



Date: May 23, 2025

To: Honorable Mayor and Members of the City Council

From: Aram Chaparyan, City Manager

By: Carlos Huizar, Management Associate | [CHuizar@TorranceCA.gov](mailto:CHuizar@TorranceCA.gov)

Subject: **City Manager – Discuss and Provide Direction on City’s position regarding the County of Los Angeles’ Proposed Homekey+ Project at 3525 Torrance Boulevard. Expenditure: None.**

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## RECOMMENDATION

Recommendation of the City Manager that City Council:

1. Discuss the County of Los Angeles’ proposed action at their Public Hearing Meeting on May 27, 2025, to authorize a joint application with the Weingart Foundation to participate in the Homekey+ Program for a property located at 3525 Torrance Boulevard to provide 120 units of permanent supportive housing for people experiencing homelessness; and
2. Provide direction to staff regarding the City’s position on the County of Los Angeles’ proposed Homekey+ Program project.

## BACKGROUND

The County of Los Angeles is preparing to submit a joint proposal with the Weingart Foundation to the State of California under the Homekey+ Program, a state-funded initiative aimed at rapidly expanding the supply of interim and permanent housing for people experiencing homelessness. As part of its application, the County has identified five properties countywide for potential inclusion. One of these properties is the Extended Stay America Hotel located at 3525 Torrance Boulevard in the City of Torrance.

The proposal calls for the conversion of this hotel into a 120-unit permanent supportive housing facility. A public hearing and vote on the proposed application is scheduled for consideration by the Los Angeles County Board of Supervisors on Tuesday, May 27, 2025. This staff report and Council discussion are intended to provide an opportunity for City Council and members of the public to review and comment on the project in advance of the County’s vote.

## DISCUSSION

Since 2021, the City of Torrance has taken an active and compassionate role in regional efforts to address homelessness. The City has implemented a targeted Street Outreach Program, staffed by four full-time outreach coordinators, and launched the 3290 Temporary Housing Village, a 40-unit interim housing site. These initiatives have led to the permanent housing of 84 individuals,

outreach to over 1,100 people experiencing homelessness, and the cleanup of 52 encampments, while maintaining broad community support and coordination with regional partners.

While the City is supportive of solutions that address homelessness at both the local and regional level, several concerns have been raised regarding the County's current proposal:

- **Concentration of Units:** Locating 120 permanent supportive housing units at a single site raises concerns about the intensity of use, potential challenges in property management, and limited integration with the broader community. A more balanced geographic distribution of housing resources may support better long-term outcomes.
- **Proximity to Key Commercial Districts:** The proposed site is directly adjacent to the Del Amo Fashion Center and surrounded by retail, hospitality, and service-oriented businesses. Consideration should be given to potential impacts on foot traffic, consumer perceptions, and the overall economic vitality of this core commercial area.
- **Impacts on Public Safety and City Services:** The proposed use could increase demand on local police, fire, emergency medical, and human services. At present, there is limited information on how responsibilities for service coordination, case management, and ongoing operational funding will be shared or supported by the County.
- **Limited Local Engagement:** The project has been developed primarily at the County level, with no input from City officials or community stakeholders. The City believes early collaboration and local involvement are critical to ensure project success and community alignment.

Staff is seeking City Council direction on whether to adopt an official City position on the County's proposed Homekey+ Program project. If directed, staff will prepare a formal letter conveying the City's position for submittal to the Los Angeles County Board of Supervisors in advance of their May 27, 2025 hearing.

## ATTACHMENTS

1. County of Los Angeles – May 27, 2025 – Board of Supervisors Meeting Agenda
2. County of Los Angeles – May 27, 2025 – Agenda Item 6.1-D - Revised Motion By Supervisor Kathryn Barger

AGENDA FOR THE PUBLIC HEARING MEETING OF THE BOARD OF  
SUPERVISORS COUNTY OF LOS ANGELES, CALIFORNIA

TUESDAY, MAY 27, 2025, 11:00 A.M.

BOARD HEARING ROOM 381B

KENNETH HAHN HALL OF ADMINISTRATION  
500 WEST TEMPLE STREET  
LOS ANGELES, CALIFORNIA 90012

Kathryn Barger  
Chair  
Fifth District

Hilda L. Solis  
Chair Pro Tem  
First District

Lindsey P. Horvath  
Supervisor  
Third District



Holly J. Mitchell  
Supervisor  
Second District

Janice Hahn  
Supervisor  
Fourth District

Executive Officer  
Edward Yen

AGENDA POSTED: May 22, 2025

MEETING TELEVISED: Wednesday, May 28, 2025 at 11:00 P.M. on KLCS

Assistive listening devices, agenda in Braille and/or alternate formats are available upon request. American Sign Language (ASL) interpreters, other auxiliary aids and services, or reasonable modifications to Board meeting policies and/or procedures, such as to assist members of the disability community who would like to request a disability-related accommodation in addressing the Board, are available if requested at least three business days prior to the Board meeting. Later requests will be accommodated to the extent feasible. Please telephone the Executive Office of the Board at (213) 974-1426 (voice) or (213) 974-1707 (TTY), from 8:00 a.m. to 5:00 p.m., Monday through Friday.

