



REVISED

LACDA BOARD DEPUTIES MEETING AGENDA

Date: Thursday, September 4, 2025

Time: 2:00 p.m.

Location: Virtual only

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. Homekey+ Update (Department of Mental Health)
- b. 500' Setback from the Freeway Policy (Department of Public Health)

3. EXECUTIVE DIRECTOR'S REPORT

4. PUBLIC COMMENT (3 minutes each speaker)

5. INFORMATIONAL ITEMS

Board Letters for the September 30, 2025 Board agenda:

EMPLOYEE HEALTH PLANS FOR CALENDAR YEAR 2026

Board Letters for the October 14, 2025 Board agenda:

TRANSFER OF 11 PROPERTIES CURRENTLY LEASED TO UNITED FRIENDS OF
THE CHILDREN PROVIDING AFFORDABLE HOUSING TO TRANSITION AGED



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



YOUTH LOCATED IN UNINCORPORATED LOS ANGELES COUNTY AND THE CITY OF LOS ANGELES

EXTENSION OF THE LOS ANGELES COUNTY HOUSING INNOVATION FUND II

FUNDING FOR SIX MULTIFAMILY AFFORDABLE HOUSING DEVELOPMENTS LOCATED IN CLAREMONT, LOS ANGELES, AND UNINCORPORATED LOS ANGELES COUNTY

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

September 30, 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:

**EMPLOYEE HEALTH PLANS FOR CALENDAR YEAR 2026
(ALL DISTRICTS) (3 VOTES)**

SUBJECT

This letter recommends approval of the Los Angeles County Development Authority (LACDA) employee health benefits for the 2026 calendar year.

IT IS RECOMMENDED THAT THE BOARD:

1. Authorize the Executive Director or his designee to approve renewal plans with PRISM Health for HMO and PPO group medical plans with Blue Shield, and to execute a contract with Kaiser Health Plan, effective January 1, 2026.
2. Approve the employer-paid medical subsidy for the 2026 calendar year to Blue Shield and Kaiser, at an estimated cost not to exceed \$3,236,300.
3. Authorize the LACDA to fund all Calendar Year 2026 health plan costs using funds included in the approved Fiscal Year 2025-2026 budget and funds to be approved through the annual budget process for Fiscal Year 2026-2027.
4. Find that the approval of the employee health plans for the 2026 calendar year is not subject to the provisions of the California Environmental Quality Act (CEQA) because the activities are not defined as a project under CEQA.

PURPOSE/JUSTIFICATION OF THE RECOMMENDED ACTIONS

The purpose of the recommended action is to provide LACDA employees affordable health care coverage for the 2026 calendar year. The current plans end on December 31, 2025.

FISCAL IMPACT/FINANCING

There is no fiscal impact to the County General Fund. The expenses will be fully covered using funds included in the LACDA's approved Fiscal Year 2025-2026 budget and Fiscal Year 2026-2027 proposed budget.

To help ease the cost of medical insurance premiums, the LACDA will continue provide an employer-paid medical subsidy. This amount, estimated not to exceed \$3,236,300 from the projected total premium cost of \$13,573,500, combined with employee contributions through flex dollars, will cover the medical insurance premiums for the 2026 calendar year.

There are increases in both the employee and the LACDA portions of the medical premiums for the 2026 calendar year. Both will observe an overall 15.8% premium cost increase.

The current Fiscal Year 2025-2026 approved LACDA budget includes funds to cover the proposed health plans through June 30, 2026. The annual budget process for Fiscal Year 2026-2027 will include funding for the remainder of the calendar year costs.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Since its inception, LACDA employees have been participants in a separate and distinct personnel and retirement system, inclusive of a separate and distinct group benefit plan.

The LACDA currently provides employees with Blue Shield HMO, Blue Shield PPO, and Kaiser as employee medical plan options. During the month of July, the LACDA evaluated these plans and the premium costs for 2026, with the assistance of the LACDA's insurance broker, Alliant Insurance Services.

The LACDA participates in a Joint Powers Agreement through PRISM Health and has secured the most favorable plan rates for 2026. This renewal retains Kaiser and Blue Shield plans without any design changes and offers the most cost-effective option for the LACDA, with a total group increase of 15.8%, compared to California's market trend of

14-25% for HMO and PPO products. The annual open enrollment period for 2026, will start after Board approval.

