

MOTION BY SUPERVISOR HOLLY J. MITCHELL

March 17, 2026

Los Angeles Affordable Housing Solutions Consortium - Joint Powers Authority

On September 28, 2022, Senate Bill (SB) 679 (Kamlager), the Los Angeles County (County) Regional Housing Finance Act legislation, was signed into law. SB 679 established the Los Angeles County Affordable Housing Solutions Agency (LACAHSa). On September 15, 2021, the County Board of Supervisors adopted a motion supporting SB 679.¹ LACAHSa's purpose is to increase the supply of affordable housing in the County by providing significantly enhanced funding and technical assistance at a regional level for renter protections, affordable housing preservation, and new affordable housing production.

The County has been, and continues to be, a collaborative partner with LACAHSa, providing services since June 27, 2023, through the Executive Office of the Board's Commission Services Division. County services have also included support from the Office of County Counsel, the Auditor-Controller, and the Treasurer and Tax Collector, while LACAHSa has increased its staffing and contracting capacity. In addition, in November 2024, the County provided a \$6 million loan to support LACAHSa's administrative infrastructure, which was repaid once the County began collecting the Measure A sales tax.

LACAHSa will leverage its allocation of Measure A housing production, preservation,

¹ <https://file.lacounty.gov/SDSInter/bos/supdocs/161768.pdf>

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and ownership (PPO) funds to finance the development, preservation, and ownership of affordable housing. In December 2025, LACAHSAs issued its first multi-family housing Notice of Funding Availability and received 242 applications for 126 projects² requesting more than \$1.5 billion. This strong response demonstrates significant demand for affordable housing financing and provides a robust pipeline of eligible projects to support future social housing bond issuances.

As part of the organizational structure required to issue bonds backed by Measure A sales tax revenues under the Marks-Roos Local Bond Pooling Act of 1985, LACAHSAs would need to participate in a Joint Powers Authority (JPA) with the County. At its February 11, 2026, meeting, the LACAHSAs Board authorized its General Counsel to engage with the County to negotiate the necessary terms for entering into a joint exercise of powers agreement to establish a JPA, to be governed by the LACAHSAs Board and be called the "Los Angeles Affordable Housing Solutions Consortium" (HSC). Leveraging LACAHSAs PPO funds to increase investment in affordable housing is in the interest of the County region. LACAHSAs can establish the HSC with one additional partner, the County, as both entities represent the entire County geography. HSC's purpose is not to share risk or operational responsibilities with the County; rather, it is to create a legal entity that meets the statutory requirements to issue bonds secured by Measure A funds, which LACAHSAs cannot do independently. This motion continues the collaboration between the County and LACAHSAs by forming the Los Angeles Affordable HSC.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Find that this action is not a project under, or is otherwise exempt from, the California Environmental Quality Act (CEQA) because the activity is not included in the definition of a project under section 21065 of the Public Resources Code and is an administrative activity of government that is exempt from CEQA pursuant to State CEQA Guidelines section 15378(b);
2. Direct and delegate authority to the Director of the Department of Homeless Services and Housing, or designee to:

² <https://file.lacounty.gov/SDSInter/bos/supdocs/212832.pdf>

- a. Negotiate on behalf of the County of Los Angeles (County), the terms of the Joint Powers Authority (JPA); and
 - b. Upon successful negotiation of the JPA terms and after approval as to form by County Counsel, execute the JPA agreement with the Los Angeles County Affordable Housing Solutions Agency on behalf of the County.
3. Find this proposal to be exempt from Board Policy 4.046 - Conduit Financing Policy, and the Board policy approved November 18, 2025, entitled "Guidelines for County Participation in Joint Powers Authorities."

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