



LACAHS FY2025-26 Expenditure Plan and Agency Strategy

June 2025

What is the Expenditure Plan?

The FY2025-26 Expenditure Plan answers two critical questions:

1. Eligible Uses

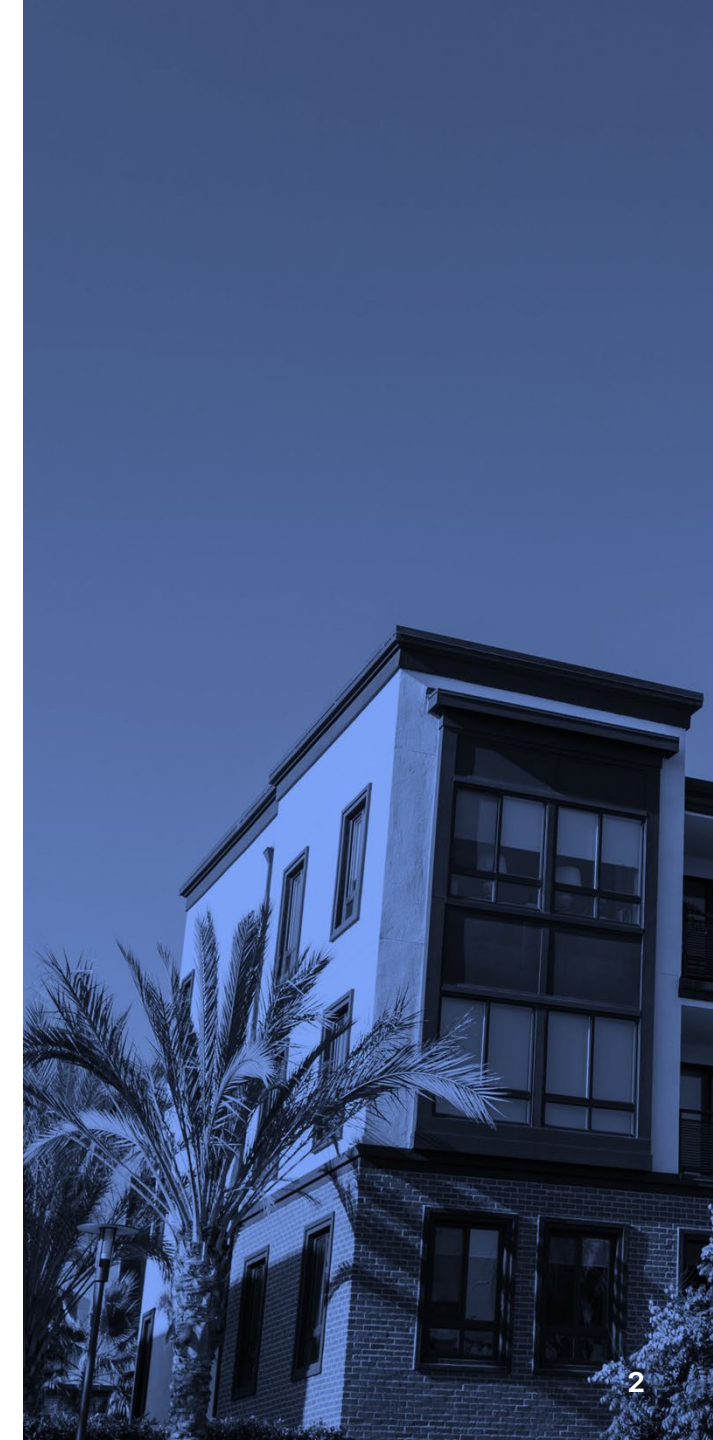
How can funding be spent?

2. Funding Allocations

How much funding will each jurisdiction receive?

The Expenditure Plan is a first step in LACAHSa's ongoing planning process:

May	June	July
Draft Expenditure Plan Draft MOUs	Final Expenditure Plan Final MOUs Agency Operating Budget Draft Program Guidelines	Program Guidelines



Thank you to everyone who provided valuable insight throughout this process.

