



June 9, 2026

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:

**FISCAL YEAR 2026-27 BUDGET OF THE LOS ANGELES COUNTY DEVELOPMENT  
AUTHORITY  
(ALL DISTRICTS) (3 VOTE)**

**SUBJECT**

This letter recommends approval of Los Angeles County Development Authority's (LACDA) Fiscal Year (FY) 2026-27 Budget, which totals \$1,016,213,100.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the approval of the LACDA's FY 2026-27 Budget is not subject to the California Environmental Quality Act (CEQA) because the activities are not defined as a project under CEQA.
2. Adopt the Resolution approving the FY 2026-27 Budget totaling \$1,016,213,100.
3. Approve the Cost Allocation Plan (CAP) which outlines the methodology for equitably distributing shared service costs across all departments and programs within the LACDA.
4. Adopt the Public Housing Agency (PHA) Board Resolution approving the operating budget and certifying submission of the LACDA's FY 2026-27 Budget to the United States Department of Housing and Urban Development (HUD).



lacda.org

Administrative Office  
700 West Main Street, Alhambra, CA 91801  
Tel: (626) 262-4511 TDD: (626) 943-3898

Executive Director: Emilio Salas

Commissioners: Hilda L. Solis, Holly J. Mitchell, Lindsey P. Horvath, Janice Hahn, Kathryn Barger



5. Approve the LACDA's employee pay schedule.
6. Instruct the Executive Director, or designee, to do the following:
  - a. Implement the LACDA's FY 2026-27 Budget and take all related actions for this purpose, including execution of all required documents regarding the LACDA's FY 2026-27 Budget.
  - b. Execute funding agreements with the County of Los Angeles (County) to accept funding for the following programs: \$475,000 for the Cooperative Extension Program, \$1,007,000 for the Community Safety Program (CSP), and \$216,000 for the Homeless Coordinator and ancillary services, and execute, as necessary, all future amendments, modifications, extensions, and augmentations to such funding agreements.
  - c. Execute a Memorandum of Understanding (MOU), and any necessary amendments to the MOU, with the County and all required documents necessary to accept \$668,947 for the Juvenile Justice Crime Prevention Act (JJCPA).
  - d. Add positions during the FY as needed to respond to unanticipated mid-year funding allocations or to expedite existing programs, subject to the availability of sufficient administrative funds to cover the associated expenses and alignment with program requirements.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS**

The purpose of the recommended actions is to establish the FY 2026-27 appropriation authority for LACDA operations and activities.

The recommended FY 2026-27 Budget of the LACDA totals \$1,016,213,100, an increase of 1.56% over the approved FY 2025-26 Budget of \$1,000,608,800.

The projected increase is driven by an anticipated higher Section 8 Housing Assistance Payments (HAP) funding to assist existing Housing Choice Voucher participants, as well as expanded initiatives related to the acquisition, renovation, and development of affordable housing projects. These increases are partially offset by reductions associated with the completion of the Lead HUD Round 1 grant addressing lead exposure in housing units countywide; phasing out of the Measure H funds for the Homeless Incentive Program (HIP); fewer Public Housing Capital Fund projects due to declining funding; gradually winding down of the No Place Like Home Program as all funds have been fully allocated; and a lower allocation for the Permanent Local Housing Allocation fund.

Despite a turbulent Federal budget year, the majority of the LACDA's HUD-funded programs for FY 2026-27 will experience either modest increases or stable funding, while

Public Housing funding faces a substantial reduction. Although overall funding stability may seem beneficial, it does not reflect the rising costs of delivering these essential services; as costs rise, static funding effectively diminishes service capacity. In response, the LACDA is prioritizing operational efficiency, core program delivery, and long-term sustainability through disciplined resource management, pursuit of additional funding opportunities, and targeted technological enhancements to continue advancing its mission of ***Building Better Lives and Better Neighborhoods*** for the residents and businesses we serve.

### **FISCAL IMPACT/FINANCING**

The FY 2026-27 Budget includes \$180 million in County funds from carryover and new allocation. These funds include contribution from Affordable Housing Trust Fund (AHTF), various County Departments, Measure A, and other Countywide Initiatives.

