

**MacLaren Esperanza Village Project Supplemental Funding**

The County of Los Angeles (County), through our Board of Supervisors (Board), recognizes the ongoing need for increased affordable housing and remains committed to creating housing opportunities for our residents. In line with this commitment, on September 10, 2024, the Board took action to further the development of affordable housing at the site formerly operated as MacLaren Hall, a former Department of Children and Family Services (DCFS) facility located at 4024 Durfee Avenue in the City of El Monte (Property). Building on this progress, we are eager to help advance the Esperanza Village Affordable Housing Project (Project) and bring much-needed housing to the community. The Project would deliver approximately 202 affordable rental units for low-income families, seniors, transitional age youth, people experiencing homelessness, formerly justice involved individuals, and individuals with special needs, helping to address the critical need for housing in the region. Formerly justice involved persons tend to struggle to find affordable housing when returning home to their communities. It is imperative to ensure that affordable housing is available to not only seniors and low-income families, but to the justice involved population to encourage successful reintegration into the community and reduce recidivism. In addition to quality

HOA.105225693.1

MOTION

Solis	_____
Mitchell	_____
Horvath	_____
Hahn	_____
Barger	_____

REVISED MOTION BY SUPERVISOR SOLIS

April 1, 2025

**MacLaren Esperanza Village Project Supplemental Funding**

housing, the Project will feature essential infrastructure, including driveways, parking, courtyards, and shared community spaces, including a community park which was separately approved by the Board on November 24, 2020 and currently being developed by the County's Department of Public Works (DPW) and the City of El Monte. Additionally, the County proposes to develop onsite a community health clinic to serve residents and the surrounding community as well as bolster economic development through the creation of approximately 140 full-time jobs for the local community. Together, these elements would bring lasting economic and social benefits to the region.

To help expedite the Project and more quickly address the urgent need for affordable housing in the County of Los Angeles, the First Supervisorial District is allocating approximately \$10.113 million, from First District discretionary funds, to the Project comprised of the following:

- \$4.113 million from the Supervisorial District 1 allocation of the Interim Housing Capital Fund Pool
- \$1 million from the Provisional Financing Uses
- \$4 million from the Community Program Funds
- \$1 million from the Homeless Service Center Funds previously allocated to the Los Angeles County Development authority (LACDA) by the First Supervisorial District

REVISED MOTION BY SUPERVISOR SOLIS

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

1. Acting as a responsible agency for the Villa Esperanza Project pursuant to the California Environmental Quality Act (CEQA), certify that the County has independently reviewed and considered and reached its own conclusions regarding the environmental effects of the County's current approvals related to the project as shown in the Initial Study-Mitigated Negative Declaration (IS/MND) which was approved by the City of El Monte (City) as lead agency and on November 29, 2022 and the Addendum to the adopted IS/MND, which was prepared and adopted by the City on September 3, 2024, and find that there are no changes to the approved project or to the circumstances under which it will be undertaken that require additional environmental documentation or findings under CEQA and the previously adopted Mitigation Monitoring and Reporting Programs will continue to apply.
2. Approve an appropriation adjustment to transfer \$9.113 million comprised of \$4.113 million from the Interim Housing Capital Fund Pool, \$1 million from the Provisional Financing Uses Services and Supplies budget, and \$4 million from the First Supervisorial District Community Program Funds Services and Supplies budget to the MacLaren Esperanza Village Project and Facilities Development Budget for transfer to the Los Angeles County Development Authority (LACDA) after execution of the Funding Agreement, to fund the MacLaren Esperanza Village Project (Project).

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3. Find that pursuant to Government Code section 26227, the allocation of funds for the development of affordable housing to the developer for the Project meet the social needs of the population of the County and will serve a public purpose that benefits the County and its residents.
4. Designate the LACDA, by and through its Executive Director, or designee, to act as the agent of the County in providing the funding up to \$10.113 million, which includes any administrative costs for LACDA, to the development team for the Project and to execute any necessary agreements as well as any amendments and related documents needed on behalf of the County.
5. Authorize the Chief Executive Officer, or her designee, to execute, and if necessary, to amend or terminate, a funding agreement between the County and the LACDA for an amount not to exceed \$10.113 million comprised of \$4.113 million from the Interim Housing Capital Fund Pool, \$1 million from the Provisional Financing Uses Services and Supplies budget, \$4 million from the First Supervisorial District Community Program Funds Services and Supplies budget, and \$1 million from the Homeless Service Center Funds previously allocated by the First Supervisorial District to the LACDA for the Project.

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

1. Acting as a responsible agency pursuant to the California Environmental Quality

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Act (CEQA), certify that the County has previously considered the Initial Study-Mitigated Negative Declaration (IS/MND) for the Esperanza Village Project, which was approved by the City of El Monte (City) as lead agency and determined on November 29, 2022 and the Addendum to the adopted IS/MND, which were prepared and adopted by the City as the lead agency, on September 3, 2024, that there are no changes to the approved projects or to the circumstances under which they will be undertaken that require additional environmental documentation or findings under CEQA and the adopted Mitigation Monitoring and Reporting Programs will continue to apply.

