Loyola Village Branch Library | 1.2 Miles | 215 49th St, Inglewood, CA 90301 |
7134 W 3rd Street W, Los Angeles, CA 90045 |
Pharmacy: | 0.8 Miles | High School: | 1.6 Miles |
Westchester Pharmacy | 0.8 Miles | Inglewood Continuation High School | 1.6 Miles |
8845 3rd Street W, Los Angeles, CA 90045 |

Unit Mix

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<tr>
<th>Unit Type</th>
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<th>Unit Sq. Ft.</th>
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<tbody>
<tr>
<td>0 Bedroom 1 Bath</td>
<td>44 units</td>
<td>8300 sq. ft.</td>
</tr>
</tbody>
</table>

Zoning & Permitting Information
Zone: M-1
R-1 occupancy
Change in use or occupancy needed. The building is permitted as a 44-unit hotel building with 37 parking spaces.
ATTACHMENT 4 – Property #3: Ramada Inn
Property Location
The property is located at 3130 Washington Blvd, Los Angeles 900292, within the Venice neighborhood of the City of Los Angeles. The property is located in council district 11 (CD11). According to the 2020 Homeless Count Report CD11 reported 3,273 individuals in need of shelter. The zip code area currently has an average median income of $105,268.

Property Description
Ramada was constructed in 1965 as a two-story 33 unit apartment building. The building can appropriately house individuals in the target population. The property will receive clients currently housed in hotel keys sites. Additional units will be prioritized for vulnerable/older & elderly populations referred through Rapid Rehousing, CES, and HACLA’s ASAP program.

Building Square Footage: 12,220 sq. ft.
Lot Size: 17,422 sq. ft.
Parking: 36 Parking Spaces
Assessor’s Parcel Number: 4297027030

Site Amenities:
- Hot Tub Onsite
- In-Unit A/C Units
- Updated bathrooms

Property Condition
This property is in good condition and a candidate for conversion into an efficiency unit occupancy use. The property is well maintained and has had recent updates to the room finishes. To accommodate ADA compliance, one bathroom will need to be converted, and Audio/Visual improvements will be required in two units.

Community Amenities

<table>
<thead>
<tr>
<th>Community Amenity</th>
<th>Distance</th>
<th>Community Amenity</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transit: Washington Blvd/Lincoln Blvd Bus Stop</td>
<td>0.1 Mile</td>
<td>Park: Triangle Park</td>
<td>0.5 Miles</td>
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<tr>
<td></td>
<td>Washington Blvd/Lincoln Blvd Los Angeles, CA 900292</td>
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<td></td>
</tr>
<tr>
<td>Grocery: Gelson’s Market</td>
<td>0.6 Miles</td>
<td>Child Care: The Academy at Venice &amp; Bright Horizons Preschool</td>
<td>0.6 Mile</td>
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<tr>
<td>13465 Watts Ave, Marina Del Rey, CA 90292</td>
<td></td>
<td>2100 Lincoln Blvd, Venice, CA 90291</td>
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</tr>
<tr>
<td>Health Facility: The Wellness Clinic</td>
<td>0.1 Miles</td>
<td>Elementary School: Broadway Elementary School</td>
<td>1.0 Mile</td>
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<tr>
<td>3012 Washington Blvd, Marina Del Rey, CA 90292</td>
<td></td>
<td>1208 Lincoln Blvd, Venice, CA 90291</td>
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<tr>
<td>Library: Lloyd Tabor Marina Del Rey Library</td>
<td>0.8 Miles</td>
<td>Middle School: Mark Twain Middle School</td>
<td>1.0 Mile</td>
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<tr>
<td>4510 Admiralty Way, Marina Del Rey, CA 90292</td>
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<td>2224 Wilgrove Ave, Los Angeles, CA 90066</td>
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<tr>
<td>Pharmacy: Walgreens</td>
<td>0.2 Miles</td>
<td>High School: Princeton High School</td>
<td>0.8 Mile</td>
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<tr>
<td>4001 Lincoln Blvd, Marina Del Rey, CA 90292</td>
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<td>12971 Zuma St, Los Angeles, CA 90066</td>
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Unit Mix

