

MOTION BY SUPERVISOR KATHRYN BARGER

MARCH 17, 2026

Approve Acceptance of State of California First Time Homebuyer Mortgage Assistance Grant

In March 2025, the State of California Department of Housing and Community Development (HCD) accepted applications for their CalHome Program (CalHome) through the Homeownership Super NOFA (NOFA). The NOFA was issued in response to HCD’s implementation of Assembly Bill 434 which established CalHome, supporting homeownership programs operated by private nonprofit and local government agencies, to increase homeownership, encourage neighborhood revitalization and sustainable development, and maximize use of existing homes.

The County, through the Los Angeles County Development Authority (LACDA) as their agent, applied to the NOFA in response to the devastating wildfires in January 2025 as a unique opportunity to assist impacted homeowners in need of replacement housing. While identifying as a first-time homebuyer program targeting lower-income households, CalHome eligibility also allows for moderate-income households, earning up to 150% Area Median Income (AMI), that are victims of a disaster.

While LACDA currently administers other homebuyer programs that target households earning up to 120% AMI, the award of funding through CalHome provided a unique opportunity to assist households impacted by a disaster at a higher AMI level. The maximum loan amount is set at 40% of the purchase price for the property or \$200,000, whichever is lower.

The LACDA applied for and received an award of \$4,999,675, which includes \$454,000 for administrative costs and \$5,675 for homebuyer education.

The LACDA, as the applicant and the agent of the County, is required to submit the attached Resolution adopted by the Board of Supervisors. The Resolution certifies that the County will use the CalHome funds consistent with all applicable state, federal, and other rules and laws; authorizes the County to receive the CalHome funds and to use CalHome funds for eligible activities and program requirements; and authorizes the Executive Director of the LACDA to sign the State’s standard agreement as well as any other related documents.

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MOTION

MITCHELL _____

HORVATH _____

HAHN _____

BARGER _____

SOLIS _____

The acceptance of CalHOME funds is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34(a)(3), because it is an administrative action and does not involve activities that will alter existing environmental conditions. This action is not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines 15060(c)(3) and 15378 because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

I, THEREFORE, MOVE that the Board of Supervisors:

1. Find that approval of funding for this project is not subject to California Environmental Quality Act (CEQA) for the reasons stated in this Motion; and
2. Adopt and instruct the Chair to sign the attached Authorizing Resolution (Resolution) to accept an amount not to exceed \$4,999,675 in State CalHome Program funds, which will be used to provide downpayment assistance to households impacted by the January 2025 wildfires, or other disasters, in Los Angeles County.

I, FURTHER, MOVE that the Board of Supervisors acting as the Board of Commissioners of the Los Angeles County Development Authority:

1. Authorize the Executive Director or designee to enter into a standard agreement with the State of California, through its Department of Housing and Community Development (HCD), on behalf of the County, and any related documents, to receive an amount not to exceed \$4,999,675 in CalHome Program funds to provide downpayment assistance to households impacted by the wildfires or other disasters;
2. Authorize the Executive Director or designee to execute agreements, and any necessary amendments with homeowners for eligible activities and CalHome Program requirements; and
3. Authorize the Executive Director to incorporate these funds into the Los Angeles County Development Authority Fiscal Year 2025-2026 budget.

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**AUTHORIZING RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE COUNTY OF LOS ANGELES**

**2024 HOMEOWNERSHIP SUPER NOFA, CALHOME, ROUND 2
NOTICE OF FUNDING AVAILABILITY, FISCAL YEAR 2024/2025**

RESOLUTION NO. _____

**MORTGAGE ASSISTANCE GRANT FOR
HOUSEHOLDS RECOVERING FROM DISASTERS**

WHEREAS:

