



REVISED

LACDA BOARD DEPUTIES MEETING AGENDA

Date: Thursday, May 1, 2025
Time: 2:00 p.m.
Location: Virtual only
~~LACDA Headquarters~~
~~Commission Room (1st Floor)~~
~~700 West Main Street~~
~~Alhambra, California 91801~~

Virtual meeting information: Microsoft Teams link: [Join Teams meeting](#)

Dial-in by phone: [+1 747-200-6781](#) - Phone conference ID: 965 534 737 #

- 1. CALL TO ORDER**
- 2. PRESENTATION/DISCUSSION ITEMS**
 - a. Fire Recovery Update
 - b. Fiscal Year 2025-26 LACDA Budget
 - c. Fiscal Year 2025-26 Action Plan
- 3. EXECUTIVE DIRECTOR'S REPORT**
- 4. PUBLIC COMMENT (3 minutes each speaker)**



lacda.org

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Executive Director: Emilio Salas

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



5. INFORMATIONAL ITEMS

Board Letters for the June 3, 2025 Board agenda:

FISCAL YEAR 2025-26 BUDGET OF THE LOS ANGELES COUNTY
DEVELOPMENT AUTHORITY

ADMINISTRATION OF THE 2025-2026 ACTION PLAN FOR THE
ALLOCATION OF FEDERAL FUNDS AND APPROVAL OF LOAN DOCUMENTS
FOR THE PERMANENT LOCAL HOUSING ALLOCATION FUNDS

ISSUANCE OF MULTIFAMILY HOUSING REVENUE BOND OR NOTES FOR THE
ACQUISITION, DEVELOPMENT AND CONSTRUCTION OF THE CASA DE LA
LUZ PROJECT IN UNINCORPORATED EAST LOS ANGELES

ISSUANCE OF MULTIFAMILY HOUSING REVENUE BOND OR NOTES FOR THE
ACQUISITION, DEVELOPMENT AND CONSTRUCTION OF THE CUDAHY
SENIORS PROJECT IN THE CITY OF CUDAHY

ISSUANCE OF MULTIFAMILY HOUSING REVENUE BOND OR NOTES FOR THE
ACQUISITION, DEVELOPMENT AND CONSTRUCTION OF THE CENTURY +
RESTORATIVE CARE VILLAGE PHASE I IN THE CITY OF LOS ANGELES

ISSUANCE OF MULTIFAMILY HOUSING REVENUE BOND OR NOTES FOR THE
ACQUISITION, DEVELOPMENT AND CONSTRUCTION OF THE VETERAN
COMMONS APARTMENTS PROJECT IN THE CITY OF DOWNEY

Board Letters for the June 17, 2025 Board agenda:

ISSUANCE OF MULTIFAMILY HOUSING REVENUE NOTES FOR THE
ACQUISITION, DEVELOPMENT AND CONSTRUCTION OF THE VERMONT
MANCHESTER FAMILY AND VERMONT MANCHESTER SENIOR PROJECTS
IN THE CITY OF LOS ANGELES

AMENDMENT FOR ONE-YEAR EXTENSION OF BUILDING MATERIALS AND
SUPPLIES CONTRACT

AMENDMENT TO INCREASE AMOUNT FOR HEATING, VENTING AND AIR
CONDITIONING SERVICES CONTRACT

Please note: Draft Board Letter documents are attached for informational purposes. Documents are subject to change prior to placement on a Board agenda.

June 3, 2025

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 2025-26 BUDGET OF THE LOS ANGELES COUNTY DEVELOPMENT
AUTHORITY
(ALL DISTRICTS) (3 VOTE)**

SUBJECT

This letter recommends approval of Los Angeles County Development Authority's Fiscal Year (FY) 2025-26 Budget which totals \$1,000,608,800.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the approval of the LACDA's FY 2025-26 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 2025-26 Budget totaling \$1,000,608,800.
3. Adopt the Public Housing Agency (PHA) Board Resolution approving the operating budget and certifying submission of the LACDA's FY 2025-26 Budget to the United States Department of Housing and Urban Development (HUD).

4. Instruct the Executive Director, or designee, to do the following:
 - a. Implement the LACDA's FY 2025-26 Budget and take all related actions for this purpose, including execution of all required documents regarding the LACDA's FY 2025-26 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 Policing Program (CPP), \$425,000 for South County Public Housing Scattered Sites, \$11,357,000 for Measure H (Homeless Prevention Initiative), 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 fiscal year 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 2025-26 appropriation authority for LACDA operations and activities.

The recommended FY 2025-26 Budget of the LACDA totals \$1,000,608,800, a decrease of 9% over the approved FY 2024-2025 Budget of \$1,095,380,200. The decrease is driven by anticipated reduction in Housing Choice Voucher (HCV) program; reduced state revenue from a weakened real estate market, the lack of ongoing No Place Like Home funding, and the depletion of Coronavirus Aid, Relief, and Economic Security (CARES) Act and American Rescue Plan (Act) relief funds. Despite level federal funding for FFY 2025, future funding is uncertain, and housing needs remain a concern, especially following local wildfire impacts. To address these challenges, the LACDA is strategically focusing on operational efficiency, core program delivery, and long-term sustainability through prudent resource management, actively seeking additional funding, and technological improvements, ensuring we continue to embody our mission of "Building Better Lives and Better Neighborhoods" for the residents and businesses we serve daily.

FISCAL IMPACT/FINANCING

The FY 2025-26 Budget includes \$164 million in County funds consisting of the following: Affordable Housing Trust Fund (AHTF), County Departments, Measure H, and other Countywide Initiatives.

BUDGET OVERVIEW:

The total FY 2025-26 Budget of \$1,000,608,800 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 \$724.6 million and consist of the following: \$514.5 million in Section 8 Housing Choice Voucher and Emergency Housing Vouchers funding to provide rental assistance for families; \$47.8 million in CoC funding to provide rental assistance and supportive services to families and individuals experiencing homelessness; \$37.6 million in Veterans Affairs Supportive Housing funding to provide rental assistance to homeless veterans; \$35.1 million in Public Housing Operating Fund funding to manage and maintain public and affordable housing units; \$31.7 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; \$18.0 million in Capital Funds funding to rehabilitate and provide site improvements at the public housing sites; \$16.4 million in HOME funding to increase homeownership and affordable housing opportunities for low- and very low-income households; \$5.9 million in Emergency Solutions Grants (ESG) funding for rapid rehousing for persons who are experiencing homelessness or at-risk of homelessness; \$4.3 million in Mainstream funding to provide rental assistance to non-elderly persons with disabilities; \$4.1 million in lead based paint funding for remediation of multi-family units with children; \$3.1 million in funding for the rehabilitation of the Norwood Library; \$2.6 million in Multi-Family Housing Assistance Payments funding to provide rental assistance at Kings Road and Lancaster Homes; \$1.4 million in Family Self-Sufficiency funding to help assisted families achieve self-sufficiency; \$1.2 million in funding for 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 \$164 million and consist of the following: \$61.8 million in AHTF funding to develop supportive and affordable housing for the homeless and/or individuals and families with mental illness; \$61.5 million in County Departments funding to support lead-based paint mitigation activities, to provide rapid rehousing to families experiencing homelessness in cases involving Child Protective Services, to rehabilitate and preserve existing adult and elderly residential care facilities, and to support Altadena's business community rebuild after the wildfire; \$20.5 million in Measure H and

Open Doors funding to provide sign-on bonus, security deposit assistance, damage mitigation and vacancy loss incentives in support of unhoused individuals and families; \$13 million in Other County funding for various Housing Development Special projects to develop supportive and affordable housing and public housing improvements; \$3.1 million in County Capital Project funding to provide construction management services to complete Renovate business façade improvement projects; and the remaining funding is to support other County initiatives.

State funds are budgeted at \$85.6 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 \$6.7 million and consist of \$3.8 million in ARP funding to support the County's Stay Housed L.A. Program; \$1.9 million in Economic Development Administration de-federalized revolving loan funds for small business loan program in Altadena; and the remaining funding is to support Other Federal initiatives.

Other funds are budgeted at \$19.7 million and consist of the following: \$15.3 million in LACDA General Fund funding for general activities such as legal and the Antelope Valley Office building improvements; \$3.6 million in Court funding to provide oversight of traffic administration services and to monitor the Community Services Referral Agencies on behalf of the courts; and the remaining funding is to support other LACDA program initiatives.