Supporting documentation is available at the Executive Office of the Board located at the Kenneth Hahn Hall of Administration, 500 West Temple Street, Room 383, Los Angeles, California 90012, and is also accessible on the Board of Supervisors' website at <http://bos.lacounty.gov/>

Máquinas de traducción disponibles a petición. Si necesita intérprete para las juntas de los Supervisores del Condado de Los Angeles, por favor llame (213) 974-1426 entre las horas de 8:00 a.m. a 5:00 p.m., lunes a viernes, con tres días de anticipación.

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Invocation led by Bishop Brenda Bos, Southwest California Synod of the Evangelical Lutheran Church, Los Angeles (1).

Pledge of Allegiance led by Anthony W. Ruff, Chaplain and Executive Committee Member, American Legion Post No. 314, Compton (2).

**I. PRESENTATIONS**

Presentation of scroll, in honor of “Mental Health Awareness Month,” as arranged by Supervisor Barger.

Presentation of scrolls to Asian Americans Advancing Justice Southern California and Chinatown Service Center, in recognition of “Asian American Pacific Islander Heritage Month,” as arranged by Supervisor Solis.

Presentation of scrolls for “Asian American Pacific Islander Heritage Month,” with special recognition for community engagement with unhoused residents, as arranged by Supervisor Mitchell.

Presentation of scrolls to Aquilina Soriano Versoza, Executive Director of the Pilipino Workers Center; Naomi Kageyama, Chair of the Sawtelle Japantown Association; Rajiv Menon, Gallerist and Founder of Rajiv Menon Contemporary; and Sara Sadhwani, Professor of Politics at Pomona College, in recognition of their leadership and contributions to Asian American, Native Hawaiian, and Pacific Islander communities across Los Angeles County, as arranged by Supervisor Horvath.

Presentation of scrolls to the Honorable Annette Delgadillo and the Honorable Diane Martinez, for making history as the first sisters to serve as Mayors of the City of Paramount, as arranged by Supervisor Hahn. (25-2136)

**II. PUBLIC HEARINGS 1 - 4****1. Hearing on the Annual Solid Waste Generation Service Charge Report for Fiscal Year 2025-26**

Hearing on the Annual Solid Waste Generation Service Charge Report (Report) for Fiscal Year 2025-26 (All Districts) to provide for the continued collection of the existing Solid Waste Generation Service Charge at the current rate; consider all objections and protests against the proposed Report; adopt the Report, if no majority protest exists; and find that the adoption of the Report is exempt from the California Environmental Quality Act. **(Department of Public Works)** (25-2670)

Attachments: [Board Letter](#)

[Public Comment/Correspondence](#)

**2. Hearing on the Levying of Annual Assessments for County Lighting Districts for Fiscal Year 2025-26**

Hearing on the levying of annual assessments in County Lighting District Landscaping and Lighting Act-1 (CLD LLA-1) (All Districts) for continued street lighting purposes for Fiscal Year (FY) 2025-26, at the same rate as FY 2024-25, for all 14 zones, which include the unincorporated area and 13 cities (Agoura Hills, Bell Gardens, Calabasas, Carson, Diamond Bar, La Cañada-Flintridge, La Mirada, Lawndale, Lomita, Paramount, Malibu, Rolling Hills Estates, and Walnut), in the FY 2025-26 Engineer's Report, and on a resolution confirming the diagram and assessment and order the levying of assessments in CLD LLA-1; find that property tax assessment revenues collected from benefited properties will meet operating expenses and financial reserve needs and requirements, purchase supplies, equipment, or materials, and provide funds for capital improvement projects, including construction of additional streetlights and the repair and replacement of obsolete equipment with new, modern equipment necessary for the proper operation of lighting facilities. **(Department of Public Works)** (25-2282)

Attachments: [Board Letter](#)

[Public Comment/Correspondence](#)

**3. Hearing on Ordinance Granting a Water Pipeline Franchise to Llano Del Rio Water Company**

Hearing on ordinance for adoption granting a water pipeline franchise to Llano Del Rio Water Company, a California corporation (Franchisee), to collect, transport, and distribute water for a period of 15 years, beginning on May 11, 2025, and expiring on May 10, 2040, with the base annual fee payable to the County by Franchisee to be determined according to a formula contained in Section 2 of the ordinance, and with Franchisee to also pay a granting fee of \$10,000. **(Department of Public Works)** (25-2284)