LACAHSA Board
LACAHSA Staff
Ad Hoc Committees
Eligible Jurisdictions
RFI Respondents

Local and Regional Housing
Experts
Best Best & Krieger
MDG Associates
LeSar Development Consultants

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Eligible Uses

Eligible Uses for Production, Preservation, and Ownership

Tool	Usage	Subsidy Type	Role	Households Served
Direct Project Investments				
Residual Receipts Loans	new construction or preservation	soft-pay debt	Jurisdictions could originate loans directly to projects.	Primarily serving households below 80% AMI. Most effective in 30% to 80% AMI range. Tools pair well with operating subsidies to reach deeper affordability.
Limited Cashflow Loan		soft-pay debt		
Hard Pay Subordinate Loan		hard-pay debt		
Predevelopment/Acquisition Strike Loan	Predevelopment, acquisition, and/or preservation	hard-pay debt		
Preferred Equity	new construction, preservation, or ownership	equity		
Equity Investment				
Rent & Operating Subsidies				
Project-Based Rental Assistance	new construction or preservation	annual operating subsidy (ongoing)	Jurisdictions may enter into agreements or provide rent and operating subsidies.	Households earning between 0-30% AMI.
Master Lease				
Shallow Rent Subsidy				
Operating Subsidies				
Capitalized Operating Subsidy Reserve (COSR)				
LACAHSA Mortgage				
A-Note	primarily new construction, available for some preservation	senior, hard-pay debt	LACAHSA is bond issuer for the A-Note and B-Note. Jurisdictions may provide additional investments and/or operating subsidies for related projects.	Households earning between 30% to 80% AMI. May serve projects that include homes at 120% AMI; however, funds may only be used for 50% AMI and 30% AMI homes.
B-Note with Guarantee		bond and interest guarantee (ongoing) bond		
Impact Fund				
Mini-Permanent Loan	predevelopment, acquisition, and/or preservation of existing subsidized affordable and NOAH, or ownership	hard-pay debt	Jurisdictions may provide additional residual receipts loans and/or operating subsidies.	Households earning between 30% to 80% AMI. If preservation, at building acquisition, all AMI levels are eligible. As units turnover over time, 100% of the building must reach 50% AMI.
Predevelopment/Acquisition Strike Loan			Jurisdictions could originate loans directly to projects.	
Ownership Products				
Community Land Trust Investment	ownership	Hard-Pay Debt, Soft-Pay Debt, Grant	Jurisdictions could originate loans directly to non-profit organizations or households.	Primarily targeted towards households earning below 80% AMI. May serve projects that include homes at 120% AMI; however, funds may only be used for 50% AMI and 30% AMI homes in this scenario.
Limited or Shared Equity Cooperatives Investment				
Interest Rate Subsidy				
Soft Second Mortgage				
Foreclosure Assistance				
Financing Affordable Homeownership Products				

Eligible Uses for Production, Preservation, and Ownership, by Housing Project Type

		Multi-Family Construction	Adaptive Reuse	Permanent Supportive Housing	Social Housing	Public Housing	Community Land Trusts	ADUs or Mobile Homes	Land Acquisition	Acquisition & Rehab	LIHTC Resyndication	NOAH Preservation
PPO-New Construction												
PPO-Flexible												
Direct Project Investments	Residual Receipts Loans											
	Limited Cashflow Loan											
	Hard Pay Subordinate Loan											
	Predevelopment/ Acquisition Strike Loan											
	Preferred Equity											
	Equity Investment											
Rent and Operating Subsidies	Project-Based Rental Assistance											
	Master Lease											
	Shallow Rent Subsidy											
	Operating Subsidies											
	Capitalized Operating Subsidy Reserve (COSR)											
LACAHA Mortgage	A-Note											
	B-Note with Guarantee											
Impact Fund	Mini-Permanent Loan											
	Predevelopment/ Acquisition Strike Loan											
Ownership Products	Community Land Trust Investment											
	Limited or Shared Equity Cooperatives Investment											
	Interest Rate Subsidy											
	Soft Second Mortgage											
	Foreclosure Assistance											
	Affordable Homeownership Products Financing											

Eligible Uses for Renter Protection and Homelessness Prevention

Overview of Tools	
Marketing, Assessment, Eligibility, and Referral	Marketing, Assessment, Eligibility and Referral identifies households at risk of losing their housing, assesses their needs, determines their eligibility for assistance, and connects them directly with RPHP resources. and support to avoid homelessness.
Legal Services and Renter Education	Legal Services and Renter Education offers legal representation, advocacy, outreach, and education to households at risk of losing their housing.
Emergency Rental Assistance	Emergency Rental Assistance provides financial assistance for rental expenses to support the stabilization of households at risk of losing their housing
Flexible Financial Assistance	Flexible Financial Assistance provides an array of financial assistance for households at risk of losing their housing.
Short-Term Income Support	Short-Term Income Support involves providing income assistance for households at risk of losing their housing.