The LACDA's FY 2025-26 Budget includes 685 positions, a decrease of 24 from the FY 2024-2025 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 24 positions were vacant.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In January 2001, the Community Development Commission and the Housing Authority of the County of Los Angeles, predecessors to the LACDA, with the concurrence of the County Auditor-Controller, developed an administrative policy for establishing a Capital Budget. The FY 2025-26 operating budget includes \$18.7 million in Capital Budget.

On June 3, 2025, the Board of Supervisors is considering the FY 2025-26 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 2025-26 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. HUD Form 52574 (Attachment B) 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, 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 authorize the Executive Director, or designee, (collectively, 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 CPP in public housing sites throughout the County to help pay for existing deputies and officers.
- \$425,000 for the South County Public Housing Scattered Sites operational costs.
- \$11,357,000 for the Measure H Program to offer monetary incentives to encourage landlords to rent their available units to homeless individuals and families with Section 8 vouchers.
- \$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 2025-26 Budget 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 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.

Honorable Board of Commissioners

June 3, 2025

Page 6

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the FY 2025-26 Budget will enable the LACDA to conduct program activities to benefit low- and moderate-income residents of the County and participating cities and will support the County's Declaration of Emergency on Homelessness.

Respectfully submitted,

EMILIO SALAS
Executive Director

ES:MF:sla

Enclosures

DRAFT

June 3, 2025

Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Honorable Board of Commissioners
Los Angeles County Development Authority
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors/Commissioners:

**ADMINISTRATION OF THE 2025-2026 ACTION PLAN FOR THE
ALLOCATION OF FEDERAL FUNDS AND APPROVAL OF LOAN DOCUMENTS
FOR THE PERMANENT LOCAL HOUSING ALLOCATION FUNDS
(ALL DISTRICTS) (3 VOTE)**

SUBJECT

This letter recommends approval of the Fiscal Year (FY) 2025-2026 Action Plan (Action Plan) for the County of Los Angeles (County) to apply for, receive and administer Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) Program funds from the U.S. Department of Housing and Urban Development (HUD) for housing and community development activities in the 47 participating cities and the unincorporated areas of the Los Angeles Urban County. The Los Angeles County Development Authority (LACDA) serves as the agent of the County in administering the Action Plan and the allocated funds described herein. Additionally, this letter recommends approval of loan documents for the Permanent Local Housing Allocation (PLHA) funds.

IT IS RECOMMENDED THAT THE BOARD OF SUPERVISORS:

1. Find that approval of the FY 2025-2026 Action Plan is not subject to the provisions of the California Environmental Quality Act (CEQA) because it is not defined as a project under CEQA.

2. Approve the Action Plan, which will enable the Los Angeles Urban County to receive and administer a total of \$34,149,152 in FY 2025-2026 funding. The funding is comprised of the following amounts: \$19,268,375 in CDBG grant funds for the County and the City of Cerritos, which is a joint applicant; \$3,850,000 in future CDBG program income; \$7,288,934 in HOME Program funds; \$2,000,000 in future HOME program income; and \$1,741,843 in Federal ESG funds. Note that amounts are estimates and are subject to final allocations from HUD.
3. Designate the LACDA to serve as the agent of the County for administration of the Action Plan and the allocated funds described herein; and authorize the transfer of these allocated funds to the LACDA.

IT IS RECOMMENDED THAT THE BOARD OF COMMISSIONERS OF THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY:

1. Find that the acceptance of FY 2025-2026 CDBG, HOME, and ESG Program funds from the County is not subject to the provisions of CEQA because it is not defined as a project under CEQA.
2. Accept the LACDA's designation to serve as the agent of the County for the administration of the Action Plan; and accept from the County a \$34,149,152 in FY 2025-2026 funding. The funding is comprised of the following: \$19,268,375 in CDBG grant funds for the County and the City of Cerritos, which is a joint applicant; \$3,850,000 in future CDBG program income; \$7,288,934 in HOME Program funds; \$2,000,000 in future HOME program income; and \$1,741,843 in Federal ESG funds, which will be included in the LACDA's FY 2025-2026 budget through the annual budget approval process; all subject to final notification of approval by HUD.
3. Designate the Executive Director or designee as the official responsible for completing all required actions to be taken by the LACDA for administration of the Action Plan, and the allocated funds described within; and authorize the Executive Director, or designee, to do the following:
 - a. Execute CDBG Reimbursable and Advance Contracts, following approval as to form by County Counsel, to provide a total of \$1,628,817 in CDBG funds for 18 projects with 16 community-based organizations and other public agencies described in the Action Plan, to be effective from July 1, 2025 to June 30, 2026;
 - b. Execute CDBG Reimbursable Contracts with 47 participating cities, following approval as to form by County Counsel, to provide a total of \$5,933,010 in CDBG funding for eligible activities, to be effective from July 1, 2025 to June 30, 2026;

- c. Execute CDBG Reimbursable Contract with the City of Covina, following approval as to form by County Counsel, for the purpose of repaying a Section 108 Loan previously approved by your Board; and authorize the Executive Director, or designee, to set aside approximately \$175,686.35 of the City of Covina's FY 2025-2026 CDBG allocation for repayment of the Section 108 loan;
- d. Approve the use of Federal ESG funds in the amount of approximately \$1,741,843;
- e. Execute agreements with the Los Angeles Homeless Services Authority (LAHSA) to fund programs that assist persons who are unhoused, as described in the Action Plan;
- f. Accept and incorporate additional FY 2025-2026 CDBG, HOME, or ESG funding, into the Action Plan and LACDA budget, in the event that HUD makes changes to the allocations that result in additional funding for the Los Angeles Urban County Program; and, if necessary, reprogram such funds, whether unexpended, disallowed, or recovered, in order to fully expend the grants for the purposes described in the Action Plan, within the limits prescribed by HUD;
- g. Modify funding at the project level as needed to incorporate and utilize all FY 2025-2026 CDBG, HOME, and ESG funds allocated by HUD;
- h. Amend the Action Plan from time to time, as necessary to address the cancellation and/or inclusion of off-cycle projects, as well as any necessary non-monetary amendments and any monetary amendments up to \$200,000, to projects being undertaken by the County, participating cities, and recipient agencies during FY 2025-2026, and to include federal regulatory changes and new HUD directives;
- i. Terminate CDBG Reimbursable and Advance Contracts utilizing FY 2025-2026 or prior year funds when the operating agencies fail to address administrative deficiencies, CDBG Program compliance issues, or other contract obligations;
- j. Execute agreements with Los Angeles Urban County participating cities or other entitlement cities to provide administrative and construction management and oversight of their CDBG and HOME Programs, including procurement, contracting for, and carrying out construction projects within these jurisdictions;
- k. Administer and execute agreements with participating cities for the CDBG Revolving Grant Fund, comprised of funding reallocated by participating

cities, to sign agreements with cities that would utilize such funds for specific CDBG-eligible activities upon application by jurisdictions that participate in the Los Angeles Urban County Program; and

- I. Execute any necessary non-monetary amendments, as well as any monetary amendments up to \$200,000, following approval as to form by County Counsel, for the activities described herein.
4. Authorize the Executive Director or designee to:
 - a. Allocate PLHA funds in any fiscal year in the form of low-interest, deferred loans to housing sponsors of affordable rental housing developments;
 - b. Execute loan agreements, promissory notes secured by deeds of trust, and any related documents with housing sponsors, to allocate PLHA funds in any fiscal year, to restrict occupancy and rents of the projects, following approval as to form by County Counsel; and
 - c. Execute any future amendments to the loan documents and related documents, including taking all required actions to modify loan conditions and terms, that are consistent with conditions and terms identified in this letter, following approval as to form by County Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The National Affordable Housing Act (NAHA) of 1990 (Cranston/Gonzalez Housing Act), as amended in 1992, requires that the County provide a single, consolidated submission of the proposed expenditure of funds to be eligible for HUD formula grant funding, including CDBG, HOME, and ESG funds. The Action Plan satisfies these federal requirements to provide for the release of these allocated funds. The purpose of the recommended actions is to allow the LACDA to administer the Action Plan and the allocated federal funds on behalf of the County.

FY 2025-2026 is the third year of the FY 2023-2028 Consolidated Plan. The FY 2025-2026 Action Plan is a component of the Consolidated Plan that defines projects and programs to be implemented with these funds over a one-year period. Following approval by the Board of Supervisors, the Action Plan must be submitted to HUD by June 30, 2025.