ENVIRONMENTAL DOCUMENTATION

This action is exempt from the provisions of the National Environmental Policy Act pursuant to Title 24 of the Code of Federal Regulations, Part 58, Section 58.34 (a)(3) because it involves administrative activities that will not have a physical impact on or result in any physical changes to the environment. The action is not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378 because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT PROGRAM

The recommended actions are consistent with the principle of promoting the well-being of LACDA employees and their families by offering comprehensive employee benefits.

Respectfully submitted,

EMILIO SALAS
Executive Director

October 14, 2025

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

Dear Commissioners:

**TRANSFER OF 11 LACDA OWNED PROPERTIES CURRENTLY LEASED TO
UNITED FRIENDS OF THE CHILDREN PROVIDING AFFORDABLE HOUSING TO
TRANSITION AGED YOUTH LOCATED IN UNINCORPORATED LOS ANGELES
COUNTY AND CITY OF LOS ANGELES
(DISTRICT 1,2 AND 4) (3 VOTES)**

SUBJECT

This letter seeks to transfer ownership of 11 properties (Properties) identified in attached Exhibit A from the Los Angeles County Development Authority (LACDA) to the United Friends of the Children (UFC), a non-profit housing provider. This letter also requests authorization to grant approximately \$460,000 in Independent Living Program (ILP) Funds to UFC to support capital improvements at the Properties.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed actions are exempt from the California Environmental Quality Act (CEQA), for the reasons stated in this letter and the record of the projects.
2. Find that the Properties are not required for LACDA use and find that the Properties being transferred to the County are exempt surplus land pursuant to Government Code section 54221(f)(1)(D), and therefore, not subject to the requirements for the disposition of surplus land pursuant to the California Surplus Land Act.
3. Authorize the Executive Director of LACDA, or his designee, to transfer ownership of Properties listed in Exhibit A for \$1 each, via quitclaim deed to UFC, which shall include a deed restriction requiring that the properties be used for affordable housing in perpetuity.

4. Authorize the Executive Director or designee to enter into a grant agreement providing \$460,000 in ILP funds to UFC which shall be used for capital improvements at the Properties.
5. Authorize the Executive Director or designee to execute any necessary agreements and take all other actions necessary for and consistent with the foregoing actions.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Since 1994, the LACDA has partnered with the Department of Children and Family Services (DCFS), the U.S. Department of Housing and Urban Development (HUD), the Los Angeles Homeless Services Authority (LAHSA), UFC, and other private non-profit housing and service provider organization in the Bridges to Independence Program, an emancipated foster youth collaborative. As a result of this collaboration, 11 housing developments with a total of 66 units provide 108 beds for transitional aged youth.

UFC is an experienced non-profit housing and service provider with a proven track record as an equal partner in the Bridges to Independence Program and as a provider of excellent property management services for the LACDA's emancipated foster youth developments. UFC has experience with HUD requirements and regulations making it uniquely qualified to assume the ownership and continued operations of the Properties.

In recent years LACDA has experienced significant funding cuts that have impacted on its ability to provide funding to UFC to address capital needs at the Properties. As a non-profit organization, UFC can access funding available to address capital needs at the Properties that the LACDA cannot obtain.

FISCAL IMPACT/FINANCING

There is no impact on the County General Fund. A total of \$460,000 in ILP funds are included in the LACDA's approved Fiscal Year 2025-26 budget for this purpose.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The recommended actions will transfer ownership and maintenance responsibilities of the Property from LACDA to the County. The recommended actions are exempt surplus land pursuant to Government Code section 54221(f)(1)(D) and not subject to the California Surplus Lands Act.

ENVIRONMENTAL DOCUMENTATION

Pursuant to 24 Code of Federal Regulation, Part 58, section 58.35(a)(5) these actions are categorically excluded from the National Environmental Policy Act, because they

The Honorable Board of Commissioners

October 14, 2025

Page 3

involve disposition of a property that will be retained for the same use and will not alter existing environmental conditions.

The proposed actions are exempt from CEQA. The actions, to transfer ownership of 11 Properties from the LACDA to the UFC, is within a class of projects that have been determined not to have a significant effect on the environment and which meets the criteria set forth in section 15312 of the State CEQA Guidelines ("Guidelines") and Class 1 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, based on the proposed project records, it will comply with all applicable regulations, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will transfer ownership of 11 LACDA properties that will be used to continue housing transitional aged youth and provide \$460,000 in ILP funds as a grant to UFC.