### **BUDGET OVERVIEW:**

The total FY 2026-27 Budget of \$1,016,213,100 consists primarily of Federal funding provided by HUD for housing and community development programs. Over half of the budget is in support of the Housing Assistance and Public Housing programs for low-income families, seniors, persons with disabilities, and veterans. Local revenue sources include County funds, Public Housing rental income, and other grants received in support of housing activities.

HUD funds are budgeted at \$738 million and consist of the following: \$544.2 million in Section 8 Housing Choice Voucher and Emergency Housing Vouchers funding to provide rental assistance for low-income families, seniors, and persons with disabilities; \$53.9 million in Continuum of Care funding to provide rental assistance and supportive services to families and individuals experiencing homelessness; \$38.6 million in Veterans Affairs Supportive Housing funding to provide rental assistance to homeless veterans; \$35.5 million in Public Housing Operating Fund funding to manage and maintain public and affordable housing units; \$29 million in Community Development Block Grant (CDBG) funding to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons; \$7.4 million in Capital Funds funding to rehabilitate and provide site improvements at the Public Housing sites; \$10.1 million in HOME Investment Partnerships Program (HOME) funding to increase homeownership and affordable housing opportunities for low- and very low-income households; \$4.7 million in Emergency Solutions Grants (ESG) funding for rapid rehousing for persons who are experiencing homelessness or at-risk of homelessness; \$4.4 million in Mainstream funding to provide rental assistance to non-elderly persons with disabilities; \$2.9 million in lead based paint funding for remediation of multi-family units with children; \$2.8 million in Multi-Family Housing Assistance Payments funding to provide rental assistance at Kings Road and Lancaster Homes; \$1.4 million in funding for the rehabilitation of the Norwood Library; \$1.2 million in Family Self-Sufficiency funding to help assisted families

achieve self-sufficiency; \$1.2 million in funding for Housing Opportunities for Persons with AIDS (HOPWA) to provide rental assistance services to low-income individuals living with AIDS; and the remaining funding is to support other HUD initiatives.

County funds are budgeted at \$180 million and consist of the following: \$78.3 million in AHTF funding to develop and preserve affordable housing; \$66.8 million in County departments funding to support lead-based paint mitigation activities, provide rapid rehousing to families experiencing homelessness in Child Protective Services cases, rehabilitate and preserve existing adult and elderly residential care facilities, and support housing through Project HomeKey for individuals who are homeless or at risk of homelessness; \$9.9 million in Measure A funding to develop and preserve affordable housing, and increase availability of affordable housing; \$15.1 million in Other County funding for various Housing Development Special projects to develop supportive and affordable housing; \$5.7 million in Open Doors funding to provide sign-on bonus, security deposit assistance, damage mitigation and vacancy loss incentives in support of unhoused individuals and families; and the remaining funding is to support other County initiatives.

State funds are budgeted at \$72.8 million and consist of funding primarily from the California Department of Housing and Community Development to support affordable housing developments and to address unmet housing needs in local communities.

Other Federal funds are budgeted at \$3.9 million and consists of mainly \$3.8 million in Economic Development Administration revolving loan funds for small business loan program; and the remaining funding is to support Other Federal initiatives.

Other funds are budgeted at \$21.3 million and consist of the following: \$17.1 million in fees and Bond Fund for activities such as legal and the Antelope Valley Office building improvements; \$3.6 million in Court funding for traffic administration services and to monitor the Community Services Referral Agencies on behalf of the courts; and the remaining funding is to support program oversight and other initiatives.

The LACDA's FY 2026-27 Budget includes 648 positions, a decrease of 37 from the FY 2025-26 adopted budget. This reduction reflects both the impact of reduced funding across various programs and a thorough review of staffing levels in relation to operational needs and efficiencies. All 37 positions were vacant.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

In January 2001, the LACDA, with the concurrence of the County Auditor-Controller, developed an administrative policy for establishing a Capital Budget. The FY 2026-27 operating budget includes \$8.9 million in Capital Budget.

On June 9, 2026, the Board of Supervisors is considering the FY 2026-27 One-Year Action Plan (Action Plan) for the allocation of Federal funds, which includes the planned

use of CDBG, HOME, and ESG funding by the LACDA, County departments, participating cities, community-based organizations, and other public agencies. The Action Plan was created with citizen input, as required by federal regulations.