Eligible Uses for Technical Assistance

Overview of Tools

Local Agency Technical Assistance Grants

LACAHSA will administer a Local Agency Technical Assistance grant that will allow Eligible Jurisdictions and their member jurisdictions to directly apply for technical assistance funds.

LACAHSA will also administer a Local Agency Technical Assistance grant that will allow cities with populations under 50,000 to directly apply for technical assistance funds

Direct Technical Assistance Programming

LACAHSA and Eligible Jurisdictions may provide direct technical assistance programming for Eligible Jurisdictions and their member jurisdictions to engage in coordination and capacity building. Eligible programming can include technical workshops, training sessions, education on best practices, and regulatory compliance support. Capacity building programs may also include investing in training for service providers, affordable housing developers, and other program delivery partners, who made need upskilling to fully participate.

Program Design, Administration, Monitoring, & Evaluation

LACAHSA and Eligible Jurisdictions may use Technical Assistance funds to develop internal staff capacity and administrative infrastructure required to design, operate, monitor, and evaluate related programs.

Professional Services Support

LACAHSA and Eligible Jurisdictions may use Technical Assistance funds to contract additional consultant services related to policy development and implementation, monitoring, and evaluation.

Local Agency Technical Assistance Grants

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LACAHSA's Unique Role

LACAHSA is uniquely positioned to make the process faster and cheaper—our goal is to reduce total cost of development per unit by 20%.

Local Control

- Offer rental and operating subsidies
- Prioritize preservation
- Set bedroom sizes and other physical requirements that increase costs

Shorter Timelines

- Fewer sources of financing
- Open solicitations
- Independent investment committee



Lower Cost Capital

- Bond financing backed by sales tax revenues
- Municipal bond rated debt
- Ability to leverage private funds

02

Funding Allocations

By Use and Jurisdiction

Allocations by Use

Both Measure A and SB 679 outline requirements for how the funding must be allocated.

Measure A Allocations:

Measure A governs the % allocation to LACAHSAs; dollar estimates are based on LA County estimates as of 02/28/25.

35.75%

LACAHSAs (\$382,773,809)

64.25%

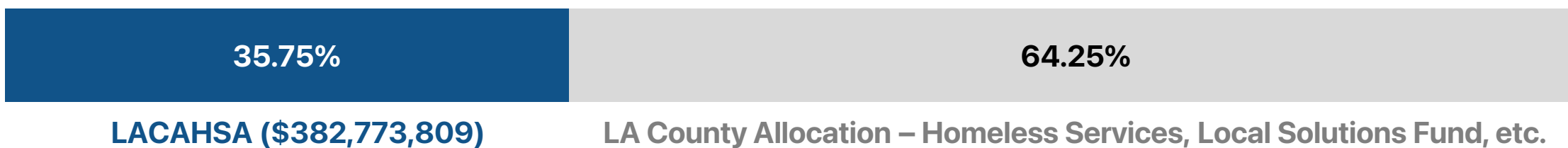
LA County Allocation – Homeless Services, Local Solutions Fund, etc.

