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RESOLUTION NO. 2022-R ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING THE WAIVER OF CITY PERMIT FEES IN THE APPROXIMATE AMOUNT OF \$121,527 FOR THE 73 UNIT PROJECT HOMEKEY INTERIM AND PERMANENT SUPPORTIVE HOUSING MOTEL CONVERSION LOCATED AT 3868 AND 3900 SEPULVEDA BLVD., CULVER CITY CALIFORNIA.

WHEREAS, the California Department of Housing and Community Development (“HCD”) issued a Notice of Funding Availability (“NOFA”) dated September 9, 2021, for the Homekey Program Round 2 (“Homekey” or “Homekey Program”) pursuant to Health and Safety Code, Section 50675.1.1; and

WHEREAS, on December 13, 2021, the Culver City Council approved the adoption of Resolution No. 2021-R113 to submit an application HCD under the Homekey Round 2 NOFA; and

WHEREAS, to effectuate Goal 1, Action 1a under the 2018 City Council-adopted Plan to Prevent and Combat Homeless, which calls for the creation of an emergency shelter through the conversion of a local motel, on January 28, 2022, an application was submitted under the Homekey Round 2 NOFA; and

WHEREAS, on March 15, 2022, the Department announced that Culver City was awarded \$26.6 million in Homekey grant funds for the acquisition and rehabilitation of two local motels for the creation of Interim and Permanent Supportive Housing for single adults experiencing chronic homelessness; and

WHEREAS, Culver City’s Project Homekey (“PHK”) is the first Permanent Supportive Housing project created in the City and first Interim Housing resource for homeless individuals; and

1 WHEREAS, Project Homekey is designed to provide 73 harm reduction-based,
2 low barrier service enriched housing units for chronically homeless individuals will focus on
3 housing and supportive services for high users of City emergency services and engagements
4 with the Culver City Homeless Outreach Team; and
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6 WHEREAS, Interim and Permanent Supportive Housing is an effective
7 evidence-based solution to ending chronic homelessness and also prevents new incidents of
8 homelessness among highly vulnerable people with long experiences of homelessness; and
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10 WHEREAS, on April 25, 2022, City Council adopted an updated Resolution No.
11 2022- R031 authorizing the Homekey Grant fund application and authorizing the acceptance
12 of Homekey grants funds in an amount of \$26.6 million from HCD; and
13

14 WHEREAS, the City Council on April 25, 2022, approved a budget amendment
15 by four-fifths vote to enter into a professional services agreement with John Kaliski Architects
16 Inc (“JKA”) in an amount not-to-exceed \$443,861 to provide architectural services and Katz,
17 Okitsu and Associates (“KOA”) in an amount not-to-exceed \$420,280 to provide construction
18 management and inspections services for the development of PHK; and
19

20 WHEREAS, through the use of the Homekey grant funds and other local funds
21 from the Low- and Moderate-Income Housing Asset Fund in the amount of \$7.3 million and
22 grant funds from Senator Kamlager in the amount of \$3.41 million, on August 11, 2022, the
23 City closed escrow to acquire two motels located at 3868 and 3900 Sepulveda Blvd., Culver
24 City, California for \$20.026 million; and
25

26 WHEREAS, the City Council awarded a construction contract to Cornerstone
27 Construction Group, Inc. in the amount of \$8,309,694 to renovate City-owned property at 3868
28 and 3900 Sepulveda Boulevard pursuant to Culver City Municipal Code (CCMC) Section
3.07.090.E; and

1 WHEREAS, based on project valuation, City permits fees total \$121,527; and

2 WHEREAS, a breakdown of the City permit fees are as follows:

3 **3868 Sepulveda**

- 4 • Building permits = \$27,971.77
5 • Mechanical permit = \$14,507.38
6 • Electrical permits = \$6,971.28
7 • Plumbing permits = \$6,875.88
8 • Total Building, Mechanical, Electrical, and Plumbing fees
9 = **\$56,326.31**

10 **3900 Sepulveda**

- 11 • Building permits = \$40,781.22
12 • Mechanical permit = \$10,637.22
13 • Electrical permits = \$7,726.87
14 • Plumbing permits = \$6,055.16
15 • Estimated total Building, Mechanical, Electrical, and Plumbing
16 fees = **\$65,200.47**

17 ***TOTAL PROJECT FEES = \$121,526.78***

18 NOW, THEREFORE, the City Council of the City of Culver City, California,
19 DOES HEREBY RESOLVE, as follows:

- 20 1. The City Council approves the waiver of all City permit fees and affirms
21 that the City Manager, or designee, was authorized to waive all City permit fees in the
22 amount of \$121,526.78 related to the rehabilitation of 3868 and 3900 Sepulveda Blvd.,
23 Culver City, California for the purpose of creating 73 harm reduction-based, low barrier
24 service enriched housing units for chronically homeless individuals; and

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2. The City Manager, or designee, is hereby authorized as agent to conduct all negotiations, execute, and submit all documents including, but not limited to, agreements, payment requests, and any other documents required or deemed necessary to waive City permit fees related to the PHK motel conversion for the creation of 73 units of Interim and Permanent Supportive housing under the authority of this Resolution.

APPROVED AND ADOPTED on the 14th day of November, 2022.

DR. DANIEL LEE, Mayor
City of Culver City, California

ATTEST:

APPROVED AS TO FORM:

Walter S. Baker

JEREMY BOCCHINO, City Clerk

HEATHER BAKER, City Attorney