Adoption of the attached Resolution approving the FY 2026-27 Budget (Attachment A) is necessary to establish new fiscal year appropriation authorities for the LACDA, to receive funding, and to comply with Federal Notice 94-66 (Public Housing Authority) from HUD's Office of Public and Indian Housing, issued September 2, 1994

The LACDA must receive approval annually for our employee pay schedule (Attachment B) and for our cost allocation plan (Attachment C), which outlines the methodology for equitably distributing shared service costs across all departments and programs. In June 2018, MGT of America Consulting, LLC (MGT) was retained to review the cost allocation plan that was developed by KPMG in 2002. The result of the review by MGT showed no significant difference from the one completed by KPMG. The allocation methodology remains the same for FY 2026-27.

HUD Form 52574 (Attachment D) must also be approved by the Board of Commissioners to certify the LACDA's operating budget. This letter also recommends authority for the Executive Director, or designee (collectively, Executive Director) to execute any other documents for implementation of the budget, such as financial reports, audit requests and related documents required by HUD or any other governing bodies.

We are recommending the Board authorizes the Executive Director to execute and/or amend funding agreements with the County for the following:

- \$475,000 for the Cooperative Extension Program for direct and indirect support towards the offering of educational programs to residents in the Los Angeles County area.
- \$1,007,000 for CSP in Public Housing sites throughout the County to help pay for security officers.
- \$216,000 for the Homeless Coordinator position and ancillary services.

We are recommending the Board authorize the Executive Director to execute an MOU with the County for the JJCPA Program to implement effective programs aimed at reducing crime and delinquency among at-risk youth and youthful offenders. These programs focus on prevention and intervention strategies to address juvenile delinquency and promote positive outcomes for young individuals.

## **ENVIRONMENTAL DOCUMENTATION**

Approval of the LACDA's FY 2026-27 Budget is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58,

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Section 58.34(a)(3) because they involve administrative activities that will not have a physical impact or result in any physical changes to the environment. The activities are not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378(b) because they are not defined as a project under CEQA and do not have the potential for causing a significant effect on the environment.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the FY 2026-27 Budget will enable the LACDA to conduct program activities to benefit low- and moderate-income residents of the County and participating cities.

Respectfully submitted,

A handwritten signature in blue ink that reads "Emilio Salas". The signature is written in a cursive style with a large initial "E" and "S".

EMILIO SALAS  
Executive Director

ES: SLA

Enclosures

ATTACHMENT A

RESOLUTION APPROVING THE FISCAL YEAR 2026-27  
BUDGET OF THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

WHEREAS, the Board of Commissioners of the Los Angeles County Development Authority has received the Budget for Fiscal Year 2026-27 and has found:

1. That the proposed expenditures are necessary for the efficient and economical operation of housing programs for the purpose of serving low- and very-low income families.
2. That the budget is reasonable in that:
  - a) It indicates a source of funding adequate to cover all proposed expenditures.
  - b) It does not provide for use of federal funding in excess of that payable under the provisions of 24 Code of Federal Regulations Part 990.
3. That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contracts with the U.S. Department of Housing and Urban Development.
4. That no employee serving in a variety of positions is reflected in the operating budget as serving an aggregate amount of time exceeding 100 percent.

WHEREAS, it is necessary for the Board of Commissioners of the Los Angeles County Development Authority to adopt an annual budget.

NOW, THEREFORE, the Board of Commissioners of the Los Angeles County Development Authority hereby resolves as follows:

1. The above recitals are true and correct.
2. The Los Angeles County Development Authority adopts the following budgeted revenues and appropriations for Fiscal Year 2026-27, as set forth in the Annual Budget for the Los Angeles County Development Authority:

Estimated Funding	<u>\$1,016,213,100</u>
Expenditure and Reserve Appropriations	<u>\$1,016,213,100</u>

3. This Resolution shall take effect immediately.

APPROVED AND ADOPTED by the Board of Commissioners of the Los Angeles County Development Authority on this \_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

EDWARD YEN  
Executive Officer-Clerk of the  
Board of Commissioners

HILDA L. SOLIS  
Chair, Board of Commissioners

By: \_\_\_\_\_  
Deputy

By: \_\_\_\_\_

APPROVED AS TO FORM:

DAWYN R. HARRISON  
County Counsel

By: Behnaz Tashakorian  
Deputy

# LACDA Annual Salary Schedule

Effective July 1, 2026

Classification	Annual Salary	
	Minimum	Maximum
ACCOUNTANT	\$74,853.06	\$104,795.12
ACCOUNTING TECHNICIAN	\$58,649.76	\$82,110.08
ADMINISTRATIVE ASSISTANT	\$55,856.41	\$78,200.03
ADMINISTRATIVE SPECIALIST	\$74,853.06	\$104,795.12
ANALYST	\$78,596.08	\$110,035.14
ASSISTANT DIRECTOR	\$138,324.73	\$207,487.09
ASSISTANT MANAGER	\$113,800.22	\$170,699.81
BUDGET MANAGER	\$119,489.87	\$179,235.32
CENTRAL SERVICES ASSISTANT	\$48,251.66	\$67,551.91
CENTRAL SERVICES SPECIALIST	\$64,660.86	\$90,525.84
CENTRAL SERVICES SUPERVISOR	\$74,853.06	\$104,795.12
CHIEF FINANCIAL OFFICER	\$160,128.37	\$240,192.04
CHIEF INFORMATION OFFICER	\$160,128.37	\$240,192.04
COMMUNICATION AND PUBLIC AFFAIRS OFFICER	\$113,800.22	\$170,699.81
COMMUNICATIONS OFFICER	\$71,288.63	\$99,805.13
CONSTRUCTION INSPECTOR	\$86,652.55	\$121,313.58
CONSTRUCTION PROJECT MANAGER	\$110,592.97	\$154,829.53
CONSTRUCTION PROJECT SPECIALIST	\$86,652.55	\$121,313.58
CONTRACT MANAGER	\$78,596.08	\$110,035.14
DEPUTY EXECUTIVE DIRECTOR	\$214,586.54	\$321,879.81
DEVELOPMENT OFFICER	\$90,984.92	\$127,379.31
DIRECTOR	\$160,128.37	\$240,192.04
EMPLOYEE RELATIONS OFFICER	\$113,800.22	\$170,699.81
ENVIRONMENTAL COMPLIANCE OFFICER	\$100,310.43	\$140,435.23
EXECUTIVE ASSISTANT	\$67,894.38	\$95,052.55
EXECUTIVE ASSISTANT TO EXECUTIVE DIRECTOR	\$82,526.09	\$115,536.74
EXECUTIVE DIRECTOR	\$260,701.00	\$391,052.00
HOUSING INSPECTOR	\$58,649.76	\$82,110.08
HOUSING SERVICES SPECIALIST	\$58,649.76	\$82,110.08
INFORMATION SECURITY OFFICER	\$119,489.87	\$179,235.32
INFORMATION TECHNOLOGY ANALYST	\$95,533.69	\$133,747.59
INFORMATION TECHNOLOGY SPECIALIST	\$82,526.09	\$115,536.74
INFORMATION TECHNOLOGY SUPERVISOR	\$113,800.22	\$170,699.81
INFORMATION TECHNOLOGY TECHNICIAN	\$67,894.38	\$95,052.55
MAINTENANCE SUPERINTENDENT	\$95,533.69	\$133,747.59
MAINTENANCE SUPERVISOR	\$82,526.09	\$115,536.74