The Executive Director is also requesting the following authorities:

- To terminate CDBG contracts with operating agencies that fail to address administrative deficiencies, CDBG Program compliance issues, or other contract obligations. Following consultation with County Counsel and the respective Supervisorial Districts, the LACDA will determine whether it is in the best interest of the County to suspend funding for non-compliant agencies for the CDBG

Program Year and/or terminate the contract(s). If so, the LACDA will then recover any disallowed or unexpended funds and return said funds to the appropriate Supervisorial Districts.

- To execute these contracts and any necessary non-monetary amendments, as well as any monetary amendments up to \$200,000, following approval as to form by County Counsel. This would enable participating agencies to respond to immediate community needs.
- To enter into agreements with cities participating in the Los Angeles Urban County or other entitlement cities to provide administrative, construction management, and oversight of their CDBG and HOME Programs including procurement, contracting for, and carrying out construction projects within these jurisdictions. Administrative services would include such tasks as consulting with the cities to provide project recommendations; drafting information for public noticing and other citizen participation activities; conducting procurements and assisting with developing contracts with vendors, contractors, and other service providers; assisting the cities and service providers with compiling information for project quarterly performance reports; collecting reimbursable expenditure information in order to process payment requests; and overseeing construction or other CDBG-eligible activities. The LACDA would be compensated by each jurisdiction using CDBG or non-CDBG funds. The LACDA is also requesting authority to execute contracts up to \$200,000, following approval as to form by County Counsel. Each proposed contract will be subject to environmental review. The Board will be notified each time such an agreement is executed.
- To administer the CDBG Revolving Grant Fund, comprised of funds reallocated by participating cities; and to execute contracts transferring these funds to the city(ies) of up to \$200,000, following County Counsel approval. The funds withdrawn from the pool would be repaid with future CDBG funds allocated to the participating city that utilized funds from the pool.
- To accept additional FY 2025-2026 CDBG, HOME, or ESG funding, and incorporate such funding into the Action Plan and LACDA budget, in the event that HUD makes changes to the allocations that result in additional funding for the Los Angeles Urban County Program.

On June 23, 2020, the Board of Supervisors approved the initial PLHA 5-Year Plan and authorized the LACDA to act as an agent of the County in applying for and administering the PLHA Plan and any necessary amendments. The Board also allocated PLHA Program funds between the LACDA and the County's Department of Consumer & Business Affairs (DCBA) for eviction defense and rental assistance. The Board authorized two amendments to this plan on February 9, 2021 and November 21, 2023. The Plan allows the LACDA, as well as participating cities, to further affordable housing activities using grants and loans to assist households with incomes up to 150 percent of the Area Median Income. To ensure long term affordability, the PLHA regulations require the use

of deed restrictions for funds that are used for the acquisition, construction, or rehabilitation of for sale or rental housing. In the case of rental housing, PLHA assistance shall be provided in the form of a low-interest, deferred loan to be evidenced by 1) a promissory note secured by a deed of trust and 2) a regulatory agreement that shall restrict occupancy and rents for a term of at least 55 years, in accordance with project underwriting.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund.

The FY 2025-2026 Action Plan allocates a total of \$34,149,152 in FY 2025-2026 funding. The funding is comprised of the following: \$19,268,375 in CDBG grant funds for the County and the City of Cerritos, which is a joint applicant; \$3,850,000 in future CDBG program income; \$7,288,934 in HOME Program funds; \$2,000,000 in future HOME program income; and \$1,741,843 in Federal ESG funds, which will be included in the LACDA's FY 2025-2026 budget through the annual budget approval process, all subject to final notification of approval by HUD.

CDBG funds total \$23,118,375 and are comprised of new and program income funds, of which \$3,853,675 will be used for administration. A total of \$9,479,788 in CDBG funds will be allocated among the five (5) Supervisorial Districts for projects in the unincorporated areas of the County. A total of \$9,784,912 in CDBG funds will be allocated among the 47 participating cities. Projects to address housing and community needs will be implemented by the LACDA and the County Departments Parks and Recreation, District Attorney, Regional Planning, Sheriff, and Economic Opportunity (collectively, County Departments), and 16 community-based organizations and other public agencies.

HOME funds total \$7,288,934, of which \$728,893 will be used for HOME Program administration, as determined by HUD. The First-Time Home Ownership Program will use program income funds to provide homeownership opportunities in the unincorporated areas of the County and participating cities, while housing development is allocated \$6,560,041. HOME funds may be reprogrammed based on homeownership or development needs. In addition, \$10,090,848 in previously approved prior year HOME funds will be allocated among the above activities.

Federal ESG funds total \$1,741,843, which will be utilized for projects to assist persons who are homeless in the unincorporated areas of the County and participating cities.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

All public notice requirements contained in 24 Code of Federal Regulations (CFR) Part 91 Section 91.105 of the NAHA for approval of the Action Plan have been satisfied. Public participation was conducted through outreach mailings, surveys, and the LACDA

outreach and information website. An in-person community meeting was held on November 2, 2024 and a virtual community meeting was held on November 6, 2024, to solicit further public participation. Comments received through all these efforts have been incorporated into the Action Plan and the documents were posted on the outreach website in March 2025 to update the community regarding the comments received through the participation process. Public notices of the 30-day comment period were published in newspapers in various languages throughout the County and copies of the draft Action Plan were made available for review at public libraries. The comment period will conclude on June 3, 2025.

The following documents are attached to this letter: Fiscal Year 2025-2026 CDBG Program Allocation Funding Summary (Attachment A); Proposed Use of Federal HOME Funds (Attachment B); Proposed Use of Federal ESG Funds (Attachment C); Fiscal Year 2025-2026 Funding for Participating Cities (Attachment D); and Fiscal Year 2025-2026 Summary Totals for Minority and Women Board Members and Employees for funded community-based organizations (Attachment E). The Action Plan is also attached to this Board letter.

All the projects proposed in the Action Plan are being federally funded. As applicable, the administering agencies will be subject to the prevailing wage requirements of the Davis-Bacon Act, and related Acts, and Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain HUD assistance be directed to persons of limited means, particularly to persons who are recipients of HUD housing assistance. However, where Section 3 is not applicable, the agencies will be subject to the County's Greater Avenues for Independence (GAIN) Program and General Relief Opportunity for Work (GROW) Program, which furthers the same or similar goals.

This letter has been reviewed by County Counsel.

ENVIRONMENTAL DOCUMENTATION

These actions are exempt from the provisions of the National Environmental Policy Act pursuant to 24 CFR, Part 58, Section 58.34(a)(3) because they are administrative actions and do not involve activities that will alter existing environmental conditions. The actions are not subject to the provisions of CEQA, pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because they are not defined as a project under CEQA and do not have the potential for causing a significant effect on the environment.

Each project within the Action Plan will be reviewed for environmental impact on a project-by-project basis before funding is released.

CONTRACTING PROCESS

The County does not use a competitive process to award CDBG contracts to non-profit agencies. Each Supervisorial District utilizes the Community Resources Investment Strategy (CRIS), citizen input from community meetings, and consultations with the LACDA to select agencies that best meet community needs.

HOME funds are used to implement a variety of affordable housing development programs available to households earning less than 80% of the area median income for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for family size, as determined by HUD. HOME funds for development are made available on an annual basis through a competitive Notice of Funding Availability (NOFA) to for-profit and nonprofit developers. Projects are selected to maximize the impacts of HOME funds based on viability, financial feasibility, and appropriateness to geographic location and community need. Funds are also made available on a first-come, first-served basis to income-qualified buyers for the purchase of existing housing.

Federal ESG funds are allocated to LAHSA, which contracts with non-profit and government agencies to provide housing and services for persons who are homeless, as outlined in the Action Plan.

IMPACT ON CURRENT PROJECTS

The projects contained in the Action Plan will benefit residents of limited means in the unincorporated County and participating cities.

Respectfully submitted,

EMILIO SALAS
Executive Director

Attachments

**FISCAL YEAR 2025-2026 CDBG PROGRAM ALLOCATION
JULY 1, 2025 TO JUNE 30, 2026
FUNDING SUMMARY**

Grant Funds to be Received

County Entitlement Funds ¹	19,268,375
Estimated Program Income	3,850,000
TOTAL PROGRAM REVENUES	23,118,375

Distribution of CDBG Funds

Unincorporated Areas ²	9,479,788
Participating Cities ³	9,784,912
Countywide Administration	<u>3,853,675</u>
TOTAL	23,118,375

¹ This amount includes funds received for the Los Angeles Urban County and the City of Cerritos, as a joint applicant. Beginning in 2018, the U.S. Department of Housing and Urban Development combined the funding for the Urban County and the City of Cerritos, instead of breaking them out separately.

