



ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

2-D December 2, 2025

December 02, 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

Edward Yen
EDWARD YEN
EXECUTIVE OFFICER

Dear Commissioners:

**LEAD HAZARD REDUCTION GRANT PROGRAM ESTABLISH AND APPROVE PROJECTS,
ADVERTISE AND AWARD CONSTRUCTION CONTRACTS, AND AUTHORIZE CONTRACT
AUTHORITY
(ALL DISTRICTS) (3 VOTES)**

SUBJECT

The LACDA administers two Lead Hazard Reduction Grant (LHRG) Program (Program) grants on behalf of the County. The two Program grants of \$5,700,000 and \$7,750,000 were awarded by the U.S. Department of Housing and Urban Development (HUD) in 2021 and 2024, respectively. This letter recommends various delegated authorities for the Los Angeles County Development Authority (LACDA) to establish and approve residential properties as LHRG Projects (Projects), advertise for construction bids, award to the lowest responsive and responsible bidder, and to authorize contract authority to the Executive Director to complete future Projects under the current grants and any future Program grants.

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 Board Letter and the record.
2. Authorize the Executive Director or designee to establish and approve residential properties as Projects to complete lead-based paint remediation activities and services per Program requirements for the current grants and any future Program grants.
3. Authorize the Executive Director or designee to adopt specifications and/or plans for each established Project.

4. Authorize the Executive Director or designee to complete the required actions to advertise for bids for each established Project, when ready to advertise the Project.

5. Authorize the Executive Director or designee to make the determination that a bid is nonresponsive and to reject a bid on that basis; to award to the next lowest responsive and responsible bidder; to waive inconsequential and nonmaterial deficiencies in bids submitted; and to determine, in accordance with the applicable contract and bid documents, whether the apparent lowest responsive and responsible bidder has satisfied all conditions for contract award.

6. Authorize the Executive Director or designee to award and execute contracts for lead-based paint hazard remediation, relocation services, lead testing, monitoring, clearances, and other necessary services, at maximum obligation amounts to be determined based upon the amount and severity of lead paint hazards found at individual residential properties, to establish the effective date of the contracts upon receipt by the LACDA of acceptable performance and payment bonds and evidence of required contractor insurance, subject to review and approval by County Counsel. This authority will not exceed the Program funds available for the current two grants in the amount of \$5,700,000 and \$7,750,000 respectively, or the Program funds for any future Program grants.

7. Authorize the Executive Director or designee, upon determination and as necessary and appropriate under the terms of the contracts, to amend or terminate the contracts for convenience; to terminate the contractor's right to proceed with the performance of the contract; to accept projects and file notices upon completion of the Project; to release retention money withheld pursuant to the applicable provisions of the Public Contract Code; to grant extensions of time, as applicable, and assess and collect liquidated damages as authorized under Government Code Section 53069.85 and the contract specifications.

8. Approve a contingency amount of up to 20 percent of the construction contract for unforeseen costs, using the same source of funds, not to exceed the total Program budget of the two current grants in the amount of \$5,700,000 and \$7,750,000 respectively, or the Program funds for any future Program grants, and authorize the Executive Director or designee to approve individual change orders or additions in the work being performed under the contract and to use the contingency amount for such changes or additions.

9. Authorize the Executive Director or designee to administer the current grant funds and any future Program grant funds issued to the LACDA in the same manner identified in the preceding recommendations.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find the Program exempt from CEQA, establish and approve Projects, allow for approval of specifications and/or plans, advertising for construction bids, and authorize the award of contracts to the lowest responsive bidders.

Additionally, the recommended actions will authorize the Executive Director or designee to approve individual changes or additions in the work being performed under the Contract using the contingency amount for such changes or additions.

The wide effect of lead poisoning in children residing in Los Angeles is a critical public health concern. Due to the vulnerability and high risk of children for exposure to residential lead paint, it is

imperative that lead-based paint hazards are removed from homes before children are exposed to toxins that could result in negative lifetime health impacts. Lead poisoning is preventable, and a program designed to address this health hazard necessitates a streamlined approach to allow for immediate action to remove lead exposure in homes. The Program will need flexibility to maximize program effectiveness and impact.

