

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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