² Includes funds for district allocations and half of estimated program income.

³ Includes funds for city allocations and half of estimated program income.

PROPOSED USE OF FEDERAL HOME FUNDS

The following chart depicts the distribution of new 2025-2026 HOME funds among housing activities within the Los Angeles Urban County.

PROGRAM*	FY 2025-2026 FUNDS
HOME Administration	\$ 728,893
Housing Development	6,560,041
Home Ownership Program	0
Total Funds	\$ 7,288,934

* Funds among activities may be reprogrammed. In addition, \$2,000,000 in projected HOME program income will be allocated among the above activities.

PROPOSED USE OF FEDERAL EMERGENCY SOLUTIONS GRANTS (ESG) FUNDS

Los Angeles Homeless Services Authority (LAHSA) proposes to use the 2025-2026 ESG allocation to meet the purpose of the Stewart B. McKinney Homeless Assistance Act 24 Code of Federal Regulations 576.1 (b) as amended by The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 and to meet the goals in the Fiscal Year 2023-2028 Consolidated Plan.

In 2009, the HEARTH Act revised the Emergency Shelter Grants Program and renamed the program to the Emergency Solutions Grants Program and revised it to broaden existing emergency shelter and homelessness prevention activities to add rapid re-housing activities. As such, homelessness prevention and rapid re-housing services will be provided, along with homeless shelter and street outreach. Together, these activities will strengthen the referral system of these services to address the needs of individuals and families at risk of homelessness and persons that are now chronically homeless.

The following are the percentages of the ESG funds to be allocated to the various eligible activities:

ELIGIBLE ACTIVITY	ALLOCATION	%
Emergency Shelter ¹	1,038,313	59.61%
Rapid Re-Housing	461,501	26.49%
HMIS	111,391	6.40%
Administration ²	130,638	7.50%
Total	1,741,843	100.00%

LAHSA will meet the matching funds requirement with 100% Federal Supportive Housing Program funds for the 2025-2026 Program Year.

¹ Subpart B Sec. 576.100 states that total outreach and operations expenses cannot exceed the greater of (a) 60% of the entire ESG contract, or (b) amount of FY 2010 grant funds committed for homeless assistance activities. The County's 2025-2026 allocation towards emergency shelter, which is \$1,038,313, is not greater than the FY 2010 grant funds of \$1,261,678 committed for homeless assistance activities.

² Administration is split 60/40, with LAHSA receiving 60% and the LACDA receiving 40%.

FISCAL YEAR 2025-2026 FUNDING FOR PARTICIPATING CITIES

CONTRACT NO.	CITY	FY 2025-2026 ALLOCATION
70710	AGOURA HILLS	\$65,999
70711	ARCADIA	290,390
70712	ARTESIA	90,423
72220	AVALON	27,353
70713	AZUSA	369,160
70714	BELL	422,777
70715	BELL GARDENS	584,125
70716	BEVERLY HILLS	178,379
70718	CALABASAS	115,898
72219	CERRITOS ¹	186,663
70719	CLAREMONT	117,358
70720	COMMERCE	119,464
70721	COVINA ²	126,455
70722	CUDAHY	327,421
70723	CULVER CITY	181,353
70724	DIAMOND BAR	253,458
70725	DUARTE	130,622
70726	EL SEGUNDO	61,378
70727	HAWAIIAN GARDENS	160,544
70728	HERMOSA BEACH	69,398
70729	IRWINDALE	8,207
70730	LA CANADA-FLINTRIDGE	57,545
70731	LA HABRA HEIGHTS	14,258
70732	LA MIRADA	229,138
70733	LA PUENTE	307,305
70734	LA VERNE	154,099
70735	LAWNDALE	267,121
70736	LOMITA	137,972
70737	MALIBU	64,989
70738	MANHATTAN BEACH	102,256
70739	MAYWOOD	351,413

¹ As a joint applicant with the County for FY 2024-2025, Cerritos receives \$233,329. The allocation amounts shown reflect the total amount that each city will receive after the administration fee is subtracted from the grant total.

² Net amount after Section 108 loan repayment.

CONTRACT NO.	CITY	FY 2025-2026 ALLOCATION
70740	MONROVIA	211,521
70741	RANCHO PALOS VERDES	143,202
70743	ROLLING HILLS ESTATES	19,836
70744	SAN DIMAS	155,254
70745	SAN FERNANDO	171,295
70746	SAN GABRIEL	291,740
70747	SAN MARINO	59,951
70748	SANTA FE SPRINGS	138,385
70749	SIERRA MADRE	41,867
70750	SIGNAL HILL	83,191
70751	SOUTH EL MONTE	235,165
70752	SOUTH PASADENA	126,803
70753	TEMPLE CITY	222,052
70754	WALNUT	126,761
70755	WEST HOLLYWOOD	211,476
71556	WESTLAKE VILLAGE	25,890

Fiscal Year 2025-2026 Summary Totals for Minority and Women Board Members and Employees

Agency Name	Board Count	Minority Board Count	Women Board Count	Minority Board %	Women Board %	Employee Count	Minority Employee Count	Women Employee Count	Minority Employee%	Women Employee %
Affordable Living for the Aging (Housing Alternatives for Seniors) 3D	5	2	3	40	60	14	12	9	86	64
Antelope Valley Partners for Health (Handyworker Program) 5D	11	11	3	100	27	99	83	89	84	90
Antelope Valley Partners for Health (AVPH-HFA Home Visitation Program) 5D	11	11	3	100	27	99	83	89	84	90
Boys and Girls Club of Whittier (South Whittier/Los Nietos Before and After School Programming) 4D	26	11	11	42	42	131	98	105	75	80
Boys and Girls Clubs of Los Angeles Harbor (Harbor Hills Comprehensive Youth Development Program) (4D)	34	8	12	24	35	168	160	116	95	69
Eastmont Community Center (East Los Angeles Farmer's Market) (1D)	6	6	3	100	50	11	11	8	100	73
Los Angeles Conservation Corps (1st District Clean-Up and Graffiti Deterrent Projects) 1D	20	10	10	50	50	130	117	64	90	49

Fiscal Year 2025-2026 Summary Totals for Minority and Women Board Members and Employees

Agency Name	Board Count	Minority Board Count	Women Board Count	Minority Board %	Women Board %	Employee Count	Minority Employee Count	Women Employee Count	Minority Employee%	Women Employee %
PACE Finance Corp. (Microloans for Small Businesses-District 1) 1D	4	4	0	100	0	11	11	8	100	73
Quality of Life Center (Bright Futures Scholars Program) 5D	5	5	2	100	40	3	3	3	100	100
Samuel Dixon Family Health Center, Inc. (Healthcare Access for the Low Income and Uninsured) 5D	9	6	4	67	44	47	40	37	85	79
San Gabriel Valley Conservation Corp (1st District Clean-Up and Graffiti Deterrent Projects) 1D	2	2	1	100	50	28	23	9	82	32
Santa Clarita Valley Committee on Aging Corp. (Handyworker Program) 5D	15	3	6	20	40	65	24	35	37	54
Shelter Partnership (S. Mark Taper Foundation Shelter Resource Bank) Countywide	15	2	1	13	27	13	7	9	54	69
The People Concern (Domestic Violence Crisis Shelter Services) 3D	18	2	6	11	33	687	539	309	78	45

ATTACHMENT E

Fiscal Year 2025-2026 Summary Totals for Minority and Women Board Members and Employees

[illegible]

June 3, 2025

Honorable Board of Supervisors
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Honorable Board of Commissioners
Los Angeles County Development Authority
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors and Commissioners:

**ISSUANCE OF MULTIFAMILY HOUSING REVENUE BOND OR NOTES FOR THE
ACQUISITION, DEVELOPMENT AND CONSTRUCTION OF THE CASA DE LA LUZ
PROJECT IN UNINCORPORATED EAST LOS ANGELES
(DISTRICT 1) (3 VOTES)**

SUBJECT

This letter requests that your Board approve resolutions authorizing and actions facilitating the issuance, sale, and delivery of multifamily housing revenue bonds or notes to finance the site acquisition, development and construction of the Casa de la Luz project, a 95-unit affordable housing project, to both be located at 744 – 754 Kern Avenue, Los Angeles, CA 90022.