# LACDA Annual Salary Schedule

Effective July 1, 2026

Classification	Annual Salary	
	Minimum	Maximum
MAINTENANCE WORKER	\$55,856.41	\$78,200.03
MAINTENANCE WORKER TRAINEE	\$48,251.66	\$67,551.91
MANAGEMENT ANALYST	\$95,533.69	\$133,747.59
MANAGER	\$131,737.94	\$197,606.90
OFFICE ASSISTANT	\$48,251.66	\$67,551.91
OPERATIONS SPECIALIST	\$74,853.06	\$104,795.12
PRINCIPAL	\$108,380.56	\$162,571.90
PRINCIPAL DEVELOPMENT OFFICER	\$113,800.22	\$170,699.81
PRINCIPAL INFORMATION TECHNOLOGY SPECIALIST	\$108,380.56	\$162,571.90
PROGRAM COORDINATOR	\$71,288.63	\$99,805.13
PROPERTY MANAGER	\$105,326.69	\$147,456.94
REGIONAL HOUSING OPERATIONS MANAGER	\$119,489.87	\$179,235.32
RESIDENT MANAGER	\$50,663.67	\$70,929.35
SENIOR ACCOUNTANT	\$86,652.55	\$121,313.58
SENIOR COMMUNICATIONS OFFICER	\$82,526.09	\$115,536.74
SENIOR CONTRACT MANAGER	\$95,533.69	\$133,747.59
SENIOR DEVELOPMENT OFFICER	\$105,326.69	\$147,456.94
SENIOR DIRECTOR	\$168,134.43	\$252,201.64
SENIOR HOUSING INSPECTOR	\$71,288.63	\$99,805.13
SENIOR HOUSING SERVICES SPECIALIST	\$71,288.63	\$99,805.13
SENIOR HUMAN RESOURCES ANALYST	\$95,533.69	\$133,747.59
SENIOR INFORMATION TECHNOLOGY ANALYST	\$110,592.97	\$154,829.53
SENIOR MAINTENANCE WORKER	\$71,288.63	\$99,805.13
SENIOR MANAGEMENT ANALYST	\$110,592.97	\$154,829.53
SENIOR OPERATIONS SPECIALIST	\$82,526.09	\$115,536.74
SUPERVISING HOUSING INSPECTOR	\$82,526.09	\$115,536.74
SUPERVISING HOUSING SERVICES SPECIALIST	\$82,526.09	\$115,536.74
SUPERVISING OFFICE ASSISTANT	\$61,581.78	\$86,215.54
SUPERVISING TRAFFIC COURT SPECIALIST	\$61,581.78	\$86,215.54
SUPERVISOR	\$108,380.56	\$162,571.90
TRAFFIC COURT SPECIALIST	\$48,251.66	\$67,551.91
TRAFFIC COURT SPECIALIST TRAINER	\$53,197.54	\$74,475.92

*\*This salary schedule introduces an additional classification and supersedes the schedule dated November 1, 2025.*

*\*\*Executive Director – Salary is set by the Board of Supervisors, acting as the Board of Commissioners for the Community Development Commission. Refer to the Los Angeles County Department Head Salaries.*

ATTACHMENT C

## Certificate of Cost Allocation Plan

This is to certify that I have reviewed the cost allocation plan submitted herewith and to the best of my knowledge and belief:

(1) All costs included in this proposal based on FY 2025-26 are to establish cost allocations or billings for FY 2026-27 are allowable in accordance with the requirements of 2 CFR Part 200, "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards" and the Federal award(s) to which they apply. Unallowable costs have been adjusted for in allocating costs as indicated in the cost allocation plan.

(2) All costs included in this proposal are properly allocable to Federal awards on the basis of a beneficial or causal relationship between the expenses incurred and the Federal awards to which they are allocated in accordance with applicable requirements. Further, the same costs that have been treated as indirect costs have not been claimed as direct costs. Similar types of costs have been accounted for consistently.

I declare that the foregoing is true and correct.

Government Unit: Los Angeles County Development Authority

Signature: \_\_\_\_\_

Name of Official: Emilio Salas

Title: Executive Director

Date of Execution: July 1, 2026

**PHA Board Resolution**  
Approving Operating Budget

**U.S. Department of Housing and  
Urban Development**  
Office of Public and Indian Housing

OMB Approval No. 2577-0029 (exp. 04/30/2027)

**Public reporting burden** for this collection of information is estimated to average 136.2 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, completing the operating budget and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information including suggestions for reducing this burden, to the Reports Management Officer, QDAM, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410. When providing comments, please refer to OMB Approval No. 2577-0029. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed and budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating budget adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA complies with HUD prescribed procedures. PHA boards must approve the operating budget and HUD requires boards to certify their approval through this form. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: **Los Angeles County Development Authority** PHA Code: **CA002**

PHA Fiscal Year Beginning **July 1, 2026** Board Resolution Number: \_\_\_\_\_

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

- |   | <u>DATE</u>       |
|---|-------------------|
| <input checked="" type="checkbox"/> Operating Budget approved by Board resolution on:     | <b>06/09/2026</b> |
| <input checked="" type="checkbox"/> Operating Budget submitted to HUD, if applicable, on: | <b>06/23/2026</b> |
| <input type="checkbox"/> Operating Budget revision approved by Board resolution on:       | _____             |
| <input type="checkbox"/> Operating Budget revision submitted to HUD, if applicable, on:   | _____             |

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

**WARNING:** Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

Print Board Chairperson's Name: Hilda L. Solis	Signature:	Date:
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