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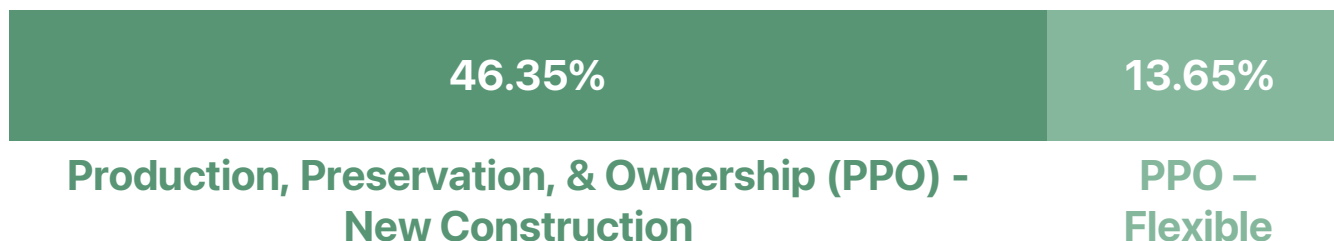
Measure A Allocations:

Measure A governs the % allocation to LACAHSAs; dollar estimates are based on LA County estimates as of 02/28/25.



Allocations by Use

Both Measure A and SB 679 identify allowable uses and required allocation percentages.

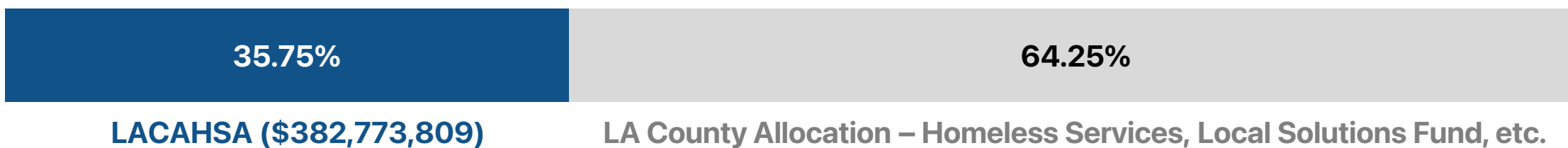


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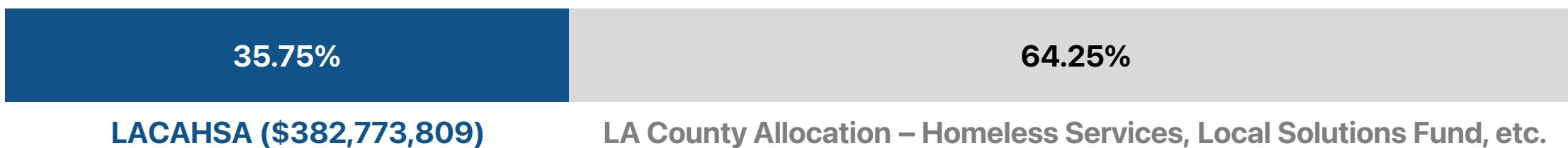


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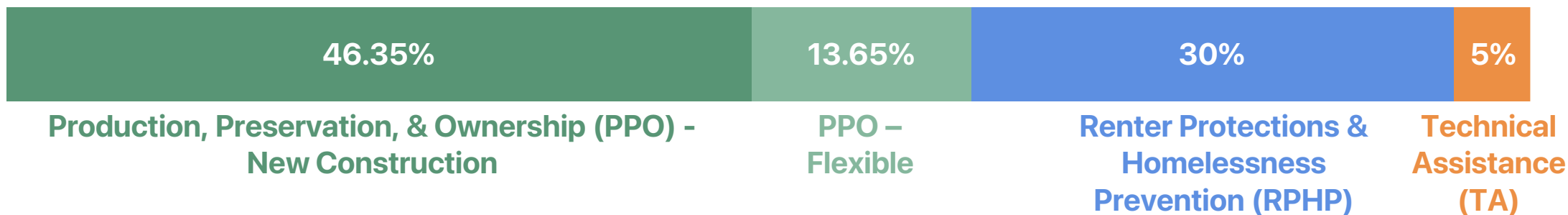
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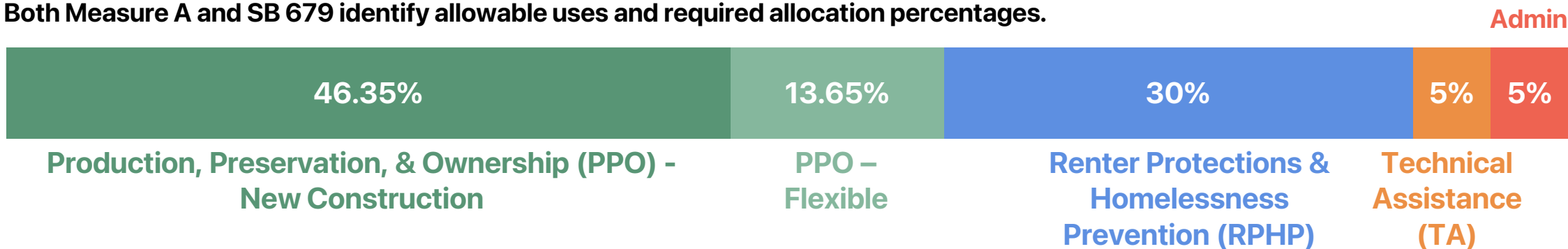
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Allocations by Jurisdiction