IT IS RECOMMENDED THAT THE BOARD OF SUPERVISORS:

1. Adopt and instruct the Chair to sign the attached Resolution approving the issuance of multifamily housing revenue bonds or notes (collectively, Bonds) by the Los Angeles County Development Authority (LACDA) in an aggregate principal amount not exceeding \$45,536,387 to finance the site acquisition, construction, and development of the Casa de la Luz project.

2. Find that the adoption of these Resolutions is not subject to the provisions of the California Environmental Quality Act (CEQA) because the actions will not have the potential of causing a significant effect on the environment.

IT IS RECOMMENDED THAT THE BOARD OF COMMISSIONERS:

1. Adopt and instruct the Chair to sign the attached Resolution authorizing the issuance, sale, and delivery of Bonds for the Casa de la Luz project.
2. Authorize the Executive Director of the LACDA, or his designee, to negotiate, execute, and if necessary, amend or terminate all related documents and take all necessary actions for the issuance, sale, and delivery of the Casa de la Luz project Bonds.
3. Find that the adoption of these Resolutions is not subject to the provisions of the California Environmental Quality Act (CEQA) because the actions will not have the potential of causing a significant effect on the environment.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to authorize the issuance, sale, and delivery of the Bonds to finance the acquisition, construction, and development of the Casa de la Luz project, a 95-unit new construction to be located at 744 – 754 Kern Avenue in Unincorporated East Los Angeles (Project).

The Project will be comprised of 93 affordable units and two manager's units and will reserve 40 of the 93 units for homeless individuals earning up to 30% of the Area Median Income (AMI). The remaining 53 units will be reserved for individuals earning up to 60% AMI.

The Project will feature several community rooms, a communal open area, and offices for property management and supportive services. The building will also include over 60 parking stalls in a subterranean garage, bicycle parking, and a laundry room on each floor.

FISCAL IMPACT/FINANCING

There is no impact on the County General Fund. The Bonds will be repaid solely through project rent revenues collected by Cudahy Senior Apartments LP (Borrower), or an approved designee. The Borrower will pay all fees and related costs for the Bonds.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On August 6, 2024, the Board of Commissioners adopted an inducement resolution declaring the intent of the LACDA to undertake the financing of the Bonds in accordance

with U.S. Treasury Department regulations. This action established a base date after which costs incurred by the Borrower for the Project could be included in the acquisition and permanent financing obtained prior to the issuance of the Bonds.

The LACDA is authorized to issue multifamily revenue bonds or notes to assist in financing for nonprofit public benefit organizations or for-profit corporations with public benefit projects, including the Borrower. For the LACDA to issue the Bonds, the LACDA and the County must execute the following actions: (1) The LACDA must conduct a public hearing to satisfy the public approval requirement of Section 147(f) of the Internal Revenue Code; and (2) the County must approve a Resolution approving the plan of financing and authorizing the LACDA to issue the Bonds. Although the LACDA will be issuing the Bonds at the request of the Borrower, the financing cannot proceed without the approval of the applicable elected legislative body.

On February 18, 2025, the LACDA conducted a telephonic hearing regarding the issuance of the Bonds at its office located at 700 West Main Street in Alhambra. No comments were received at the hearing concerning the issuance of the Bonds or the nature and location of the Project.

The attached Resolutions were prepared by Kutak Rock LLP, LACDA Bond Counsel, and approved as to form by County Counsel.

Pursuant to California Government Code Section 5852.1, required public disclosure documents for issuance of the Bonds are also attached. All other related documents, in substantially final form, are on file with the Executive Office. They will be approved as to form by County Counsel prior to execution by the authorized parties.

ENVIRONMENTAL DOCUMENTATION

The proposed action is not a project pursuant to CEQA because it is an activity that is excluded from the definition of a project by Section 15378(b) of the State CEQA guidelines. The proposed action is an administrative activity of government which will not result in direct or indirect physical change to the environment.

IMPACT ON CURRENT PROJECT

The proposed action will facilitate financing for the Project, which will expand the supply of affordable housing in the County with long-term affordability.

Respectfully submitted,

EMILIO SALAS
Executive Director

June 3, 2025

Honorable Board of Supervisors
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Honorable Board of Commissioners
Los Angeles County Development Authority
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors and Commissioners:

**ISSUANCE OF MULTIFAMILY HOUSING REVENUE BOND OR NOTES FOR THE
ACQUISITION, DEVELOPMENT AND CONSTRUCTION OF THE CUDAHY SENIORS
PROJECT IN THE CITY OF CUDAHY
(DISTRICT 2) (3 VOTES)**

SUBJECT

This letter requests that your Board approve resolutions authorizing and actions facilitating the issuance, sale, and delivery of multifamily housing revenue bonds or notes to finance the site acquisition, development and construction of the Cudahy Seniors project, a 140-unit affordable housing project, to both be located at 4610 Santa Ana Street, in the City of Cudahy.

IT IS RECOMMENDED THAT THE BOARD OF SUPERVISORS:

1. Adopt and instruct the Chair to sign the attached Resolution approving the issuance of multifamily housing revenue bonds or notes (collectively, Bonds) by the Los Angeles County Development Authority (LACDA) in an aggregate principal amount not exceeding \$60,000,000 to finance the site acquisition, construction and development of the Cudahy Seniors project.

2. Approve and delegate authority to the LACDA to act as the agent of the County and to negotiate and execute an Interlocal Cooperation Agreement between the County and the City of Cudahy (Cooperation Agreement).
3. Find that the adoption of these Resolutions is not subject to the provisions of the California Environmental Quality Act (CEQA) because the actions will not have the potential of causing a significant effect on the environment.

IT IS RECOMMENDED THAT THE BOARD OF COMMISSIONERS:

1. Adopt and instruct the Chair to sign the attached Resolution authorizing the issuance, sale, and delivery of the Cudahy Seniors project.
2. Authorize the Executive Director of the LACDA, or his designee, to negotiate, execute, and if necessary, amend or terminate all related documents and take all necessary actions for the issuance, sale, and delivery of the Cudahy Seniors project bonds.
3. Approve the designation to act on behalf of the County and authorize and instruct the Executive Director of the LACDA, or his designee, to negotiate, execute, and if necessary, amend an Interlocal Cooperation Agreement between the County and the City of Cudahy (Cooperation Agreement).
4. Find that the adoption of these Resolutions is not subject to the provisions of the California Environmental Quality Act (CEQA) because the actions will not have the potential of causing a significant effect on the environment.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to authorize the issuance, sale, and delivery of the Bonds to finance the acquisition, construction, and development of the Cudahy Seniors project, which will be an affordable rental housing development that reserves approximately 49% of the total units for very low-income seniors and seniors experiencing homelessness. The project's unit mix will consist of 129 one-bedroom units, nine two-bedroom units, and two two-bedroom manager's units. Ninety-seven units (95 one-bedroom units and two two-bedroom units) will be reserved for individuals earning 30% of the Area Median Income (AMI). Twenty-seven units (24 one-bedroom units and three two-bedroom units) will be reserved for individuals earning 40% AMI. Fourteen units (10 one-bedroom units and four two-bedroom units) will be reserved for individuals earning 50% AMI.

The Cudahy Seniors project will feature a rooftop terrace, outdoor central courtyard, gated reserved parking, on-site laundry facilities, and a community room that will consist of a kitchen, bike lockers, and bike repair room. The residents of the project will benefit from onsite residential services such as social, recreational, intensive case management, and supportive services. The project will also include resident- and neighborhood-serving

health amenities on the ground floor. The community spaces along with the supportive services will provide residents with an opportunity to age in place and remain in their homes for the long term by addressing their changing needs as they age and a lack of alternative affordable housing in the area.

This action will also authorize the LACDA, on behalf of the County, to enter into a Cooperation Agreement with the City of Cudahy on the County's behalf as required by California Health and Safety Code Section 52086. Execution of the Cooperation Agreement will authorize issuance of the Bonds by the LACDA for development on the Project Site which is in the City of Cudahy.

