

STATE OF CALIFORNIA - DEPARTMENT OF GENERAL SERVICES
STANDARD AGREEMENT - AMENDMENT

35861

SCO ID:

STD 213A (Rev. 4/2020)

| | | | |
|--|---------------------------------|-----------------------|-----------------------------|
| <input checked="" type="checkbox"/> CHECK HERE IF ADDITIONAL PAGES ARE ATTACHED <u>6</u> PAGES | AGREEMENT NUMBER 20-HK-00134 | AMENDMENT NUMBER 1 | Purchasing Authority Number |
|--|---------------------------------|-----------------------|-----------------------------|

1. This Agreement is entered into between the Contracting Agency and the Contractor named below:

CONTRACTING AGENCY NAME
 Department of Housing and Community Development

CONTRACTOR NAME
 City of Long Beach

2. The term of this Agreement is:

START DATE
 12/15/2020

THROUGH END DATE
 12/14/2025

3. The maximum amount of this Agreement after this Amendment is:
 \$17,603,000.00

4. The parties mutually agree to this amendment as follows. All actions noted below are by this reference made a part of the Agreement and incorporated herein:

Exhibit E (PROJECT-SPECIFIC PROVISIONS AND SPECIAL TERMS AND CONDITIONS), is hereby deleted in its entirety and replaced with a new Exhibit E, (PROJECT-SPECIFIC PROVISIONS AND SPECIAL TERMS AND CONDITIONS), (Rev. 3/2022) attached hereto and made a part hereof.

All other terms and conditions shall remain the same.


IN WITNESS WHEREOF, THIS AGREEMENT HAS BEEN EXECUTED BY THE PARTIES HERETO.

CONTRACTOR

CONTRACTOR NAME (if other than an individual, state whether a corporation, partnership, etc.)
 See attached

| | | | |
|---|----------------------|-------|-----|
| CONTRACTOR BUSINESS ADDRESS see attached | CITY see attached | STATE | ZIP |
|---|----------------------|-------|-----|

| | |
|--|-----------------------|
| PRINTED NAME OF PERSON SIGNING see attached | TITLE see attached |
|--|-----------------------|


| | |
|---------------------------------|---|
| CONTRACTOR AUTHORIZED SIGNATURE | DATE SIGNED  7-19-2022 |
|---------------------------------|---|

STATE OF CALIFORNIA

CONTRACTING AGENCY NAME
 Department of Housing and Community Development

| | | | |
|---|--------------------|-------------|--------------|
| CONTRACTING AGENCY ADDRESS 2020 W. El Camino Ave., Suite 130 | CITY Sacramento | STATE CA | ZIP 95833 |
|---|--------------------|-------------|--------------|

| | |
|---|----------------------------------|
| PRINTED NAME OF PERSON SIGNING Synthia Rhinehart | TITLE Contract Office Manager |
|---|----------------------------------|

| | |
|--|------------------------|
| CONTRACTING AGENCY AUTHORIZED SIGNATURE  | DATE SIGNED 7/29/22 |
|--|------------------------|

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|--|---|
| CALIFORNIA DEPARTMENT OF GENERAL SERVICES APPROVAL | EXEMPTION (if Applicable) Exempt per: SCM Vol. 1 4.04.A.3 (DGS memo dated 6/12/1981) |
|--|---|

Approved as to form:
 Date: 7/13/2022

By: 
 For: Charles Parkin, City Attorney

EXHIBIT E

PROJECT-SPECIFIC PROVISIONS AND SPECIAL TERMS AND CONDITIONS

1. PROJECT-SPECIFIC PROVISIONS

| Project Name City of Long Beach Project Homekey Site Address 1725 Long Beach Blvd Long Beach, CA 90813 County Los Angeles | | APN: 7269-019-900 | |
|---|------------|-------------------|-------------------------|
| Enter the number of doors by bedroom size and income level. | | | |
| # of Bedrooms | # of Doors | HK Restricted | Income Limit (% of AMI) |
| 1 | 102 | 102 | 30% AMI |
| Total | 102 | 102 | |

A. Project Description

1. **Grant Amount:** \$17,603,000 (CRF: \$15,155,000; GF: \$2,448,000)
2. **Payee:** City of Long Beach ("City")
3. **Eligible Use:** Acquisition and conversion of hotel into Interim Housing.
4. **Project Narrative:** The City of Long Beach Project Homekey Site will include the conversion of an existing four-story hotel (a former Best Western hotel) into 102 units of Interim Housing. Project site is 1.8 miles from City Hall, tenants of this site will be serviced by various transit including Metro light rail station across the street as well as several bus stops within 1/3 miles proximity. In addition, essential services such as local supermarkets, restaurant chains, schools, parks and other convenience stores are all

Homekey Program (Homekey)
 NOFA Date: July 16, 2020
 Project Name: City of Long Beach Project Homekey Site
 Approved Date: 10-08-2020
 Prep. Date: 3/28/2022

available within a half-mile vicinity. The City will partner with contractors to manage the property after acquisition and will engage in a formal solicitation process to procure a service agency to provide intensive supportive services for the tenants. The target population will focus on people primarily experiencing homelessness with income at or below 30% Area Median Income who are navigating through the City's Continuum of Care Coordinated Entry System.