Attachments: [Ordinance](#)  
[Public Comment/Correspondence](#)

**4. Hearing on the Appeal of Project No. R2014-00461-(3) for the Construction of a Single-Family Residence in the Santa Monica Mountains Planning Area**

Hearing on the appeal of Project No. R2014-00461-(3), Major Coastal Development Permit No. 201500099-(3) and Variance No. 201500100-(3), to authorize the construction of a 4,412 sq ft single-family residence, a 2,030 sq ft detached auxiliary building, and associated development, including 5,800 cubic yards of grading, the removal of three native trees, encroachments into the protected zones of 193 native trees, a driveway, a motor court, landscaping, hardscaping, retaining walls, an onsite wastewater treatment system, roof-mounted solar panels, two water wells, and two water tanks, on a 9,715 sq ft building site area located at 3300 Kanan Dume Road in the Rural Coastal - 20-Acre Minimum Required Lot Area (R-C-20) Zone within the Santa Monica Mountains Planning Area, applied for by Schmitz and Associates, Inc.; and find that the Project is exempt from the California Environmental Quality Act. (Appeal from the Regional Planning Commission's denial.) **(Department of Regional Planning)** (Continued from meeting of 4-29-25) (25-1945)

Attachments: [Board Letter](#)  
[Department Statement](#)  
[Public Comment/Correspondence](#)

**III. ADMINISTRATIVE MATTERS 5 - 8****BOARD OF SUPERVISORS****5. Nominations to the Governance Reform Task Force**

As directed by the Los Angeles County Governance Reform Motion, Board Order No. 19 of November 26, 2024, the five Board-appointed Governance Reform Task Force (GRTF) members reviewed the remaining qualified applications within 30 days of their appointment and, by a four-fifths majority vote, selected five at-large members for appointment by the Board. Each Supervisor's Board-appointed GRTF member participated in the majority that selected at least one at-large GRTF member for appointment.

The five nominated at-large members of the GRTF are as follows:

Gabriela Gironas

Julia Mockeridge

David Phelps

Rosa Soto

Nancy Yap (25-2674)

**Attachments:** [Los Angeles County Governance Reform Motion](#)  
[Public Comment/Correspondence](#)

**Policy Matters**

The following are links to the applicable Cluster Meeting Agenda(s) and Transcript(s). (25-0008)

**Attachments:** [Health and Mental Health Cluster Agenda Meeting Transcript](#)  
[Health and Mental Health Cluster Meeting Agenda](#)

**6. Authorize Joint Application(s) to and Participation in the Homekey+ Program**

Recommendation as submitted by Supervisor Barger: Approve the projects with the five properties to be submitted to the Homekey+Program located at 201 South Alvarado Street in the City of Los Angeles, 3525 Torrance Boulevard in the City of Torrance, 4752 South Main Street in the City of Los Angeles, 1657-61 North Western Avenue in the City of Los Angeles, and 5350 South Huntington Drive in the City of Los Angeles; adopt resolutions authorizing and directing the Executive Director of the Los Angeles County Development Authority to submit joint applications, on behalf of the County, to the California Department of Housing and Community Development in response to the Notice of Funding Availability, and to jointly apply for Homekey+ grant funds in the amounts indicated in each authorizing resolution; approve funding to the National Community Renaissance of California for the Huntington Villas project, located at 5350 South Huntington Drive in the City of Los Angeles, using up to a total of \$5,200,000 in Mental Health Services Act and/or Behavioral Health Services Act funds, and authorize transfer of such funds to the Los Angeles County Development Authority for the project; and find that the five projects are exempt from the California Environmental Quality Act. (Relates to Agenda No. 1-D) (25-2349)

**Attachments:** [Motion by Supervisor Barger](#)  
[Motion by Supervisor Barger \(Updates Following Cluster\)](#)  
[Public Comment/Correspondence](#)



**County Operations****7. January 2025 Windstorm and Critical Fire Events Bi-Weekly Emergency Contracts Report**

Recommendation: Review the emergency actions ordered and taken by the Director of Internal Services, under delegated authority by the Board, acting as both the County and the Governing Body of various Districts, under Board Order No. 13-C of January 28, 2025, to respond to and recover from the January 2025 Windstorm and Critical Fire Events, including the Palisades Fire, Eaton Fire, Hurst Fire, Kenneth Fire, and multiple other fires (LA County Fires) (1, 3 and 5) and actions enumerated in the aforementioned authorities (Actions), without giving notice for bids to let contracts, and determine that there is a need to continue the emergency Actions; find that there is substantial evidence that the January 2025 Windstorm and Critical Fire Events continue to constitute an emergency pursuant to Public Contract Code Section 22050, which requires that immediate action be taken to cleanup and reconstruct public property, buildings, facilities, and infrastructure because the emergency does not permit the delay resulting from a formal competitive solicitation of bids and/or proposals to procure construction, materials, equipment and services for projects and initiatives necessary to respond to and recover from the LA County Fires; and find that authority should, therefore, continue to be delegated to the Director of Internal Services to amend or extend and supplement existing as-needed or on-call contracts without giving notice for bids to let contracts related to facilities and related support services, and to award new contracts for response to and recovery from the LA County Fires, and such contracts should be issued because they are necessary to respond to the emergency. **(Internal Services Department) APPROVE 4-VOTES (25-1148)**