SB 679 allocates 15% of LACAHSAs Funding to Annual Board Priorities.

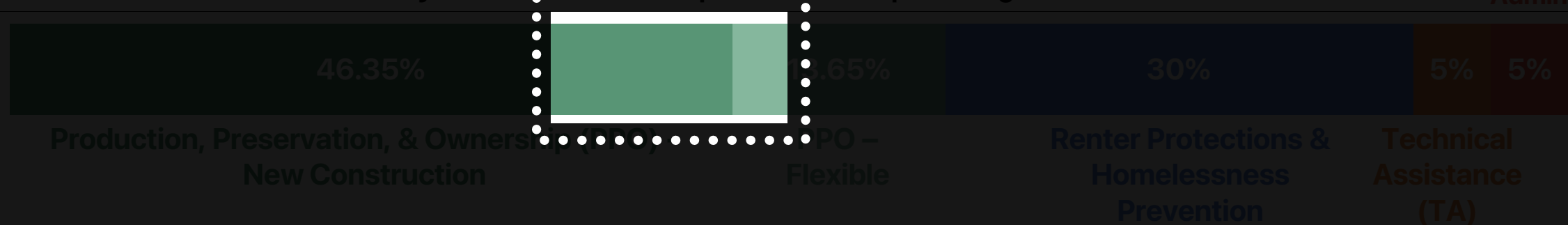
Measure A Allocations:

To meet Measure A’s 60% PPO requirement, this portion is fully dedicated to PPO.

The Board will decide how to distribute this funding among agencies during today’s meeting.

Allocations by Allowable Use

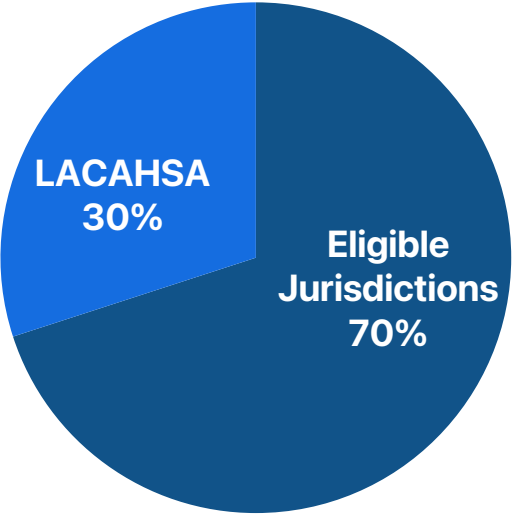
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Allocations by Jurisdiction

Eligible Jurisdictions will receive 70% of LACAHSAs programmatic funds for production, preservation, and ownership, renter protection and homelessness prevention, and technical assistance.¹

Allocation of Programmatic Funds



¹ Not inclusive of Annual Board Priorities

Eligible Jurisdictions

- County of Los Angeles (on behalf of unincorporated areas)
- City of Los Angeles
- City of Long Beach
- City of Glendale
- City of Santa Clarita
- San Gabriel Valley Council of Governments*
- Gateway Cities Council of Governments*
- South Bay Cities Council of Governments*
- Westside Cities Council of Governments
- San Fernando Valley Council of Governments
- Las Virgenes/Malibu Council of Governments
- Burbank-Glendale-Pasadena Regional Housing Trust**

* Share may be allocated to the relevant Regional Housing Trust.
** Plan assumes the Board will approve the pending allocations request from the BGPRHT.
*** Two municipalities, the City of Lancaster and the City of Palmdale, neither belong to a Council of Governments nor receive a direct allocation.