Respectfully submitted,

EMILIO SALAS
Executive Director

Enclosures

EXHIBIT A

UFC LEASED PROPERTIES

BRIDGES TO INDEPENDENCE				
Property Name	Address	Units	Beds	Lease
Coteau I	13939 Coteau Dr, So. Whittier 90604	9*	8	1998
Ruoff	10215-35 Ruoff Ave., So. Whittier 90604	20*	36	1998
Van Ness	10228 Van Ness, Los Angeles	2	4	1999
Hoefner	446-8 Hoefner; 5542-44 Repetto, Los Angeles	4*	6	2000
103rd	2121 103rd St, Los Angeles 90047	2	4	2001
PATHWAYS PROGRAM				
Property Name	Address	Units	Beds	Lease
Coteau II	13931 Coteau Dr, So Whittier 90604	5	10	2003
Van Ness	10038-47 Van Ness, Los Angeles	2*	2	2004
Haas	10631-10633 Haas, Los Angeles	2	4	2004
Margarita Mendez	200 S. Mednik, Los Angeles 90022	9*	15	2004
Westchester	7061 Manchester Ave, Los Angeles 90045	5	7	2004
Coteau III	13965 Coteau Dr, So. Whittier 90604	6	12	2013
TOTAL		66	108	

*Units includes manager's apartment and/or staff unit

October 14, 2025

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

Dear Commissioners:

**EXTENSION OF THE LOS ANGELES COUNTY HOUSING INNOVATION FUND II
(ALL DISTRICTS) (3 VOTE)**

SUBJECT

This letter recommends approval for the Los Angeles County Development Authority (LACDA) to extend the Los Angeles County Housing Innovation Fund (LACHIF) program, increase the allowable area median income (AMI) for projects financed by LACHIF and enter into amended and restated loan agreements with Low Income Investment Fund (LIIF), Century Housing Corporation (Century) and the Corporation for Supportive Housing (CSH) (collectively, Lenders). LACHIF makes below-market interest rate predevelopment and acquisition loans available to affordable housing developers through a revolving loan fund. Approval of these actions will increase the availability of funds for developers and the supply of affordable housing in Los Angeles County.

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

1. Find that this action is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the action is not defined as a project under CEQA.
2. Approve the changes to LACHIF as described herein, and authorize the Executive Director or designee to execute all documents necessary to implement these changes to LACHIF.

3. Authorize the Executive Director or designee to negotiate, execute, and if necessary, amend, or reduce the loan agreements with the Lenders and all related documents, necessary for the implementation of the changes to the LACHIF program, following approval as to form by County Counsel.

PURPOSE /JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to authorize LACDA to extend the LACHIF program beyond the current expiration of September 9, 2027, increase the allowable area median income (AMI) to 80% for projects financed through the LACHIF program and enter into amended and restated loan agreements with the Lenders to reflect these programmatic changes to further encourage the development of affordable housing in Los Angeles County. These actions are intended to ensure the ongoing effectiveness and responsiveness of the LACHIF program in addressing the predevelopment and acquisition financing needs of affordable housing developers across Los Angeles County.

LACHIF was originally established by the Board in 2006, restructured in 2013, and again in 2019 to reflect changing market conditions and program goals. Since that time, the fund has funded nearly 275% of the original investment of \$20,000,000. In 2024, the Board approved an additional \$10,000,000 in funding, bringing the County's total investment to \$30,000,000.

Under the 2019 restructuring, LACHIF was given an eight-year term, ending on September 9, 2027. However, the program continues to be a critical tool in advancing the Board's affordable housing objectives. Removing the expiration date will ensure uninterrupted program operations and allow LACDA to continue deploying revolving loan funds in support of housing development without disruption.

Additionally, rising land and construction costs have led to an increase in mixed-income project structures as developers are incorporating units at higher AMI levels (above 60%) to offset project expenses. Allowing LACHIF to finance projects with units up to 80% AMI, without requiring case-by-case approvals, will enhance the program's responsiveness to current market conditions and prevent delays in the loan approval process.

Together, these recommended actions will strengthen LACHIF's ability to support a wider range of projects and ensure the County remains agile and effective in addressing the region's affordable housing needs.