**Attachments:** [Board Letter](#)

[Public Comment/Correspondence](#)

**Community Services****8. January 2025 Windstorm and Critical Fire Events Bi-Weekly Emergency Contracts Report**

Recommendation: Review the emergency actions ordered and taken by the Director of Public Works, under delegated authority by the Board, acting as both the County and the Governing Body of various Districts, under Board Order No. 13-C of January 28, 2025, to respond and recover from the January 2025 Windstorm and Critical Fire Events, including the Palisades Fire, Eaton Fire, Hurst Fire, Kenneth Fire, and multiple other fires (LA County Fires) (3 and 5), and actions to repair or replace public facilities, actions directly related and immediately required by the emergency, and actions to procure the necessary equipment, services and supplies for such purposes (Actions), without giving notice for bids to let contracts, and determine that there is a need to continue the emergency Actions; find that there is substantial evidence that the January 2025 Windstorm and Critical Fire Events continue to constitute an emergency pursuant to Public Contract Code Section 22050, which requires that immediate action be taken to cleanup and reconstruct public property, buildings, facilities, and infrastructure because the emergency does not permit the delay resulting from a formal competitive solicitation of bids to procure construction services for projects necessary to respond to and recover from the LA County Fires; and find that authority should, therefore, continue to be delegated to the Director of Public Works to amend or extend and supplement existing as-needed or on-call contracts without giving notice for bids to let contracts, and to award new contracts for response to and recovery from the LA County Fires, and such contracts should be issued because they are necessary to respond to the emergency. **(Department of Public Works) APPROVE 4-VOTES** (25-1149)

**Attachments:** [Board Letter](#)

[Public Comment/Correspondence](#)

**IV. SPECIAL DISTRICT AGENDA**

**AGENDA FOR THE MEETING OF  
THE LOS ANGELES COUNTY  
DEVELOPMENT AUTHORITY  
TUESDAY, MAY 27, 2025  
11:00 A.M.**

**1-D. Authorize Joint Application(s) to and Participation in the Homekey+ Program**

Recommendation as submitted by Supervisor Barger: Approve the recommended action to provide additional funding for the Huntington Villas Project (Project), located at 5350 South Huntington Drive in the City of Los Angeles, which is not subject to the California Environmental Quality Act; authorize the Executive Director of the Los Angeles County Development Authority to accept and incorporate, as needed, up to \$5,200,000 in Mental Health Services Act (MHSA) and/or Behavioral Health Services Act (BHSA) funds into the Los Angeles County Development Authority's (LACDA's) approved Fiscal Year 2024-25 budget for the purposes described herein; and authorize the Executive Director to reallocate the LACDA funding set aside for affordable housing at the time of project funding, as needed, and within each project's approved funding limit, in line with each project's needs, and within the requirements for each funding source, and negotiate, execute, and if necessary, amend, or reduce, an agreement with the National Community Renaissance of California for up to \$5,200,000 in MHSA and/or BHSA funds for the Project, or their LACDA-approved assignees, and all related documents. (Relates to Agenda No. 6) (25-2350)

**Attachments:** [Motion by Supervisor Barger](#)  
[Motion by Supervisor Barger \(Updates Following Cluster\)](#)  
[Public Comment/Correspondence](#)

**V. NOTICES OF CLOSED SESSION FOR MAY 27, 2025**

- CS-1.** CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
(Paragraph (1) of Subdivision (d) of Government Code Section 54956.9)

United States of America, et al. v. County of Los Angeles, et al., United States District Court Case No. 15CV05903 (25-2978)

Attachments: [Public Comment/Correspondence](#)

- CS-2.** CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
(Paragraph (1) of Subdivision (d) of Government Code Section 54956.9)

Alex Rosas, et al. v. Robert Luna, United States District Court Case No. 12CV00428 (25-2979)

Attachments: [Public Comment/Correspondence](#)

- CS-3.** CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
(Paragraph (1) of Subdivision (d) of Government Code Section 54956.9)

Dennis Rutherford, et al. v. Robert Luna, et al., United States District Court Case No. 75CV04111 (25-2977)