FISCAL IMPACT/FINANCING

There is no impact on the County General Fund. The Bonds will be repaid solely through project rent revenues collected by Cudahy Senior Apartments LP (Borrower), or an approved designee. The Borrower will pay all fees and related costs for the Bonds.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On August 6, 2024, the Board of Commissioners adopted an inducement resolution declaring the intent of the LACDA to undertake the financing of the Bonds in accordance with U.S. Treasury Department regulations. This action established a base date after which costs incurred by the Borrower for the Cudahy Seniors project could be included in the acquisition and permanent financing obtained prior to the issuance of the Bonds.

The LACDA is authorized to issue multifamily revenue bonds or notes to assist in financing for nonprofit public benefit organizations or for-profit corporations with a public benefit projects, including the Borrower. In order for the LACDA to issue the Bonds, the LACDA and the County must execute the following actions: (1) The LACDA must conduct a public hearing to satisfy the public approval requirement of Section 147(f) of the Internal Revenue Code; and (2) the County must approve a Resolution approving the plan of financing and authorizing the LACDA to issue the Bonds. Although the LACDA will be issuing the Bonds at the request of the Borrower, the financing cannot proceed without the approval of the applicable elected legislative body and execution of the Cooperation Agreement between the County and the City of Cudahy.

On February 18, 2025, the LACDA conducted a telephonic hearing regarding the issuance of the Bonds at its office located at 700 West Main Street in Alhambra. No comments were received at the hearing concerning the issuance of the Bonds or the nature and location of the Cudahy Seniors project.

The attached Resolutions were prepared by Kutak Rock LLP, LACDA Bond Counsel, and approved as to form by County Counsel.

Pursuant to California Government Code Section 5852.1, required public disclosure documents for issuance of the Bonds are also attached. All other related documents, in substantially final form, are on file with the Executive Office. They will be approved as to form by County Counsel prior to execution by the authorized parties.

ENVIRONMENTAL DOCUMENTATION

The proposed action is not a project pursuant to CEQA because it is an activity that is excluded from the definition of a project by Section 15378(b) of the State CEQA guidelines. The proposed action is an administrative activity of government which will not result in direct or indirect physical change to the environment.

IMPACT ON CURRENT PROJECT

The proposed action will facilitate financing for the Cudahy Seniors project, which will expand the supply of affordable housing in the County with long-term affordability.

Respectfully submitted,

EMILIO SALAS
Executive Director

Enclosures

June 3, 2025

Honorable Board of Supervisors
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Honorable Board of Commissioners
Los Angeles County Development Authority
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors and Commissioners:

**ISSUANCE OF MULTIFAMILY HOUSING REVENUE BOND OR NOTES FOR THE
ACQUISITION, DEVELOPMENT AND CONSTRUCTION OF THE CENTURY +
RESTORATIVE CARE VILLAGE PHASE I IN THE CITY OF LOS ANGELES
(DISTRICT 1) (3 VOTES)**

SUBJECT

This letter requests that your Board approve resolutions authorizing and actions facilitating the issuance, sale, and delivery of multifamily housing revenue bonds or notes to finance the site acquisition, development and construction of the Cudahy Seniors project, a 146-unit affordable housing project, to be located on County-owned land at 1321 and 1381 North Mission Road, in the City of Los Angeles.

IT IS RECOMMENDED THAT THE BOARD OF SUPERVISORS:

1. Adopt and instruct the Chair to sign the attached Resolution approving the issuance of multifamily housing revenue bonds or notes (collectively, Bonds) by the Los Angeles County Development Authority (LACDA) in an aggregate principal amount not exceeding \$55,000,000 to finance the site acquisition, construction and development of the Century + Restorative Care Village Phase I project.

2. Approve and delegate authority to the LACDA to act as the agent of the County and to negotiate and execute an Interlocal Cooperation Agreement between the County and the City of Los Angeles (Cooperation Agreement).
3. Find that the adoption of these Resolutions is not subject to the provisions of the California Environmental Quality Act (CEQA) because the actions will not have the potential of causing a significant effect on the environment.

IT IS RECOMMENDED THAT THE BOARD OF COMMISSIONERS:

1. Adopt and instruct the Chair to sign the attached Resolution authorizing the issuance, sale, and delivery of Bonds for the Century + Restorative Care Village Phase I project (RCV Phase I).
2. Authorize the Executive Director of the LACDA, or designee, to negotiate, execute, and if necessary, amend or terminate all related documents and take all necessary actions for the issuance, sale, and delivery of the RCV Phase I project Bonds.
3. Approve the designation to act on behalf of the County and authorize and instruct the Executive Director of the LACDA, or designee, to negotiate, execute, and if necessary, amend an Interlocal Cooperation Agreement between the County and the City of Los Angeles (Cooperation Agreement).
4. Find that the adoption of these Resolutions is not subject to the provisions of the California Environmental Quality Act (CEQA) because the actions will not have the potential of causing a significant effect on the environment.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to authorize the issuance, sale, and delivery of the Bonds to finance the acquisition, construction, and development of the RCV Phase I project, which will consist of 146 units along with ample amenity space sited on 1.35 acres on County-owned land. The RCV Phase I project will set aside affordable units for persons earning 30-60% of the Area Median Income. The project presents an opportunity to advance the County of Los Angeles' key objectives for the area, which include beautifying the neighborhood and creating affordable housing opportunities for families with limited means.

The RCV Phase I project will serve the larger Restorative Care Village initiative on the Los Angeles General Medical Center (LAGMC) campus. The RCV Phase I project will provide a Wellness Hub, promoting healing and restoration entailing permanent supportive housing, various public and private community spaces, workforce training and other services to secure employment, and a step-down peer respite center. The

Restorative Care Village on the LAGMC campus is a regional and comprehensive continuum of care to address the physical health, mental health, and substance use needs of the County's most vulnerable residents. It includes a 96-bed Recuperative Care Center, aimed for those recovering from medical health challenges who are too frail to recover on the streets, who receive clinically enriched interim housing with on-site nursing support, health oversight, case management and connections to permanent housing.

This action will also authorize the LACDA, on behalf of the County, to enter into a Cooperation Agreement with the City of Los Angeles on the County's behalf, as required by California Health and Safety Code Section 52086. Execution of the Cooperation Agreement will authorize issuance of the Bonds by the LACDA for development on the project site, which is in the City of Los Angeles.

FISCAL IMPACT/FINANCING

There is no impact on the County General Fund. The Bonds will be repaid solely through project rent revenues collected by a partnership to be formed by the project sponsor, Century Affordable Development, Inc., or an approved designee (Borrower). The Borrower will pay all fees and related costs for the Bonds.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On August 6, 2024, the Board of Commissioners adopted an inducement resolution declaring the intent of the LACDA to undertake the financing of the Bonds in accordance with U.S. Treasury Department regulations. This action established a base date after which costs incurred by the Borrower for the RCV Phase I project could be included in the acquisition and permanent financing obtained prior to the issuance of the Bonds.

The LACDA is authorized to issue multifamily revenue bonds or notes to assist in financing for nonprofit public benefit organizations or for-profit corporations with a public benefit projects, including the Borrower. For the LACDA to issue the Bonds, the LACDA and the County must execute the following actions: (1) The LACDA must conduct a public hearing to satisfy the public approval requirement of Section 147(f) of the Internal Revenue Code; and (2) the County must approve a Resolution approving the plan of financing and authorizing the LACDA to issue the Bonds. Although the LACDA will be issuing the Bonds at the request of the Borrower, the financing cannot proceed without the approval of the applicable elected legislative body and execution of the Cooperation Agreement between the County and the City of Los Angeles.

On February 18, 2025, the LACDA conducted a telephonic hearing regarding the issuance of the Bonds at its office located at 700 West Main Street in Alhambra. No comments were received at the hearing concerning the issuance of the Bonds or the nature and location of the RCV Phase I project.

The attached Resolutions were prepared by Stradling Yocca Carlson & Rauth LLP, LACDA Bond Counsel, and approved as to form by County Counsel.

Pursuant to California Government Code Section 5852.1, required public disclosure documents for issuance of the Bonds are also attached. All other related documents, in substantially final form, are on file with the Executive Office. They will be approved as to form by County Counsel prior to execution by the authorized parties.

ENVIRONMENTAL DOCUMENTATION

The proposed action is not a project pursuant to CEQA because it is an activity that is excluded from the definition of a project by Section 15378(b) of the State CEQA guidelines. The proposed action is an administrative activity of government which will not result in direct or indirect physical change to the environment.