2. Authorize the Executive Director, or his designee, to execute all required documents necessary to accept and incorporate \$9.113 million comprised of the following: \$4.113 million from the Interim Housing Capital Fund Pool, \$1 million from the Provisional Financing Uses, and \$4 million from the Community Program Funds, into the LACDA's approved Fiscal Year 2024-2025 budget, including \$1 million from the Homeless Service Center Funds previously allocated to the LACDA by the First Supervisorial District for the Esperanza Village Project (Project).
3. Authorize the Executive Director, or his designee, to negotiate, execute, amend, and if necessary, terminate for convenience, a grant agreement and any ancillary documents, with the development team, or a designee approved by

AGN. NO. \_\_\_\_\_

REVISED MOTION BY SUPERVISOR SOLIS

April 1, 2025

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the LACDA, for a total amount of \$10.113 million using the sources of funds identified in this Board Motion for the development of the proposed Project.

# # #

HLS:gdm

April 01, 2025

COUNTY OF LOS ANGELES

### REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF CHIEF EXECUTIVE OFFICER

**AUDITOR-CONTROLLER:**

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HER RECOMMENDATION OR ACTION.

**ADJUSTMENT REQUESTED AND REASONS THEREFORE**

**FY 2024-25**

**3 - VOTES**

**SOURCES**

**USES**

BA DETAIL - SEE ATTACHMENT PAGE 1

BA DETAIL - SEE ATTACHMENT PAGE 1

**SOURCES TOTAL** \$ 12,782,000

**USES TOTAL** \$ 12,782,000

**JUSTIFICATION**

Reflects the realignment of appropriation: \$4.113M from Health Services - Community Programs' (HS-CP) Interim Housing Pool funds (comprised of \$3.669M DHS Realignment revenue and \$.444M one-time HS-CP funding), \$1M from PFU budget unit, \$4M from Board of Supervisors' Community Program Funds. Also reflects realignment of \$3.669M revenue from HS-CP to the PFD budget unit to fund the Esperanza Village Affordable Housing Project at the formerly operated McLaren Hall.

## ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

James Yun

Digitally signed by James Yun  
Date: 2025.03.13 11:51:47 -07'00'

**AUTHORIZED SIGNATURE**

JAMES YUN, MANAGER, CEO

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

31 April 1, 2025

EDWARD YEN  
EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR---

ACTION

RECOMMENDATION

Andrea

Digitally signed by Andrea Turner  
Date: 2025.03.13 12:12:36 -07'00'

BY Turner

DATE 3/13/2025

AUDITOR-CONTROLLER

B.A. NO. 197

APPROVED AS REQUESTED

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

Matthew J.

BY Diaz

DATE 3/13/2025

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Date: 2025.03.13 12:18:11 -07'00'

COUNTY OF LOS ANGELES  
REQUEST FOR APPROPRIATION ADJUSTMENT

FY 2024-25  
3 - VOTES

SOURCES	USES
<b>PFU-VARIOUS</b> A01-CB-2000-13749-13760 SERVICES & SUPPLIES <b>DECREASE APPROPRIATION</b>	<b>1,000,000</b>
<b>BOARD OF SUPERVISORS</b> A01-BS-2000-10010 SERVICES & SUPPLIES <b>DECREASE APPROPRIATION</b>	<b>4,000,000</b>
<b>HEALTH SERVICES - COMMUNITY PROGRAMS</b> A01-HU-5500-22200 OTHER CHARGES <b>DECREASE APPROPRIATION</b>	<b>4,113,000</b>
<b>PROJECT AND FACILITY DEVELOPMENT</b> A01-CF-88-8944-10190 2011 REALIGNMENT-AB109 <b>INCREASE REVENUE</b>	<b>3,669,000</b>
<b>SOURCES TOTAL</b>	<b>\$ 12,782,000</b>
<b>HEALTH SERVICES - COMMUNITY PROGRAMS</b> A01-HU-88-8944-22200 2011 REALIGNMENT-AB109 <b>DECREASE REVENUE</b>	<b>3,669,000</b>
<b>PROJECT AND FACILITY DEVELOPMENT</b> A01-CF-5500-10190 OTHER CHARGES <b>INCREASE APPROPRIATION</b>	<b>9,113,000</b>
<b>USES TOTAL</b>	<b>\$ 12,782,000</b>

Andrea  
Turner

Digitally signed by Andrea  
Turner  
Date: 2025.03.13  
12:13:09 -07'00'

ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

BA 197 3/13/25

31 April 1, 2025



EDWARD YEN  
EXECUTIVE OFFICER