Attachments: [Public Comment/Correspondence](#)

- CS-4.** CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
(Paragraph (1) of Subdivision (d) of Government Code Section 54956.9)

Peter Johnson, et al. v. County of Los Angeles, et al., United States District Court Case No. 08CV03515 (25-2980)

Attachments: [Public Comment/Correspondence](#)

- CS-5.** CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION  
(Paragraph (2) of Subdivision (d) of Government Code Section 54956.9)

Significant exposure to litigation (two cases). (25-2976)

Attachments: [Public Comment/Correspondence](#)

**CS-6.**    CONFERENCE WITH LABOR NEGOTIATORS  
(Government Code Section 54957.6)

Agency designated representatives: Fesia Davenport, Chief Executive Officer and designated staff.

Employee Organization(s) for represented employees: All individual member unions of the Coalition of County Unions, AFL CIO; SEIU, Local 721; All affiliated member unions of SEIU; All affiliated member unions of AFSCME Council 36; Los Angeles County Deputy Public Defenders Union; Program Managers Association; Child Support Attorneys; Supervising Child Support Officers; and Probation Directors. (25-1693)

**Attachments:**    [Public Comment/Correspondence](#)

**VI. GENERAL PUBLIC COMMENT 9****9. Telephonic Public Comment**

To address the Board during the live hybrid meeting call **(877) 692-8955** and enter Participant Code: **4433663** starting at 10:30 a.m. *Note: Connect up to 30 minutes before the meeting begins.*

The operator will take your name, item number(s) you wish to address and place you in a **“listening-only”** queue. Please listen carefully to the instructions on providing live testimony to the Board. You will need to press **1** then **0** to be moved into a **“speaking”** queue when the item(s) you wish to address is called. You will hear, *“You are in queue.”* When it is your turn, the moderator will call your name and open your phone line. *Note: Your line will be muted when your time expires, and you will be moved back to the “listening-only” queue.*

**Note:** *If you press 1 then 0 twice, you will hear, “You are removed from the queue.” If you are inadvertently removed, you may press 1 then 0 to be placed back into the “speaking” queue.*

*For additional instructions and tips, please visit our website at:*  
[Call-in Instructions and Tips](#)

**Listen Only**

To listen only by telephone call (877) 873-8017 and enter the access code when prompted: Access Code for English: 111111 Access Code for Spanish: 222222.

**Written Testimony**

Written public comments may be submitted through our website at: <https://publiccomment.bos.lacounty.gov>, which will become part of the official record. (12-9998)

**Attachments:** [Public Comment/Correspondence](#)

**VII. REPORT OF CLOSED SESSION FOR MAY 13, 2025**

- (CS-1)** CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
(Paragraph (1) of Subdivision (d) of Government Code Section 54956.9)

The People of the State of California, ex rel. Xavier Becerra, Attorney General of the State of California vs. County of Los Angeles, et al., Los Angeles County Superior Court Case No. 21STCV01309.

**No reportable action was taken.** (23-1790)

- (CS-2)** CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
(Paragraph (1) of Subdivision (d) of Government Code Section 54956.9)

Raul Gutierrez, et al. v. Los Angeles County Probation Department, Los Angeles County Superior Court Case No. 24STCV06193.

**No reportable action was taken.** (24-3888)

- (CS-3)** CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
(Paragraph (1) of Subdivision (d) of Government Code Section 54956.9)

County of Los Angeles and Los Angeles County Probation Department v. Board of State and Community Corrections, Los Angeles County Superior Court Case No. 25STCP01415

**No reportable action was taken.** (25-2331)

- (CS-4)** CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION  
(Paragraph (2) of subdivision (d) of Government Code Section 54956.9)

Significant exposure to litigation (two cases).

**No reportable action was taken.** (25-1458)

**(CS-5)**    PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
(Government Code Section 54957(b)(1))

Chief Probation Officer.

**No reportable action was taken.** (25-2649)

**(CS-6)**    CONFERENCE WITH LABOR NEGOTIATORS  
(Government Code Section 54957.6)

Agency designated representatives: Fesia Davenport, Chief Executive Officer and designated staff.

Employee Organization(s) for represented employees: All individual member unions of the Coalition of County Unions, AFL CIO; SEIU, Local 721; All affiliated member unions of SEIU; All affiliated member unions of AFSCME Council 36; Los Angeles County Deputy Public Defenders Union; Program Managers Association; Child Support Attorneys; Supervising Child Support Officers; and Probation Directors.

**No reportable action was taken.** (25-1693)

**E N D**



## ***AGENDA***

In accordance with the Brown Act, all matters to be acted on by the Board must be posted at least 72 hours prior to the Board meeting. In cases of an emergency, or when a subject matter needs immediate action or comes to the attention of the Board subsequent to the agenda being posted, upon making certain findings, the Board may act on an item that was not on the posted agenda.