FISCAL IMPACT/FINANCING

There is no impact on the County General Fund. No new funding is being requested.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

LACHIF was created to address a shortage of predevelopment and acquisition funding for affordable housing in Los Angeles County. LACHIF is a partnership between the LACDA and the Lenders, which are Community Development Financial Institutions (aka CDFIs). The Lenders originate and underwrite the LACHIF loans made to housing developers for acquisition and predevelopment activities.

The Board established the funding for LACHIF in 2006 with a \$20,000,000 allocation of County General Funds, and the program became operational in 2008. In 2013, the LACDA evaluated LACHIF and restructured the program to respond to the changing needs in the market. In 2019, after the LACDA conducted an extensive review of the program and market dynamics, a subsequent restructuring was implemented to further address the needs of the affordable housing development community. In 2024, the Board approved an additional \$10,000,000 allocation, bringing the total LACHIF fund to \$30,000,000.

Under the restructured program, LACHIF loans are made in an amount up to \$15,000,000 for acquisition and \$1,500,000 for predevelopment activities for affordable housing projects throughout Los Angeles County. Once a loan is approved for LACHIF participation, the Lender invests 75% for acquisition loans and 50% for predevelopment loans, and the LACDA provides the balance of the loan funding (25% and 50% respectively).

Since implementation of the 2019 restructuring, LACHIF has achieved a lifetime utilization of nearly 275% of the Board's original investment of \$20,000,000. With the additional \$10,000,000 in funding added to LACHIF in 2024, the lifetime utilization is over 180%. During its lifetime, LACHIF has disbursed over \$53 million in funding to leverage nearly \$190 million in loans for projects providing over 4,100 new affordable housing units.

ENVIRONMENTAL DOCUMENTATION

These 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 projects under CEQA and do not have the potential for causing a significant effect on the environment.

Each project funded under the LACHIF program requires environmental clearance on a project-by-project basis. Prior to funding any project, an Environmental Service Request will be submitted to LACDA's Environmental Services Unit for review and clearance in accordance with CEQA guidelines.

IMPACT ON CURRENT PROGRAM

Extending the LACHIF program and increasing the allowable area median income will provide a means to ensure that LACHIF continues to meet the acquisition and predevelopment financing needs of affordable housing developers and thereby increase the number of affordable housing units constructed throughout Los Angeles County.

Respectfully submitted,

EMILIO SALAS
Executive Director

October 14, 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:

**APPROVAL OF FUNDING FOR SIX MULTIFAMILY AFFORDABLE HOUSING
DEVELOPMENTS LOCATED IN CLAREMONT, LOS ANGELES, AND
UNINCORPORATED LOS ANGELES COUNTY
(DISTRICTS 1 & 5) (3 VOTES)**

SUBJECT

This letter recommends that the Board approve loans totaling up to \$35,500,000 in No Place Like Home (NPLH) and Affordable Housing Trust Funds (AHTF) to fund the development of six affordable multifamily rental housing developments selected through the Notice of Funding Availability (NOFA) Round 30, issued by the Los Angeles County Development Authority (LACDA).

IT IS RECOMMENDED THAT THE BOARD:

1. Find that approval of funding for these projects is not subject to the California Environmental Quality Act (CEQA) for the reasons stated in this Board letter and the record.
2. Approve loans to the recommended developers identified in Attachment A, using up to a total of \$32,060,000 in NPLH funds and \$3,440,000 in AHTF.
3. Authorize the Executive Director or his designee, to negotiate, execute, and if necessary, amend, or reduce the loan agreements with the recommended developers identified in Attachment A, or their LACDA-approved assignees, and all related documents, including but not limited to documents to subordinate the loans to construction and permanent financing, and any intergovernmental, interagency, or inter-creditor agreements necessary for the implementation of each development, following approval as to form by County Counsel.

4. Authorize the Executive Director or designee to incorporate, as needed, up to \$32,060,000 in NPLH funds and \$3,440,000 in AHTF into the LACDA's approved Fiscal Year 2025-2026 budget for the purposes described herein.
5. Authorize the Executive Director or designee to reallocate the LACDA funding set aside for affordable housing at the time of project funding, as needed and within each project's approved funding limit, in line with each project's needs, and within the requirements for each funding source.

PURPOSE /JUSTIFICATION OF RECOMMENDED ACTION

The six projects seeking approval through this action are affordable multifamily rental housing developments that will provide a total of 529 housing units, comprised of 197 units for homeless households living with a mental illness, 323 units for low-income families, and nine onsite manager's units.