- A. The California Department of Housing and Community Development (“**Department**”), as authorized by the California General Fund, CalHome Proposition 46 and Proposition 1C, and the Building Homes and Jobs Act (Sen. Bill No. 2 (2017-2018 Reg. Sess) §1: 2022 and 2023 for Serna issued a Homeownership Super Notice of Funding Availability, dated December 12, 2024 (“**Homeownership Super NOFA**”). The Homeownership Super NOFA provides funding under the following programs for homeownership: the CalHome Program (“**Program**”) and the Joe Serna, Jr., Farmworker Housing Grant Fund.
- B. The County of Los Angeles, a California nonprofit public benefit corporation (“**County**”), is authorized as active and in good standing to do business in the State of California.
- C. The County, acting by and through its agent, the Los Angeles County Development Authority (“**LACDA**”), submitted an application to the Department in response to the homeownership Super NOFA (“**Application**”) and in the foregoing capacity and was determined to be an eligible Grant Recipient under the Program pursuant to that certain conditional award letter, dated October 16, 2025 (“**Conditional Award Commitment**”).
- D. Pursuant to the Conditional Award Commitment, the Department made a conditional award to the County as follows:

Program	Award
CalHome Program Mortgage Assistance	\$4,999,675

- E. The award expressly identified above will hereinafter be referred to as the “Program Award.”
- F. The County’s Board of Supervisors (“**Board**”) also sits as the Board of Commissioners of LACDA in adopting this Resolution in which the Board

authorizes the County to use LACDA as its agent with respect to the Program award, and LACDA is authorized through its Board of Commissioners to act as the County's agent.

- G. A Master Services Agreement exists between the County and LACDA, which allows for the reciprocal provision of services between the County and LACDA.

NOW, THEREFORE, IT IS RESOLVED THAT:

The County, acting by and through its agent LACDA, is hereby authorized and directed to act on its own behalf in connection with the Program Award.

RESOLVED FURTHER:

1. The County, acting by and through its agent LACDA, is hereby authorized and directed to accept and incur an obligation for the Program Award. That in connection with the total amount of the Program Award, the County is authorized and directed to enter into, execute, and deliver one or more STD 213, Standard Agreement(s), and any and all other documents required or deemed necessary or appropriate to secure the Program Award from the Department and to participate in the relevant Program(s), and all amendments thereto (collectively, the "**Program Award Documents**").
2. The County, acting by and through its agent LACDA, acknowledges and agrees that it shall be subject to the terms and conditions specified in the STD 213, Standard Agreement(s), and that the Homeownership Super NOFA and the Application will be incorporated by reference therein and made a part thereof. The County, acting by and through its agent LACDA, also acknowledges and agrees that any and all activities, expenditures, information, and timelines represented and described in the Application are enforceable through the relevant STD 213, Standard Agreement(s). The County, acting by and through its agent LACDA, also acknowledges and agrees that Program Award funds are to be expended only on the eligible uses and activities identified in the relevant STD 213, Standard Agreement(s).
3. The LACDA's Executive Director, or designee, is hereby authorized to execute the hereby authorized to execute the Program Award Documents on behalf of the Corporation for itself.

CERTIFICATE OF THE SECRETARY OF THE COUNTY

I, the undersigned, hereby attest and certify that the foregoing is a true, full and correct copy of a resolution that was duly adopted by the COUNTY OF LOS ANGELES BOARD OF SUPERVISORS on **[DATE]**, and that the resolution has not been altered, amended, modified, repealed, rescinded, or annulled, following a roll call vote:

Ayes:
Noes:
Absent:
Abstain:

HILDA L. SOLIS
Chair of the Board of Supervisors

STATE OF CALIFORNIA
County of Los Angeles

I, _____, County Clerk of the County of Los Angeles, State of California, hereby certify the above and foregoing to be a full, true and correct copy of a resolution adopted by said Governing Body on this **[DATE]**.

County Clerk of the County of Los Angeles
State of California

By: _____
Name Title

APPROVED AS TO FORM:
DAWYN R. HARRISON
County Counsel

ATTEST: EDWARD YEN
Executive Officer
Clerk of the Board of Commissioners

By: _____, Deputy

By _____, Deputy

Instruction: The attesting officer cannot be the person identified in the Resolution as the authorized signor.