5. Strategies to Promote Racial Equity and Accessibility:

- a. The Sponsor shall, at the request of the Department, report back on any racial equity strategies described in the Homekey Application.
- b. The Sponsor shall ensure that the Project includes sensory accessible units and mobility accessible units in accordance with all relevant representations and descriptions in the Sponsor's Homekey Application (e.g., number of units, accessibility elements) and/or meets the minimum required accessible units as listed in the Homekey NOFA, to meet or exceed the greater of the two requirements.

B. Scope of Work

The City will acquire and convert the existing 4-story hotel (the former Best Western hotel) into 102 units of Interim Housing, for households experiencing homelessness or at risk of homelessness, and because of that and for other reasons, are or have been impacted by the COVID-19 pandemic. Prioritization for persons who have been supported by Project Roomkey operations (who are at high risk of contracting COVID-19), who have already been matched to a housing resource, or are high priority for housing match through the CES. Reducing the unsheltered population in Long Beach is crucial to containing COVID-19.

Since the facility is in good condition, minimal improvements will be necessary before opening within 90 days of acquisition. An on-call property management firm will assume temporary management of the facility, while the local Continuum of Care will leverage existing system of care to support operations at the project site. The City will conduct an RFP for a local provider to provide long-term operations and services at the site. Specific supports will be tailored to meet the needs of the Target Population that will reside at the site.

C. Sponsor Contract Coordinator

| | |
|----------------------------------|--|
| Authorized Representative Name: | Christopher Koontz |
| Authorized Representative Title: | Deputy Director of Development Services |
| Entity Name: | City of Long Beach |
| Address: | 411 West Ocean Boulevard Long Beach, CA 90802 |
| Phone No.: | (562) 570-6288 |
| E-Mail Address: | alvin.teng@longbeach.gov |

D. Budget Detail

The Sponsor will draw upon Local Public Entity sources Continuum of Care/ Measure H \$500,000, Los Angeles County \$1,000,000 and Homeless Housing Assistance and Prevention (HHAP) \$500,000.

E. Additional Conditions Precedent to Disbursement

Notwithstanding, and in addition to, the Sponsor's full satisfaction of each and all of the Conditions of Disbursement set forth in Paragraph 2 of Exhibit B to this Agreement, (the "Holdback Amount") of the Grant amount shall be held back by the Department until such time as the Sponsor delivers the following to the Department: (a) Phase II Environmental Site Assessment for the project to the Department, in form and substance satisfactory to the Department.
(b) Relocation Plan if there is any relocation possibility, otherwise submit a certification for no relocation.

Homekey Program (Homekey)
NOFA Date: July 16, 2020
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F. Performance Milestones

| Performance Milestones | Date |
|--|--|
| Site control of Project site. | 12/16/2020 |
| Submission of documentation of compliance with California's relocation assistance law that has been expressly approved in writing by the Department. | 12/16/2020 |
| Completion of all necessary environmental clearances. | 12/16/2020 |
| Obtaining all discretionary public land use approvals that are required, notwithstanding Health and Safety Code section 50675.1.1, subdivision (g). | 12/16/2020 |
| Satisfaction of all conditions of disbursement set forth at <u>Exhibit B</u> . | 12/16/2020 |
| Program funds fully disbursed. | 12/16/2020 |
| Sponsor's submission of certification that it will employ the core components of Housing First (set forth at Health and Safety Code section 8255) as part of its property management and tenant selection practices. | 12/30/2020 |
| Satisfaction of occupancy timeline. | 03/16/2021 |
| Submission of expenditure and program reporting | Feb. 1, 2021 |
| Submission of expenditure reporting in connection with 24-month operating subsidy | Jan. 31, 2021 July 31, 2021 Jan. 31, 2022 July 31, 2022 |

2. SPECIAL TERMS AND CONDITIONS

The following Special Terms and Conditions are applicable to this Project and shall control notwithstanding anything to the contrary herein:

Homekey Program (Homekey)
 NOFA Date: July 16, 2020
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- A. The Sponsor shall submit documentation of its compliance with California's relocation assistance law, in form and substance satisfactory to the Department, as required by Exhibit D of this Agreement. Such documentation shall be in finalized form and expressly approved by the Department in writing by the Performance Milestone date set forth herein.

- B. The Department shall cause a 10-year use restriction in accordance with the NOFA and Program Requirements ("Covenant") to be recorded against the Project real property. Within thirty (30) calendar days of receiving an execution copy of the Covenant from the Department, the City shall duly execute and deliver the Covenant to the Department. The Department shall record the Covenant in the Official Records of the City of Long Beach within a reasonable time thereafter. Unless the Department provides its prior and express written consent, the Covenant shall be recorded and shall remain as a lien against the Project in first position over all Project agreements, covenants, or other matters of record on the real property for the 10-year period of use and occupancy required by the Program.