AGN. NO.

MOTION BY SUPERVISOR HOLLY J. MITCHELL October 6, 2026

Project Miracle Affordable Housing Predevelopment Funding

Praise Sanctuary Church (PSC) has served communities throughout Los Angeles County (County) since 1989, building a community of fellowship and worship. In 2007, PSC acquired its permanent home on the Vermont Corridor at 10807 South Vermont Avenue in the unincorporated area of West Athens/Westmont. PSC has consistently opened its doors to surrounding community members, offering free services such as a food pantry and, during COVID-19, serving as a neighborhood hub for personal protective equipment distribution and connection to health resources. As part of its mission and vision, PSC has partnered with DignityMoves,[1] a California-based nonprofit organization that designs and delivers rapid, dignified interim and permanent supportive housing across the County and in other cities throughout the state, to utilize its property for affordable housing.

Through this partnership, PSC's property is the future home of Project Miracle, a ground-up development of affordable housing and a community center. As part of our faith-based housing demonstration initiative, the Second District is allocating an amount not to exceed $180,000 from its unspent project funds for predevelopment activities and

[1] https://dignitymoves.org/

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project oversight. Project Miracle is expected to provide 35-40 units of permanent supportive housing for veterans and other subpopulations experiencing homelessness. The Second District's faith-based housing demonstration initiative increases housing units in unincorporated areas and builds the capacity of faith-based institutions to support new housing development.

The Los Angeles County Development Authority (LACDA) will work with DignityMoves as the development partner to complete predevelopment and project oversight activities, in coordination with PSC as both a partner and the owner of the property. A portion of the $180,000 will be retained by LACDA to cover costs associated with the proposed project.

The proposed predevelopment activities are not subject to the provisions of the California Environmental Quality Act (CEQA) because they are not defined as a project under CEQA and do not have the potential to cause a significant effect on the environment.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Find that the proposed actions are not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the activities are not defined as a project under CEQA.

2. Authorize the Chief Executive Officer, or designee, to execute a funding agreement, and any necessary amendments to existing funding agreements, between the County of Los Angeles and the Los Angeles County Development Authority (LACDA) to reallocate funds for the proposed development of affordable housing units at Project Miracle (Project), located at 10807 South Vermont Avenue, Los Angeles, CA 90044, in an amount not to exceed $180,000.

I FURTHER MOVE THAT THE BOARD OF SUPERVISORS ACTING AS THE BOARD OF COMMISSIONERS OF THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY:

1. Find that the proposed actions are not subject to the provisions of CEQA, as described herein, because the activities are not defined as a project under CEQA.

2. Authorize the Executive Director of LACDA, or designee, to execute an agreement, and any related documents, with DignityMoves in an amount not to exceed $180,000 for predevelopment and project oversight activities for the proposed Project.

3. Authorize the Executive Director of LACDA, or designee, to execute a funding agreement, or any necessary amendments to existing funding agreements, between the County and LACDA to reallocate funds in an amount not to exceed $180,000, and to execute all related documents for the proposed Project, and to incorporate these funds into LACDA's approved Fiscal Year 2026-2027 budget as needed.

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(IG/AL/WG)