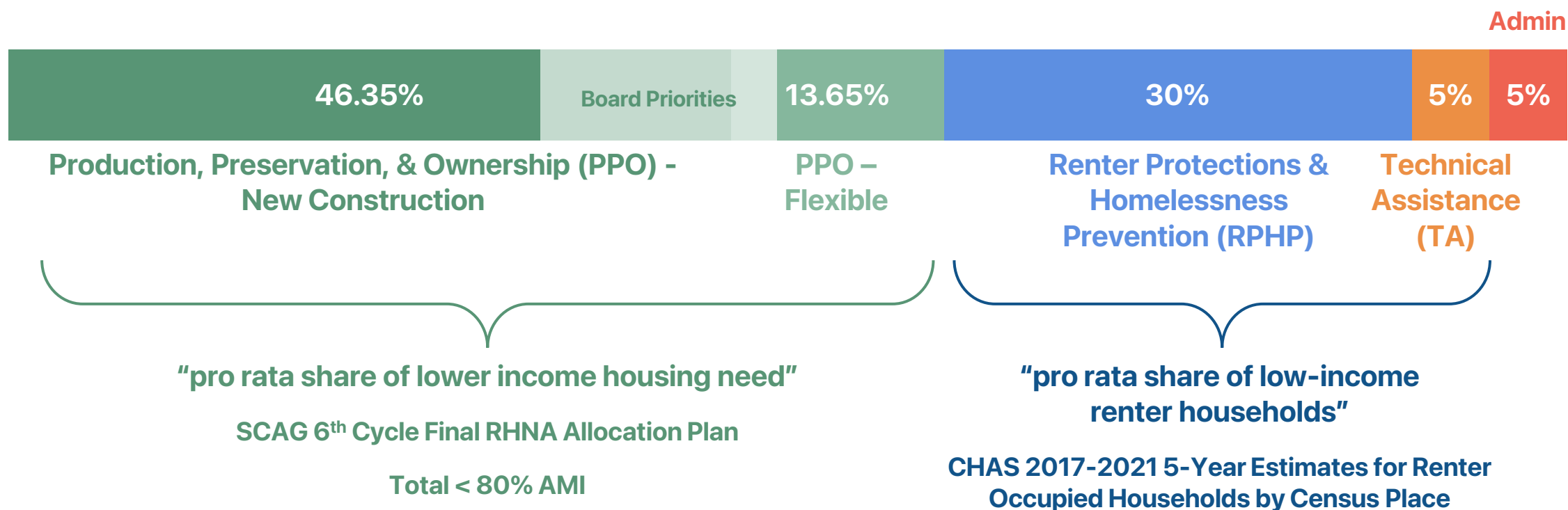
Distribution to Eligible Jurisdictions

SB 679 provides guidance on how funding for each eligible use should be distributed among the Eligible Jurisdictions.



Distribution to Eligible Jurisdictions

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*The City of Los Angeles is capped at a 50% share for the purposes of RPHP allocations.

Allocations by Jurisdiction and Use

	PPO-New Construction	PPO-Flexible	RPHP	Technical Assistance	Admin	Total
LACAHSA*	\$41,914,450	\$9,760,014	\$34,449,643	\$5,741,607	\$19,138,690	\$111,004,405
Burbank-Glendale-Pasadena RHT	\$2,293,716	\$675,496	\$2,137,002	\$356,167	-	\$5,462,381
Cities of Lancaster & Palmdale**	\$1,677,862	\$494,128	\$2,142,219	\$357,037	-	\$4,671,245
City of Glendale	\$1,533,341	\$451,566	\$2,105,698	\$350,950	-	\$4,441,555
City of Long Beach	\$3,062,303	\$901,843	\$4,646,518	\$774,420	-	\$9,385,084
City of Los Angeles	\$50,560,570	\$14,890,006	\$39,560,271	\$6,593,378	-	\$111,604,225
City of Santa Clarita	\$1,404,422	\$413,600	\$886,244	\$147,707	-	\$2,851,973
Gateway Cities COG/RHT	\$5,264,052	\$1,550,255	\$8,102,103	\$1,350,350	-	\$16,266,759
Las Virgenes/Malibu COG	\$153,553	\$45,221	\$166,605	\$27,768	-	\$393,147
San Fernando Valley COG	\$200,905	\$59,166	\$146,780	\$24,463	-	\$431,315
San Gabriel Valley COG/RHT	\$9,360,717	\$2,756,716	\$8,172,640	\$1,362,107	-	\$21,652,180
South Bay Cities COG/RHT	\$4,230,784	\$1,245,959	\$4,886,096	\$814,349	-	\$11,177,189
Unincorporated Los Angeles County	\$10,767,602	\$3,171,041	\$5,312,453	\$885,409	-	\$20,136,505
Westside Cities COG	\$2,633,394	\$775,530	\$2,117,872	\$352,979	-	\$5,879,775
Annual Board Priorities	\$44,353,915	\$13,062,156	-	-	-	\$57,416,071
TOTAL	\$179,411,586	\$50,252,699	\$114,832,143	\$19,138,690	\$19,138,690	\$382,773,809