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<tr>
<th>Unit Type</th>
<th>Unit Total</th>
<th>Unit Sq. Ft.</th>
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</thead>
<tbody>
<tr>
<td>0 Bedroom 1 Bath</td>
<td>33 units</td>
<td>~320 sq. ft.</td>
</tr>
</tbody>
</table>

Zoning & Permitting Information
Zone: C-1
R: 1 occupancy
Change in use or occupancy needed. The building is permitted as a 33 unit hotel building with 15 parking spaces.
**Property Location**
The property is located at 9010 Woodman Avenue, Los Angeles, CA 91331, within the Arleta neighborhood of the City of Los Angeles. The property is located in council district 6 (CD6). According to the 2020 Homeless Count Report, CD6 reported 3,305 individuals in need of shelter. The zip code area currently has an average median income of $60,360.

**Property Description**
Woodman was constructed in 1977 as a two-story 74 unit apartment building. The building can appropriately house individuals in the target population. The property will receive clients currently housed in Room key sites. Additional units will be prioritized for vulnerable sick & elderly populations referred through Rapid Rehousing, Gs, and HACAP’s 999 program.

**Building Square Footage:** 43,577 sq. ft.  
**Date Set:** 8/2, 737 sq. ft.  
**Parking:** 53 Parking Spaces  
**Assessor’s Parcel Number:** 064-20300020

**Site Amenities:**  
- Elevator  
- Interior Courtyard  
- Commercial Kitchen

**Property Condition**
This property is in fair condition and a candidate for conversion into an efficiency unit occupancy use. The exterior of the building is in fair condition and not in need of immediate repair. Necessary improvements for the conversion to accommodate ADA compliance and conversion into interim housing, that can be expected are as follows:  
- Interior finishes will need to be replaced.  
- The parking lot will need to be repaired with a mill and overlay.  
- Stairways tread will need to be replaced.

**Community Amenities**

<table>
<thead>
<tr>
<th>Community Amenity</th>
<th>Distance</th>
<th>Community Amenity</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transit</td>
<td>.01 Miles</td>
<td>Park</td>
<td>.7 Miles</td>
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<tr>
<td></td>
<td></td>
<td>Panorama Park</td>
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<tr>
<td></td>
<td></td>
<td>8000 Home Ave, Panorama City, CA 91402</td>
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<tr>
<td>Grocery</td>
<td>.2 Miles</td>
<td>Child Care</td>
<td>.4 Miles</td>
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<tr>
<td></td>
<td></td>
<td>Child Care Resource Center</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>13611 Dobbins St, Arleta, CA 91331</td>
<td></td>
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<tr>
<td>Health Facility</td>
<td>.2 Miles</td>
<td>Elementary School</td>
<td>.8 Miles</td>
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<td></td>
<td></td>
<td>Canterbury Avenue Elementary School</td>
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<td></td>
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<td>13610 Montague St, Arleta, CA 91331</td>
<td></td>
</tr>
<tr>
<td>Library</td>
<td>.6 Miles</td>
<td>Middle School</td>
<td>1.4 Miles</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Valley Academy Middle School</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>9386 Burnet Ave, North Hills, CA 91343</td>
<td></td>
</tr>
<tr>
<td>Pharmacy</td>
<td>.2 Miles</td>
<td>High School</td>
<td>1.4 Miles</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Valley Academy High School (Graduation Rate 88%)</td>
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<tr>
<td></td>
<td></td>
<td>9356 Lemon Ave, North Hills, CA 91343</td>
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**Unit Mix**

<table>
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</tr>
</thead>
<tbody>
<tr>
<td>0 Bedroom</td>
<td>1 Bath</td>
</tr>
</tbody>
</table>

**Zoning & Permitting Information**
Zone: [Q]D2-1V
D-3/G-2/B-2 Occupancy
No change in use or occupancy needed. The building is permitted as a 24-unit assisted living building with 53 parking spaces.
ATTACHMENT 6 – Property #5: Good Nite Inn
Property Location
The property is located at 12635 Encinatas Ave Los Angeles, California 91342, within the Sylmar neighborhood of the City of Los Angeles. The property is located in council district 7 (CD 7). According to the 2020 Homeless Count Report, CD 7 reported 1,440 individuals in need of shelter. The zip code area currently has an average median income of $70,106.