The majority of the Board's Tuesday agenda is a consent calendar. All matters included on the consent calendar (including Board of Supervisors items and Administrative Matters) may be approved by one motion unless held by a Board Member for discussion. During the reading of the Agenda, the Executive Officer will indicate which items have been requested to be held for discussion or continued to a future meeting, and the remaining items will be approved. Items which are set for a certain time may or may not be called up at exactly the time indicated, depending on the business of the Board. The items that are held for discussion may be taken up at any time, depending on the business of the Board. Each item includes a brief summary of the Board member's motion or department's recommended action, and in some instances, a corresponding recommendation from the Chief Executive Officer, indicated in capital letters.

Included at the end of each agenda are items which have been continued from previous meetings for further discussion and action by the Board. This portion of the agenda is commonly referred to as the "A-item Agenda." At the request of a Supervisor, the A-items may be called up for consideration at any time.

## ***INFORMATION RELATING TO AGENDAS AND BOARD ACTIONS***

Agendas for the Board meetings are available on Thursday mornings in the Executive Office and on the Internet. A supplemental agenda that includes corrections, additions or deletions to the agenda is available on Friday afternoons. Internet users may subscribe to and access the agenda on the Los Angeles County homepage at <http://bos.lacounty.gov> under the "Board of Supervisors", and clicking on the "Board of Supervisors Meeting Agendas" link.

Meetings of the Board of Supervisors are recorded on DVD and are available for a nominal charge. A recorded phone message is available immediately following the Board meeting, regarding which items were approved on consent by the Board. A recording of the Board meeting (in Spanish and English) is available within 24-48 hours of a Board meeting at <http://bosvideoap.co.la.ca.us/mgasp/lacounty/homepage.asp> and transcripts are available at <http://file.lacounty.gov/bos/transcripts/>.

After each Board meeting, a Statement of Proceedings is prepared, which indicates the actions taken by the Board including the votes, and is available within 10 days following the meeting. Internet users may access the Statement of Proceedings and supporting documents on the Los Angeles County homepage at <http://www.lacounty.gov/wps/portal/sop>

## ***HELPFUL INFORMATION***

General Information.....(213) 974-1411	Transcripts/DVDs of meetings...(213) 974-1424
Copies of Agendas.....(213) 974-1442	Statement of Proceedings.....(213) 974-1424
Copies of Rules of the Board.....(213) 974-1424	
<b>Board Meeting Live.....(877) 873-8017</b>	<i>Access Code: 111111# (English) 222222# (Spanish)</i>

## ***LOBBYIST REGISTRATION***

Any person who seeks support or endorsement from the Board of Supervisors on any official action may be subject to the provisions of Los Angeles County Code, Chapter 2.160, relating to lobbyists. Violation of the lobbyist ordinance may result in a fine and other penalties. FOR INFORMATION, CALL (213) 974-1093.

## ***ALTERNATE LOCATION TO ADDRESS THE BOARD***

***NOTE: The Lancaster Library located at 601 West Lancaster Boulevard, Lancaster, CA 93534 will not be available.***

AGN. NO.

REVISED MOTION BY SUPERVISOR KATHRYN BARGER MAY 13 27, 2025

**AUTHORIZE JOINT APPLICATION(S) TO AND PARTICIPATION IN THE HOMEKEY+ PROGRAM**

In July 2020, Governor Gavin Newsom announced the Homekey Program ("Homekey"), which made funding available for local jurisdictions to purchase and rehabilitate hotels and other properties to be used as interim and permanent housing for people experiencing homelessness ("PEH") who have been impacted by COVID-19. Since the launch of Homekey Round 1 in 2020, there have been two additional Homekey rounds. The County of Los Angeles ("County"), led by the Homeless Initiative in the Chief Executive Office ("CEO-HI"), has collaborated with development partners to participate in all three Homekey rounds.

To date, CEO-HI and selected co-applicants have been awarded approximately \$523 million for 32 projects, totaling 2,053 units; these consist of 1,447 Permanent Supportive Housing ("PSH") units and 606 interim housing ("IH") units across the County. The State's Homekey funds were used to pay for the cost to acquire, develop, and/or rehabilitate each property. To support in the acquisition, development, and/or rehabilitation of each Homekey property, the County allocated a portion of its American Rescue Plan Act (ARP) funding as a local match, in accordance with the spending plan approved by the Los Angeles County Board of Supervisors ("Board") on November 30, 2021.

On March 5, 2024, California voters approved Proposition 1, which includes the Behavioral Health Infrastructure Bond Act. Building on the success of the original Homekey program in expediting the development of housing, over \$2 billion of this funding has been allocated to Homekey+, a program for PSH projects with supportive services for individuals experiencing homelessness or at risk of homelessness, particularly Veterans and individuals facing mental health or substance use challenges.