IMPACT ON CURRENT PROJECT

The proposed action will facilitate financing for the RCV Phase I project, which will expand the supply of affordable housing in the County with long-term affordability.

Respectfully submitted,

EMILIO SALAS
Executive Director

Enclosures

June 3, 2025

Honorable Board of Supervisors
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Honorable Board of Commissioners
Los Angeles County Development Authority
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors and Commissioners:

**ISSUANCE OF MULTIFAMILY HOUSING REVENUE BOND OR NOTES FOR THE
ACQUISITION, DEVELOPMENT AND CONSTRUCTION OF THE VETERAN
COMMONS APARTMENTS PROJECT IN THE CITY OF DOWNEY
(DISTRICT 4) (3 VOTES)**

SUBJECT

This letter requests that your Board approve resolutions authorizing and actions facilitating the issuance, sale, and delivery of multifamily housing revenue bonds or notes to finance the site acquisition, development and construction of Veteran Commons Apartments, a 100-unit affordable housing project, to both be located at 11269 Garfield Avenue, in the City of Downey.

IT IS RECOMMENDED THAT THE BOARD OF SUPERVISORS:

1. Adopt and instruct the Chair to sign the attached Resolution approving the issuance of multifamily housing revenue bonds or notes (collectively, Bonds) by the Los Angeles County Development Authority (LACDA) in an aggregate principal amount not exceeding \$44,000,000 to finance the site acquisition, construction and development of the Veteran Commons Apartments project (Veteran Commons).

2. Approve and delegate authority to the LACDA to act as the agent of the County and to negotiate and execute an Interlocal Cooperation Agreement between the County and the City of Downey (Cooperation Agreement).
3. Find that the adoption of these Resolutions is not subject to the provisions of the California Environmental Quality Act (CEQA) because the actions will not have the potential of causing a significant effect on the environment.

IT IS RECOMMENDED THAT THE BOARD OF COMMISSIONERS:

1. Adopt and instruct the Chair to sign the attached Resolution authorizing the issuance, sale, and delivery of the Veteran Commons.
2. Authorize the Executive Director of the LACDA, or designee, to negotiate, execute, and if necessary, amend or terminate all related documents and take all necessary actions for the issuance, sale, and delivery of the Veteran Commons bonds.
3. Approve the designation to act on behalf of the County and authorize and instruct the Executive Director of the LACDA, or designee, to negotiate, execute, and if necessary, amend an Interlocal Cooperation Agreement between the County and the City of Downey (Cooperation Agreement).
4. Find that the adoption of these Resolutions is not subject to the provisions of the California Environmental Quality Act (CEQA) because the actions will not have the potential of causing a significant effect on the environment.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to authorize the issuance, sale, and delivery of the Bonds, to finance the acquisition, construction, and development of Veteran Commons. This development will serve low-income individuals and families with 100 service-enhanced affordable homes ranging in size from one to three bedrooms. The modern campus-like collection of three buildings, slated for the corner of Gardendale Street and Garfield Avenue on the southwest border of Downey, will set the stage for the area's future as a major transit hub, with a station on Metro's future West Santa Ana rail line just a quarter mile from the site.

The target population is homeless veterans earning between 30% and 50% of the area median income and families earning between 30% and 60% of the area median income. Onsite amenities include an outdoor courtyard, native landscaping, ample shade trees, a barbeque, play areas for children, a roof garden, laundry rooms, a community room with a teaching kitchen and computer desk, secure bicycle storage, and onsite property management.

This action will also authorize the LACDA, on behalf of the County, to enter into a Cooperation Agreement with the City of Downey on the County's behalf as required by California Health and Safety Code Section 52086. Execution of the Cooperation Agreement will authorize issuance of the Bonds by the LACDA for development on the Project Site which is in the City of Downey.

FISCAL IMPACT/FINANCING

There is no impact on the County General Fund. The Bonds will be repaid solely through project rent revenues collected by Veteran Commons, L.P. (Borrower), or an approved designee. The Borrower will pay all fees and related costs for the Bonds.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On April 9, 2024, the Board of Commissioners adopted an inducement resolution declaring the intent of the LACDA to undertake the financing of the Bonds in accordance with U.S. Treasury Department regulations. This action established a base date after which costs incurred by the Borrower for the Veteran Commons project could be included in the acquisition and permanent financing obtained prior to the issuance of the Bonds.

The LACDA is authorized to issue multifamily revenue bonds or notes to assist in financing for nonprofit public benefit organizations or for-profit corporations with a public benefit projects, including the Borrower. In order for the LACDA to issue the Bonds, the LACDA and the County must execute the following actions: (1) The LACDA must conduct a public hearing to satisfy the public approval requirement of Section 147(f) of the Internal Revenue Code; and (2) the County must approve a Resolution approving the plan of financing and authorizing the LACDA to issue the Bonds. Although the LACDA will be issuing the Bonds at the request of the Borrower, the financing cannot proceed without the approval of the applicable elected legislative body and execution of the Cooperation Agreement between the County and the City of Downey.

On February 18, 2025, the LACDA conducted a telephonic hearing regarding the issuance of the Bonds at its office located at 700 West Main Street in Alhambra. No comments were received at the hearing concerning the issuance of the Bonds or the nature and location of the Veteran Commons project.

The attached Resolutions were prepared by Kutak Rock LLP, LACDA Bond Counsel, and approved as to form by County Counsel.

Pursuant to California Government Code Section 5852.1, required public disclosure documents for issuance of the Bonds are also attached. All other related documents, in substantially final form, are on file with the Executive Office. They will be approved as to form by County Counsel prior to execution by the authorized parties.

ENVIRONMENTAL DOCUMENTATION

The proposed action is not a project pursuant to CEQA because it is an activity that is excluded from the definition of a project by Section 15378(b) of the State CEQA guidelines. The proposed action is an administrative activity of government which will not result in direct or indirect physical change to the environment.

IMPACT ON CURRENT PROJECT

The proposed action will facilitate financing for Veteran Commons project, which will expand the supply of affordable housing in the County with long-term affordability.

Respectfully submitted,

EMILIO SALAS
Executive Director

Enclosures

June 17, 2025

Honorable Board of Supervisors
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Honorable Board of Commissioners
Los Angeles County Development Authority
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors and Commissioners:

**ISSUANCE OF MULTIFAMILY HOUSING REVENUE NOTES FOR THE
ACQUISITION, DEVELOPMENT AND CONSTRUCTION OF THE VERMONT
MANCHESTER FAMILY AND VERMONT MANCHESTER SENIOR PROJECTS
IN THE CITY OF LOS ANGELES
(DISTRICT 2) (3 VOTES)**

SUBJECT

This letter requests that your Board approve resolutions authorizing and actions facilitating the issuance, sale, and delivery of multifamily housing revenue notes to finance the site acquisition, development, and construction of the Vermont Manchester Family Project (Family Project), a 118 unit affordable housing project; and the Vermont Manchester Senior Project (Senior Project), a 62 unit affordable housing project, both located at 8400-8500 South Vermont Avenue in the City of Los Angeles.

IT IS RECOMMENDED THAT THE BOARD OF SUPERVISORS:

1. Adopt and instruct the Chair to sign the attached Resolution approving the issuance of multifamily housing revenue notes by the Los Angeles County Development Authority (LACDA) in an aggregate principal amount not

exceeding \$52,259,283 (Family Project Notes) to finance the site acquisition, construction, and development of the Family Project.

2. Adopt and instruct the Chair to sign the attached Resolution approving the issuance of multifamily housing revenue notes by the LACDA, in an aggregate principal amount not exceeding \$32,054,047 (Senior Project Notes) to finance the site acquisition, construction, and development of the Senior Project.
3. Find that the adoption of these Resolutions is not subject to the provisions of the California Environmental Quality Act (CEQA) because the actions will not have the potential of causing a significant effect on the environment.

IT IS RECOMMENDED THAT THE BOARD OF COMMISSIONERS:

1. Adopt and instruct the Chair to sign the attached Resolution authorizing the issuance, sale, and delivery of the Family Project Notes.
2. Adopt and instruct the Chair to sign the attached Resolution authorizing the issuance, sale, and delivery of the Senior Project Notes.
3. Authorize the Executive Director of the LACDA, or designee, to negotiate, execute, and if necessary, amend or terminate all related documents and take all necessary actions for the issuance, sale, and delivery of the Family Project Notes and the Senior Project Notes (collectively "Notes").
4. Find that the adoption of these Resolutions is not subject to the provisions of the California Environmental Quality Act (CEQA) because the actions will not have the potential of causing a significant effect on the environment.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to authorize the issuance, sale, and delivery of the Notes, to finance the acquisition, construction, and development of the Family Project and the Senior Project, which will be component developments of the Vermont Manchester Transit Priority Project Site (Project Site). The Project Site is 4.2-acre development on County-owned property, located on the east side of the 8400 and 8500 blocks of South Vermont Avenue in the City of Los Angeles.