Approval is requested to ensure that the housing development projects identified in Attachment A can meet upcoming deadlines for submitting applications to other leveraged finance sources.

FISCAL IMPACT/FINANCING

The recommended loans to the developers identified in Attachment A will provide a total of up to \$32,060,000 in NPLH funds and \$3,440,000 in AHTF. These amounts will be incorporated into the LACDA's approved Fiscal Year 2025-2026 budget for the purposes described herein.

The recommended loan amounts are identified in Attachment A.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On December 27, 2023, the LACDA issued NOFA Round 30. The LACDA received a total of 34 complete applications for funding. NOFA Round 30 offered a total of \$140 million in NPLH and \$20 million AHTF funds, with project applications seeking more than \$200 million in funding.

A total of 16 applications were submitted by the initial application deadline of February 12, 2024. Because the NOFA was undersubscribed, the LACDA extended the application period until May 31, 2024, to receive additional applications to fully utilize NPLH funds available. During the extended application period, the LACDA received 19 additional applications, for a total of 35 applications.

Projects were scored based on the total number of points awarded during both Technical Review and results of the appeal process. Final scores and the order in which

applications were submitted during the second application period were used to determine the order of project awards.

On October 8, 2024, the Board approved nine recommended projects from NOFA 30. We are now recommending the approval of these additional six projects.

The loan agreements and related documents will incorporate affordability restrictions, target assisted populations, and contain provisions requiring the developers to comply with all applicable federal, state, and local laws. Each loan will be evidenced by a promissory note and secured by a deed of trust, with the term of affordability enforced by a recorded regulatory agreement. Approval of the projects included in this action will leverage over \$306 million in additional external funding sources.

The loan agreements and related documents for these projects will reflect the respective tenant population set-asides and indicate that the assisted units will be affordable to households earning no more than 30% of the median income for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for family size, as established by the U.S. Department of Housing and Urban Development. The loan agreements will require that the affordable housing units be set aside for a period of 55 years. Subject to various underwriting requirements, the developers may be required by the LACDA or other lenders to create a single asset entity to designate ownership of the project. These “assignees” will be LACDA-approved single asset entities created by the developers prior to execution of the loan agreements and all related loan documents.

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

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

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

ENVIRONMENTAL DOCUMENTATION

The recommended action to provide additional funding for the projects listed in Attachment A is not subject to CEQA pursuant to SB 406 and Public Resources Code section 21080.10. CEQA does not apply to the provision of financial assistance by a local

Honorable Board of Commissioners
October 14, 2025
Page 4

agency not acting as a lead agency for the development and construction of residential housing for persons and families of low and moderate income, as defined in Section 50096 of the Health and Safety Code.

IMPACT ON CURRENT PROGRAM

The requested actions will increase the supply of Special Needs and affordable housing units in the County of Los Angeles.

Respectfully submitted,

EMILIO SALAS
Executive Director

Enclosures

ATTACHMENT A
NOFA 30
RECOMMENDED FUNDING ALLOCATIONS (October 14, 2025)

Sup. Dist.	Jurisdiction	Development/ Applicant	Type of Housing	Total Project Units	NOFA 30		Other Funding Resources	Total Development Cost
					No Place Like Home (NPLH) Funds	HOME Funds		
1	Los Angeles	Lucha Reyes Apartments/ East LA Community Corporation	Mixed Populaton	60	\$4,880,000		\$42,980,354	\$47,860,354
1	Los Angeles	443 Soto/ East LA Community Corporation	Mixed Populaton	138	\$5,040,000		\$87,756,330	\$92,796,330
1	Unincorporated LA County	1st and Townsend Apartments/ Community Housing Works	Mixed Populaton	68	\$5,760,000		\$45,056,720	\$50,816,720
5	Claremont	Mercy Claremont/ Mercy Housing California	Mixed Populaton	74		\$3,440,000	\$44,215,071	\$47,655,071
5	Unincorporated LA County	Covina Housing/ Affirmed Housing Group, Inc.	Mixed Populaton	94	\$8,370,000		\$43,740,823	\$52,110,823
5	Unincorporated LA County	Live Oak Housing/ Affirmed Housing Group, Inc.	Mixed Populaton	95	\$8,010,000		\$42,612,609	\$50,622,609
Totals				529	32,060,000	3,440,000	\$306,361,907	341,861,907