-MORE-

MOTION

SOLIS	_____
MITCHELL	_____
HORVATH	_____
HAHN	_____
BARGER	_____

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The Notice of Funding Availability ("NOFA") for Homekey+ was released by the California Department of Housing and Community Development ("HCD") on November 26, 2024, and the application was released in January 2025. The deadline to fill gap financing needs for PSH projects already existing in the County's pipeline was April 3, 2025; the County ultimately submitted 1 project in this category. The final deadline for all other projects is May 30, 2025, with continuous award announcements being rolled out starting in June 2025. Once awarded, most projects must be financed and completed within 24 months. The County is eligible for \$599 million in Homekey+ funding, with \$277.86 million allocated for Veterans' projects and \$321.43 million allocated for other eligible population projects.

On April 1, 2025, the Board authorized the Los Angeles County Development Authority ("LACDA") to act as an agent of the County in participating in and implementing the Homekey+ program. LACDA is acting as the agent of the County in coordinating with Department of Mental Health ("DMH"), Department of Public Health-Substance Abuse and Prevention Control ("DPH-SAPC"), Department of Health Services ("DHS"), and Department of Military & Veterans Affairs ("DMVA") to identify eligible project proposals, and to jointly apply to HCD with selected entities for Homekey+ funding to acquire, develop, and/or rehabilitate selected project proposals. DMH, DPH-SAPC, DHS, and DMVA will be responsible for identifying funding and other resources to support the supportive services, capital, and operating funding necessary to secure Homekey+ awards from the state.

In preparation for Homekey+, LACDA conducted a needs assessment and created a prioritized list of target populations to be served by potential Homekey+ projects. LACDA leads the preparation and implementation of a formal Homekey+ project and co-applicant solicitation and selection process. It was released in mid-March as a call for projects via the Universal NOFA Application ("UNOFA") website. Co-applicants were required to submit their projects to LACDA for consideration by April 1, 2025. The date for LACDA, as the agent of the County, to select co-applicants and projects to move forward to the State was April 11, 2025.

Selected entities have performed or are in the process of performing due diligence on the properties to ensure the properties are appropriate for use as PSH. Each entity has also provided evidence of site control. Available due diligence and other property information has been reviewed by the LACDA and consultants who are experts in affordable housing development.

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The State's Homekey+ funds would be used to pay for the cost to develop or acquire and rehabilitate each property. In most cases, a local match will be required to develop or acquire and rehabilitate each property. Department of Mental Health has identified local resources for both rental and capital project subsidies which would be committed to specific proposed projects and used to leverage additional Homekey+ funds, including specialty mental health services to projects that service individuals with Serious Mental Illness. Department of Public Health - Substance Abuse Prevention and Control has identified local funding resources to implement low-barrier recovery-oriented permanent supportive housing, including substance use disorder supportive services and rental subsidies, to leverage additional Homekey+ funds. Department of Health Services – Office of Diversion and Reentry has identified local funding resources for rental subsidies for projects that target the Office of Diversion and Reentry population. The call for projects response required co-applicants to indicate if, and how much, local assistance is needed in their project and demonstrate why local funding is critical for feasibility.

LACDA recommends jointly applying to the state for funding to develop or acquire and rehabilitate the 5 properties listed on Attachment 1 (collectively, "Properties" and singularly, a "Property") with selected entities for the funding amounts stated therein.

Additionally, DMH recommends providing up to \$5,200,000 in Mental Health Services Act (MHSA) and/or Behavioral Health Services Act (BHSA) funds, which will be administered by LACDA, to the National Community Renaissance of California (National CORE). This funding will support the capital costs of the Huntington Villas permanent supportive housing project located at 5350 S Huntington Dr in the City of Los Angeles. This project is being submitted to the State for Homekey+ funding by National CORE in partnership with the City of Los Angeles through the Los Angeles Housing Department.

If the Application(s) are approved, the County and its co-applicants must enter into agreements to administer the funding and development of the properties for their intended use consistent with the requirements of Homekey+ and other funding sources.

Assembly Bill 453 531 (2023-2024) establishes a statutory exemption from the California Environmental Quality Act for activities meeting certain conditions that receive funding through the Homekey+ NOFA, but other exemptions are also applicable to the proposed projects. Project descriptions of the proposed Homekey+ projects are included in Attachment 1.