Property Description
Good Nite was newly constructed in 1987 as a three-story 87 unit apartment building. The building can appropriately house individuals in the target population. The property will receive clients currently housed in roomkey sites. Additional units will be prioritized for vulnerable/disk & elder populations referred through Rapid Rehousing, CES, and HACLA’s SR program.

Building Square Footage: 26,422 sq. ft.  Lot Size: 43,077 sq. ft.  Parking: 74 Parking Spaces  Assessor’s Parcel Number: 2604-036-007

Site Amenities:  Elevator  Swimming Pool

Property Condition
This property is in good condition and a candidate for conversion into an efficiency unit occupancy use. The property is well maintained and has had recent updates to the room finishes. To accommodate ADA compliance, one bathroom will need to be converted, and Audio/Visual improvements will be required in two units. Additionally, an ADA accessible path of travel to the sidewalk approaching the entrance will need to be added.

Community Amenities

<table>
<thead>
<tr>
<th>Community Amenity</th>
<th>Distance</th>
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<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>San Fernando / Cobalt Bus Stop</td>
<td>0.7 Miles</td>
<td>Park</td>
<td>0.4 Miles</td>
</tr>
<tr>
<td>San Fernando &amp; Cobalt Los Angeles, CA 91342</td>
<td></td>
<td>Telfair Park</td>
<td>15721 Cobalt St, Sylmar, CA 91342</td>
</tr>
<tr>
<td>Food 4 Less</td>
<td>3.1 Miles</td>
<td>Child Care</td>
<td>0.3 Miles</td>
</tr>
<tr>
<td>12609 Glencoe Ave, Sylmar, CA 91342</td>
<td></td>
<td>Children’s First Steps</td>
<td>15748 Cobalt St, Sylmar, CA 91342</td>
</tr>
<tr>
<td>Olive View Community Urgent Care Center</td>
<td>2.5 Miles</td>
<td>Elementary School</td>
<td>1.0 Miles</td>
</tr>
<tr>
<td>14659 Olive View Dr, Sylmar, CA 91342</td>
<td></td>
<td>El Dorado Avenue Elementary School</td>
<td>12792 El Dorado Ave, Sylmar, CA 91342</td>
</tr>
<tr>
<td>Library</td>
<td>2.3 Miles</td>
<td>Middle School</td>
<td>2.2 Miles</td>
</tr>
<tr>
<td>Sylmar Branch Library</td>
<td>14601 Pulp St, Sylmar, CA 91342</td>
<td>Olive Vista Middle School</td>
<td>13402 Tyler St, Sylmar, CA 91342</td>
</tr>
<tr>
<td>Pharmacy</td>
<td>0.4 Miles</td>
<td>High School</td>
<td>1.5 Miles</td>
</tr>
<tr>
<td>Kaiser Permanente Pharmacy</td>
<td>12609 El Monte Ave, Sylmar, CA 91342</td>
<td>Pacific Charter High School</td>
<td>13381 Glencoe Blvd, Sylmar, CA 91342</td>
</tr>
</tbody>
</table>

Unit Mix

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Unit Total</th>
<th>Unit Sq. Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 Bedroom 1 Bath</td>
<td>87 units</td>
<td>250-275 sqft</td>
</tr>
</tbody>
</table>

Zoning & Permitting Information
Zone: CL-1-5N-CPOL
R-1, M-1, B-2 occupancy
Change in use or occupancy needed. The building is permitted as a 86-unit apartment with 91 parking spaces provided.