The LACDA is tasked with initiating the Program without delay, underscoring the urgent need to prevent further exposure to lead-based paint hazards, protect the well-being of young children and improve housing property conditions. The Program will include an extended community outreach effort, oversight of independent contractors to perform lead paint hazard testing, remediation, inspections, and clearances.

The target area prioritizes disadvantaged communities in the County's First, Second, and Fourth Supervisorial Districts that are overburdened with environmental hazards. It comprises fifteen cities and unincorporated areas of the County. Specifically, outreach efforts will concentrate on homes constructed before 1978 located in low-income neighborhoods with households that have children under six years old.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. The total Program budget for the current grants are \$5,700,000 and \$7,750,000 respectively.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On October 22, 2019, the LACDA was designated to serve as agent of the County of Los Angeles to administer and implement funds received from the legal settlement in the lead paint public nuisance litigation to fund the Countywide Lead-Based Paint Hazard Remediation Program. The Program was designed to remove lead-based hazards in properties with four units or less.

On August 30, 2021, the LACDA was notified by HUD of the \$5,700,000 grant award in LHRG Program funds to expand remediation efforts to multi-family properties larger than four units within the target area.

On October 21, 2024, the LACDA was notified by HUD of another \$7,750,000 grant award in LHRG Program funds to continue the remediation of lead hazards in single and multi-family units in the target area.

ENVIRONMENTAL DOCUMENTATION

Pursuant to Title 24 of the Code of Federal Regulations, Section 24 CFR 58.35(a)(3)(iii), this Program is categorically excluded from the National Environmental Policy Act (NEPA) because the facilities and improvements are in place and will not be changed in size or capacity. NEPA review and clearance will be completed for each project site prior to approval of specific work orders.

The proposed Program is categorically exempt from CEQA. The Program will include evaluation of lead paint hazards, remediation, inspections, and clearances for existing residential properties with no expansion of existing uses. Therefore, the work is within certain classes of projects that have been determined not to have a significant effect on the environment in that it will meet the criteria set forth in section 15301 of the State CEQA Guidelines and Class 1 of the County's Environmental

Document Reporting Procedures and Guidelines, Appendix G. In addition, based on the records of the project, the Program will comply with all applicable regulations, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste sites lists compiled pursuant to Government Code section 65962.5, or indications that it may cause substantial adverse change in the significance of a historical resource that would make the exemption inapplicable. The Program will not adversely affect natural watercourses, wetlands, environmentally sensitive areas, remove scenic resources, remove rare plants or mature trees.

Upon your Board's approval of the recommended actions for the proposed Program, the LACDA will file a Notice of Exemption with the County Clerk in accordance with section 21152 of the California Public Resources Code and Section 15062 of the State CEQA Guidelines.

CONTRACTING PROCESS

For all Projects, the LACDA will initiate an outreach to identify contractors to complete remediation work per the approved LACDA solicitation guidelines.

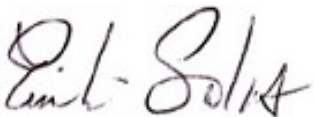
The contract will contain the Board's required provisions including those pertaining to consideration of qualified County employees targeted for layoffs, as well as qualified Section 3 participants for employment openings, compliance with the Jury Service Ordinance, Safely Surrendered Baby Law, and the Child Support program.

The contractor who will perform the work is required to fully comply with applicable legal requirements, which among other things, include Chapters 2.200 (Child Support Compliance Program) and 2.203 (Contractor Employee Jury Service Program) of the Los Angeles County Code, and Section 1774 of the California Labor Code pertaining to payment of prevailing wages.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The LHRG Program will fund the completion of lead remediation projects within the target area, specifically, on older properties occupied by low-income households with children under six years old.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Emilio Salas", written in a cursive style.

Emilio Salas

Executive Director

ES:LJ:KL