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**I, THEREFORE, MOVE** that the Board of Supervisors:

1. Find that the 5 "Projects," which include the proposed acquisition and renovation or development of the properties listed on Attachment 1, are exempt from the CEQA pursuant to Health and Safety Code section 50675.1.4, pursuant to Government Code section 65650 et seq., as by right supportive housing developments, pursuant to Government Code section 65660 et seq., as by right low barrier navigation center developments, pursuant to Public Resources Code section 21080.27, to the extent they are emergency shelter or supportive housing developments within the City of Los Angeles, and pursuant to Public Resources Code section 21080.50, as interim motel housing conversions. Further, find that the Projects are statutorily exempt from CEQA pursuant to section 21080(b)(4) of the Public Resources Code and section 15269(c) of the State CEQA Guidelines, which exempts specific actions necessary to prevent or mitigate an emergency and also categorically exempt pursuant to sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations to Land), 15311 (Accessory Structures), and 15332 (Infill Development) of the State CEQA Guidelines, and Classes 1, 2, 3, 4, and 11 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, because the Projects are within certain classes of projects that have been determined not to have a significant effect on the environment. In addition, based on the records of the proposed Projects, they will comply with all applicable regulations, and are not in a sensitive environment and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code Section 65962.5, or indication that they may cause a substantial adverse change in the significance of a historical resource that would make the exemptions inapplicable. Upon approval of these actions, the LACDA will file Notices of Exemption (Notices) with the County Clerk pursuant to section 21152 of the Public Resources Code and will post the Notices to the County's website pursuant to section 20192.2 of the Public Resources Code.
2. Approve the Projects listed on Attachment 1.
3. Approve the attached authorizing resolution(s), authorizing and directing the Executive Director of the LACDA, or his designee, to submit joint Application(s), on behalf of the County, to HCD in response to the Notice of Funding Availability, and to jointly apply for Homekey+ grant funds in the amounts indicated in each authorizing resolution.
4. Approve funding to the National CORE for the Huntington Villas project identified Attachment 1, using up to a total of \$5,200,000 in MHSA and/or BHSA funds, and authorize transfer of such funds to LACDA for the project.

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**I, FURTHER MOVE** that the Board of Supervisors, acting as the Board of Commissioners for LACDA:

1. Approve the recommended action to provide additional funding for the Huntington Villas project which is not subject to CEQA pursuant to SB 406 and Public Resources Code section 21080.10. CEQA does not apply to the provision of financial assistance by a local agency not acting as a lead agency for the development and construction of residential housing for persons and families of low and moderate income, as defined in Section 50096 of the Health and Safety Code. Authorize the Executive Director or his designee to accept and incorporate, as needed, up to \$5,200,000 in MHSA and/or BHSA funds into the LACDA's approved Fiscal Year 2024-2025 budget for the purposes described herein; and
2. Authorize the Executive Director or his designee to reallocate the LACDA funding set aside for affordable housing at the time of project funding, as needed and within each project's approved funding limit, in line with each project's needs, and within the requirements for each funding source; and
3. Authorize the Executive Director or his designee, to negotiate, execute, and if necessary, amend, or reduce, an agreement with the National CORE for up to \$5,200,000 in MHSA and/or BHSA funds for the Huntington Villas project identified in Attachment 1, or their LACDA-approved assignees, and all related documents, following approval as to form by County Counsel.

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Attachment 1 to Motion:  
Properties to be Submitted to Homekey+ Program jointly by the Los Angeles County Development Authority and  
Selected Corporations

Corporation	Property Address	SD	Type of Housing	Project Type	Units	County and Corporation Standard Agreement with HCD Not to Exceed
The People Concern / St. Vincent Behavioral Health Campus	201 S. Alvarado St., Los Angeles, CA 90057	1	PSH	Adaptive Re-Use (Office to Residential)	172	\$60,600,000
Weingart Center Association	3525 Torrance Blvd., Torrance, CA 90503	4	PSH	Adaptive Re-Use (Motel Conversion)	120	\$55,165,000
PATH Ventures	4752 S. Main St., Los Angeles, CA 90037	2	PSH	Acquisition	51	\$24,375,000
<del>Desert Sands Village, LLC</del>	<del>39100 Division St., Palmdale, CA, 93550</del>	<del>5</del>	<del>PSH</del>	<del>New Construction</del>	<del>50</del>	<del>\$20,770,000</del>
<u>Residency at the Entrepreneur LP / ABS Properties</u>	<u>1657-61 N. Western Ave., Los Angeles, CA 90027</u>	<u>3</u>	<u>PSH</u>	<u>New Construction</u>	<u>200</u>	<u>\$15,000,000</u>

Properties to be Submitted to Homekey+ Program with a local jurisdiction and funded by the Los Angeles County  
Department of Mental Health

Corporation	Property Address	SD	Type of Housing	Project Type	Units	LA County Funding
National Community Renaissance	5350 S. Huntington Dr., Los Angeles, CA 90032	1	PSH	Adaptive Re-Use (Interim to Permanent Supportive Housing)	53	\$5,200,000