* Programmatic categories are inclusive of additional distributions for Technical Assistance for small cities.

**Subject to change as COG assignment is finalized.

Allocations by Jurisdiction and Use, if a 70/30 Split is Adopted

	PPO-New Construction	PPO-Flexible	RPHP	Technical Assistance	Admin	Total
LACAHSA*	\$53,224,698	\$15,674,587	\$34,449,643	\$5,741,607	\$19,138,690	\$128,229,226
Burbank-Glendale-Pasadena RHT	\$3,058,288	\$900,661	\$2,137,002	\$356,167	-	\$6,452,118
Cities of Lancaster & Palmdale**	\$2,237,149	\$658,837	\$2,142,219	\$357,037	-	\$5,395,241
City of Glendale	\$2,044,455	\$602,089	\$2,105,698	\$350,950	-	\$5,103,191
City of Long Beach	\$4,083,071	\$1,202,458	\$4,646,518	\$774,420	-	\$10,706,466
City of Los Angeles	\$67,414,093	\$19,853,341	\$39,560,271	\$6,593,378	-	\$133,421,084
City of Santa Clarita	\$1,872,563	\$551,467	\$886,244	\$147,707	-	\$3,457,981
Gateway Cities COG/RHT	\$7,018,735	\$2,067,006	\$8,102,103	\$1,350,350	-	\$18,538,195
Las Virgenes/Malibu COG	\$204,737	\$60,295	\$166,605	\$27,768	-	\$459,405
San Fernando Valley COG	\$267,874	\$78,888	\$146,780	\$24,463	-	\$518,005
San Gabriel Valley COG/RHT	\$12,480,955	\$3,675,621	\$8,172,640	\$1,362,107	-	\$25,691,324
South Bay Cities COG/RHT	\$5,641,046	\$1,661,279	\$4,886,096	\$814,349	-	\$13,002,770
Unincorporated Los Angeles County	\$14,356,803	\$4,228,055	\$5,312,453	\$885,409	-	\$24,782,720
Westside Cities COG	\$3,511,192	\$1,034,041	\$2,117,872	\$352,979	-	\$7,016,083
TOTAL	\$177,415,660	\$52,248,625	\$114,832,143	\$19,138,690	\$19,138,690	\$382,773,809

* Programmatic categories are inclusive of additional distributions for Technical Assistance for small cities.

**Subject to change as COG assignment is finalized.



Appendix

LACAHS FY2025-26 Expenditure Plan

May 14, 2025

Distribution to Eligible Jurisdictions | RPHP Example

66,795 Long Beach Low Income Renter Households (CHAS)	÷	1,155,521 Total LA County Low Income Renter Households (CHAS)	=	5.78% Long Beach Pro Rata Share Low Income Renter Households (CHAS)
30% Total Distribution for RPHP	×	70% Share for Eligible Jurisdictions	=	21% Eligible Jurisdiction Share for RPHP
21% Eligible Jurisdiction Share for RPHP	×	5.78% Long Beach Pro Rata Share Low Income Renter Households (CHAS)	=	1.21% Long Beach Share for RPHP
1.21% Long Beach Share for RPHP	×	\$383 Million Total LACAHSAs Allocation	=	\$4.6 Million Long Beach Allocation For RPHP