



October 14, 2025

The Honorable Board of Commissioners
Los Angeles County
Development Authority
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

**TRANSFER OF 11 LACDA OWNED PROPERTIES CURRENTLY LEASED TO UNITED FRIENDS
OF THE CHILDREN PROVIDING AFFORDABLE HOUSING TO TRANSITION AGED YOUTH
LOCATED IN UNINCORPORATED LOS ANGELES COUNTY AND CITY OF LOS ANGELES
(DISTRICT 1, 2 AND 4) (3 VOTES)**

SUBJECT

This letter seeks to transfer ownership of 11 properties identified in attached Exhibit A (Properties) from the Los Angeles County Development Authority (LACDA) to the United Friends of the Children, a California nonprofit public benefit corporation (UFC), a nonprofit housing provider. This letter also requests authorization to grant approximately \$460,000 in Independent Living Program (ILP) Funds to UFC to support capital improvements at the Properties.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed actions are exempt from the California Environmental Quality Act (CEQA), for the reasons stated in this letter and the record of the projects.
2. Find that the disposition of the Properties to UFC for the continued use, operation, and maintenance as affordable housing is within LACDA's "agency's use," for purposes of the California Surplus Land Act, Cal. Gov't Code §§ 54200 et seq. (the SLA), that the Properties do not constitute "surplus land" under the SLA, and that, therefore, the disposition is not subject to the requirements of the SLA.
3. Authorize the Executive Director or designee to transfer ownership of the Properties listed in Exhibit A for \$1 each, via quitclaim deed to UFC, which shall include a deed restriction requiring that the properties be used for affordable housing, and not for commercial or industrial uses or activities,

including nongovernmental retail, entertainment, or office development, or for the sole purpose of investment or generation of revenue, in perpetuity.

4. Authorize the Executive Director or designee to enter into a grant agreement providing \$460,000 in ILP funds to UFC which shall be used for capital improvements at the Properties.

5. Authorize the Executive Director or designee to execute any necessary agreements and take all other actions necessary for and consistent with the foregoing actions.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Since 1994, the LACDA has partnered with the Department of Children and Family Services (DCFS), the U.S. Department of Housing and Urban Development (HUD), the Los Angeles Homeless Services Authority (LAHSA), UFC, and other private non-profit housing and service provider organization in the Bridges to Independence Program, an emancipated foster youth collaborative. As a result of this collaboration, 11 housing developments, consisting of 66 units in total, provide 108 beds for transitional aged youth.

UFC is an experienced nonprofit housing and service provider with a proven track record as an equal partner in the Bridges to Independence Program and as a provider of excellent property management services for the LACDA's emancipated foster youth developments. UFC has experience with HUD requirements and regulations making it uniquely qualified to assume the ownership and continued operations of the Properties.

In recent years LACDA has experienced significant funding cuts that have impacted on its ability to provide funding to UFC to address capital needs at the Properties. As a nonprofit organization, UFC can access funding available to address capital needs at the Properties that the LACDA cannot obtain.

FISCAL IMPACT/FINANCING

There is no impact on the County General Fund. A total of \$460,000 in ILP funds are included in the LACDA's approved Fiscal Year 2025-26 budget for this purpose.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The recommended actions will transfer ownership and maintenance responsibilities of the Property from LACDA to UFC. The recommended actions are not subject to the requirements of the SLA, because, upon disposition, the Properties will be restricted, in perpetuity, for use as affordable housing, and the disposition is, therefore, within LACDA's agency's use and the Properties do not constitute "surplus land" under the SLA.

ENVIRONMENTAL DOCUMENTATION

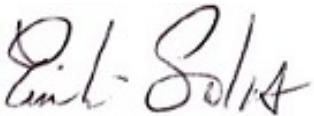
Pursuant to 24 Code of Federal Regulation, Part 58, section 58.35(a)(5) these actions are categorically excluded from the National Environmental Policy Act, because they involve disposition of a property that will be retained for the same use and will not alter existing environmental conditions.

The proposed actions are exempt from CEQA. The actions, to transfer ownership of 11 Properties from the LACDA to the UFC, is within a class of projects that have been determined not to have a significant effect on the environment and which meets the criteria set forth in section 15312 of the State CEQA Guidelines ("Guidelines") and Class 1 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, based on the proposed project records, it will comply with all applicable regulations, 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 indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will transfer ownership of 11 LACDA properties that will be used to continue housing transitional aged youth and provide \$460,000 in ILP funds as a grant to UFC.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Emilio Salas". The signature is fluid and cursive, with the first name "Emilio" and last name "Salas" clearly distinguishable.

Emilio Salas

Executive Director

ES:CR

Enclosures

EXHIBIT A

UFC LEASED PROPERTIES

BRIDGES TO INDEPENDENCE				
Property Name	Address	Units	Beds	Lease
Coteau I	13939 Coteau Dr, So. Whittier 90604	9*	8	1998
Ruoff	10215-35 Ruoff Ave., So. Whittier 90604	20*	36	1998
Van Ness	10228 Van Ness, Los Angeles	2	4	1999
Hoefner	446-8 Hoefner; 5542-44 Repetto, Los Angeles	4*	6	2000
103rd	2121 103rd St, Los Angeles 90047	2	4	2001
PATHWAYS PROGRAM				
Property Name	Address	Units	Beds	Lease
Coteau II	13931 Coteau Dr, So Whittier 90604	5	10	2003
Van Ness	10038-47 Van Ness, Los Angeles	2*	2	2004
Haas	10631-10633 Haas, Los Angeles	2	4	2004
Margarita Mendez	200 S. Mednik, Los Angeles 90022	9*	15	2004
Westchester	7061 Manchester Ave, Los Angeles 90045	5	7	2004
Coteau III	13965 Coteau Dr, So. Whittier 90604	6	12	2013
TOTAL		66	108	

*Units includes manager's apartment and/or staff unit