Both the Family and Senior Projects began construction in June 2022 and completed construction in December 2024.

The Family Project is a multifamily rental housing development consisting of 118 units, with a mixture of 116 one-, two-, and three-bedroom affordable units restricted to households with incomes not to exceed between 30% and 80% of Area Median Income

for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development (AMI). Two manager's units will be unrestricted. The affordability requirements will remain in effect for 55 years.

The Senior Project is a multifamily rental housing development consisting of 62 units, with 60 one-bedroom affordable units restricted to households with incomes not to exceed 30% of AMI. Two manager's units will be unrestricted. The affordability requirements will remain in effect for 55 years.

FISCAL IMPACT/FINANCING

There is no impact on the County General Fund. The Notes will be repaid solely through project rent revenues collected by VM Family LP and VM Senior LP (collectively "Borrowers") respectively, or approved designees. The Borrowers will pay all fees and related costs for the Notes.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On August 10, 2021, the Board of Commissioners adopted an inducement resolution declaring the intent of the LACDA to undertake the financing of the Notes in accordance with U.S. Treasury Department regulations. This action established a base date after which costs incurred by the Borrowers for the Family Project and Senior Project could be included in the acquisition and permanent financing obtained prior to the issuance of the Notes.

On February 8, 2022, the Boards of Supervisors and Commissioners approved the issuance, sale, and delivery of the Notes for both the Family and Senior Projects. At that time, the Family Project's Note issuance was \$46,338,493 and the Senior Project's Note issuance was \$25,549,410.

Also on this date, the Boards of Supervisors and Commissioners authorized the LACDA to enter into an Interlocal Cooperation Agreement between the County and the City of Los Angeles, which enabled the LACDA to issue the Notes in the City of Los Angeles.

Both projects have been completed, but unforeseen costs and delays during construction increased overall project costs, requiring supplemental Notes in the amount of \$5,920,790 for the Family Project and \$6,504,637 for the Senior Project. The new aggregate Note amounts are, therefore, \$52,259,283 (previous amount \$46,338,493) for the Family Project and \$32,054,047 (previous amount \$25,549,410) for the Senior Project.

The LACDA is authorized to issue multifamily revenue bonds or notes to assist in financing for nonprofit public benefit organizations or for-profit corporations with a public benefit projects, including the Borrowers. For the LACDA to issue the Notes, the LACDA and the County must execute the following actions: (1) the LACDA must conduct a public

hearing to satisfy the public approval requirement of Section 147(f) of the Internal Revenue Code; and (2) the County must approve a Resolution approving the plan of financing and authorizing the LACDA to issue the Notes. Although the LACDA will be issuing the Notes at the request of the Borrowers, the financing cannot proceed without the approval of the applicable elected legislative body and execution of the Cooperation Agreement between the County and the City of Los Angeles.

On April 17, 2025, the LACDA conducted a telephonic hearing regarding the issuance of the Notes at its office located at 700 West Main Street in Alhambra. No comments were received at the hearing concerning the issuance of the Notes or the nature and location of the Family Project or the Senior Project.

The attached Resolutions were prepared by Kutak Rock LLP, LACDA Bond Counsel, and approved as to form by County Counsel.

Pursuant to California Government Code Section 5852.1, required public disclosure documents for issuance of the Notes are also attached. All other related documents, in substantially final form, are on file with the Executive Office. They will be approved as to form by County Counsel prior to execution by the authorized parties.

ENVIRONMENTAL DOCUMENTATION

The proposed action is not a project pursuant to CEQA because it is an activity that is excluded from the definition of a project by Section 15378(b) of the State CEQA guidelines. The proposed action is an administrative activity of government which will not result in direct or indirect physical change to the environment.

IMPACT ON CURRENT PROJECT

The proposed action will facilitate financing for the Family Project and the Senior Project, which will expand the supply of affordable housing in the County with long-term affordability.

Respectfully submitted,

EMILIO SALAS
Executive Director

Enclosures

June 17, 2025

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:

**AMENDMENT TO EXTEND CONTRACT FOR BUILDING MATERIALS AND
SUPPLIES
(ALL DISTRICTS) (3 VOTE)**

SUBJECT

This letter recommends approval of an amendment to the LACDA Contract with W.W. Grainger, Inc., to extend the Contract for an additional one year to provide building materials and supplies to various public and affordable housing developments and administrative sites managed by the Los Angeles County Development Authority (LACDA).

IT IS RECOMMENDED THAT THE BOARD:

1. Authorize the Executive Director or designee to execute an amendment to the Contract, following approval as to form by County Counsel, to extend the term for an additional one year with an annual compensation of \$1,200,000 using program funds included in the LACDA's proposed Fiscal Year 2025-2026 budget.
2. Authorize the Executive Director or designee to amend the Contract to modify the Statement of Work, add services, and increase the annual compensation by up to 10% of the Contract total as needed for unforeseen costs.
3. Find that approval of an amendment to the existing Contract to provide building materials and supplies is exempt from the California Environmental Quality Act (CEQA), as described herein, for the reasons stated in this Board letter and the record of the project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On July 12, 2022, the Board awarded a one-year contract to W.W. Grainger, Inc. to provide building materials and supplies, in the amount of \$1,200,000 with the option to extend up to two additional years. The Contract is currently in effect on its last year through June 30, 2025, after execution of Amendments No. 1 and No. 2. The purpose of this action is to extend the contract term for an additional one year at the same annual compensation of \$1,200,000 due to the need for building materials and supplies while LACDA continues negotiations with another vendor for supplies.

Current negotiation efforts have been ongoing with another vendor to provide building materials and supplies for the next five years, but will not be completed before the existing contract with W.W. Grainger expires on June 30, 2025. Therefore, the additional contract extension until June 30, 2026 will facilitate LACDA's efforts in negotiating with a new vendor and allow for continued material purchasing and operations of extraordinary, routine, and required maintenance to LACDA public housing developments and administrative buildings.

FISCAL IMPACT/FINANCING

There is no impact on the County General Fund.

If extended, the cost of the fourth year will remain at the same annual amount of up to \$1,200,000, using program funds included in the LACDA's proposed Fiscal Year 2025-2026 budget.

A 10% contingency, in the amount of \$120,000 per year, is also being set for any additional needed building materials and supplies. If the Contract is fully extended, the total Contract and contingency amount for all four years will be \$5,280,000.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On January 31, 2018, the Regents of the University of California (UC), a California public corporation, in conjunction with the National Intergovernmental Purchasing Alliance Company (National IPA) an Omnia Partners, Public Sector member, conducted a Request for Proposals Solicitation, RFP-MRO-UCSystemWide-Jan31-2018. On May 18, 2018, the UC Awarded a Contract to W.W. Grainger, Inc., with options to extend the term of performance. In which on January 16, 2024, the UC and Grainger executed an amendment to extend the contract until June 30, 2026. The LACDA intends to utilize the procurement and extension conducted by the UC for building materials and supplies, to amend the LACDA Contract for an additional year.

This Contract will continue to primarily be federally funded and is not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the Skills and Training to Achieve Readiness for Tomorrow (START) Program implemented by the County of Los Angeles. Instead, W.W. Grainger, Inc., will comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain U.S. Department of Housing and Urban Development (HUD) assistance be directed to low and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

ENVIRONMENTAL DOCUMENTATION

The proposed action is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.35 (b)(3) because it involves maintenance activities that will not have a physical impact on, or result in any physical changes to the environment. The action is exempt from the provisions of CEQA pursuant to section 15301 of the State CEQA Guidelines because it involves activities that do not have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT PROJECT SERVICES

Approval of the proposed Contract Amendment will allow LACDA to continue ordering building materials and supplies necessary to maintain LACDA properties. These materials and supplies will facilitate maintenance operations throughout properties to maintain safe and sanitary conditions for residents and staff.

Respectfully submitted,

EMILIO SALAS
Executive Director

Enclosures