



April 14, 2026

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:

**APPROVAL OF FUNDING FOR 27-UNIT AFFORDABLE SENIOR HOUSING DEVELOPMENT
LOCATED IN SAN FERNANDO
(DISTRICT 3) (3 VOTES)**

SUBJECT

This letter recommends that the Board approve a grant totaling up to \$2,800,000 in Affordable Housing Trust Funds (AHTF) to fund the development of a 27-unit affordable native senior housing development located in the City of San Fernando.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that approval of funding for this project is not subject to the California Environmental Quality Act (CEQA) for the reasons stated in this Board letter and the record.
2. Approve a grant to 208 Jessie Street Housing, LP (Grantee) using up to a total of \$2,800,000 in AHTF.
3. Authorize the Executive Director or designee to negotiate, execute, and if necessary, amend, or reduce the grant agreement with the Grantee or their LACDA-approved assignee, and all related documents, including but not limited to any intergovernmental, interagency, or inter-creditor agreements necessary for the implementation the development, following approval as to form by County Counsel.
4. Authorize the Executive Director or designee to incorporate, as needed, up to \$2,800,000 in AHTF into the LACDA's approved Fiscal Year 2025-2026 budget for the purposes described herein.

5. Authorize the Executive Director or designee to reallocate the LACDA funding set aside for affordable housing at the time of project funding, as needed and within the project's approved funding limit, in line with the project's needs, and within the requirements of funding sources.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommended actions seek to approve and authorize the LACDA to enter into a grant agreement with the Grantee for the development of a 27-unit affordable native senior housing development located in the City of San Fernando. The development will provide 26 units for senior members of Fernandeno Tataviam Band of Mission Indians (FTBMI) aged 62+, who are experiencing or at risk of homelessness, and one on-site manager's unit referred to as the Elderberry House project (Project). The Grantee is partnering with the FTBMI and Pukuu Cultural Community Services to construct and operate the development of the proposed Project.

FISCAL IMPACT/FINANCING

The recommended grant to the Grantee will provide a total of up to \$2,800,000 in AHTF. This amount will be incorporated into the LACDA's approved Fiscal Year 2025-2026 budget for the purposes described herein.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In March 2023, the California Department of Housing and Community Development (HCD) announced the availability of approximately \$736 million of Homekey grant funding through its Round 3 Notice of Funding Availability (NOFA). Subsequently, on June 27, 2023, HCD announced the availability of \$75 million of Homekey grant funding for Tribal Entities through its 2023 Homekey Tribal NOFA.

The County of Los Angeles (County) Homeless Initiative reviewed the Homekey proposal submitted by the FTBMI to acquire and develop the property, located at 208 Jessie Street in the City of San Fernando (Property), as affordable housing for tribal elders. Based on the strength of the proposed Project and the urgent need for such housing, the County committed, on September 25, 2023, to provide a match of grant funding from the County's Measure H revenue in an amount not to exceed \$2,800,000 for acquisition of the Property and development of the proposed Project. The County's commitment of grant funding was conditioned on the proposed Project being awarded funding by HCD through the Homekey Tribal NOFA; HCD awarded the project \$12,000,000 in Homekey funds on October 31, 2024. Since that time, the proposed Measure H funding has been reprogrammed to support needed transitional housing developments. To keep the proposed Project on track and to leverage the \$12,000,000 in state Homekey funding, the LACDA is now seeking to provide a grant comprised of AHTF in an amount equal to the original Measure H commitment.

The grant agreement and related documents will incorporate affordability restrictions, target assisted populations, and contain provisions requiring the Grantee or their LACDA-approved assignees, to comply with all applicable federal, state, and local laws.

The grant agreement and related documents for this development will reflect a native senior population set-aside (age 62+) and indicate that the 26 units may be leased only to households earning no more than 30-50% of the median income for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for family size, as established by the U.S. Department of Housing and Urban Development. The grant agreement will require that the affordable housing units be set aside

for a period of 55 years. Subject to various underwriting requirements, the Grantee may be required by the LACDA or other funders to create a single asset entity to designate ownership of the project. The “assignee” will be a LACDA-approved single asset entity created by the Grantee prior to execution of the grant agreement and all related funding documents.

This letter recommends that the Executive Director, upon approval by County Counsel, have the authority to execute and amend the grant agreement, as needed, with the Grantee. Amendments may be necessary in cases where project specifics change after execution of the grant agreement.

The recommended authority to reduce any grant below the amounts stated in this action is requested in cases where the financing shows the maximum grant amount is not needed by the proposed Project. In this case, any reduction to the grant amount would occur during proposed Project underwriting and would take place prior to execution of the grant agreement.

This letter also recommends that the Executive Director have the authority to reallocate funds set aside for affordable housing development at the time of project funding to better align project funds with available resources. Any reallocation of funds will be made within the project’s approved funding limit, in line with project needs, and within the requirements for the applicable funds.

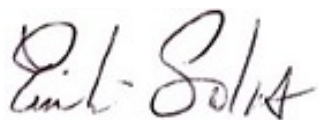
ENVIRONMENTAL DOCUMENTATION

The recommended action to provide grant funding for the development is not subject to CEQA pursuant to SB 406 and Public Resources Code section 21080.10. CEQA does not apply to the provision of financial assistance by a local agency not acting as a lead agency for the development and construction of residential housing for persons and families of low and moderate income, as defined in Section 50096 of the Health and Safety Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The requested action will increase the supply of affordable housing units in the County of Los Angeles.

Respectfully submitted,



Emilio Salas
Executive Director

ES:LK:ML:BL