



LACDA BOARD DEPUTIES MEETING AGENDA

Date: Thursday, November 6, 2025

Time: 2:00 p.m.

Location: 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

- Homekey Program Update
- Revised Notice of Funding Availability (NOFA) Criteria

3. EXECUTIVE DIRECTOR'S REPORT

4. PUBLIC COMMENT (3 minutes each speaker)

5. INFORMATIONAL ITEMS

Board Letters for the December 2, 2025 Board agenda:

APPROVAL OF REVISED EMPLOYEE PAY SCHEDULES



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

APPROVAL OF FUNDING FOR A MULTIFAMILY AFFORDABLE HOUSING DEVELOPMENT LOCATED IN THE CITY OF LOS ANGELES

LEAD HAZARD REDUCTION GRANT PROGRAM ESTABLISH AND APPROVE PROJECTS, ADVERTISE AND AWARD CONSTRUCTION CONTRACTS, AND AUTHORIZE CONTRACT AUTHORITY

DECLARATION OF SURPLUS PROPERTY AND AUTHORITY TO ISSUE A NOTICE OF AVAILABILITY OF SURPLUS LACDA PROPERTY FOR SALE TO PUBLIC AGENCIES AND AFFORDABLE HOUSING DEVELOPERS VARIOUS PROPERTIES

Board Letters for the December 9, 2025 Board agenda:

CONTRACTS FOR SECURITY OFFICER SERVICES

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



December 2, 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 REVISED EMPLOYEE PAY SCHEDULES
(ALL DISTRICTS) (3 VOTE)**

SUBJECT

This letter recommends approval of three pay schedules (from 2024 to 2026) for the Los Angeles County Development Authority (LACDA) in accordance with a prior Board action on December 17, 2024 that approved a three-step General Salary Adjustment (GSA) for all LACDA employees. It also seeks retroactive approval of four prior pay schedules (from 2021 to 2023) to include the Executive Director position, which had been omitted from the pay schedules previously submitted to the Board. Additionally, the Board is requested to designate LACDA as the agency responsible for reporting the Executive Director's salary to CalPERS. These measures are necessary to comply with CalPERS reporting requirements.

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

1. Approve the attached employee pay schedules for the LACDA, with effective dates December 28, 2024, November 1, 2025, and November 14, 2026.
2. Approve the attached employee pay schedules for the LACDA, with effective dates January 1, 2021, July 1, 2022, December 6, 2022, and October 7, 2023.



lacda.org

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3. Designate LACDA as the agency responsible for reporting the Executive Director's position and salary to CalPERS on behalf of the Board of Commissioners.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

We request the Board approve the LACDA employee pay schedules reflecting the three-step GSA approved on December 17, 2024. These schedules were not attached to the Board letter, as required by Title 2, Section 570.5 of the California Code of Regulations.

- a. Five percent (5%) effective the first full pay period following Board approval in December 2024;
- b. Three and one-half percent (3.5%) effective the first full pay period after November 1, 2025; and
- c. Three and one-half percent (3.5%) effective the first full pay period after November 1, 2026.

Additionally, we seek approval of prior pay schedules dated January 1, 2021, July 1, 2022, December 6, 2022, and October 7, 2023, which include the Executive Director's position, to comply with CalPERS requirements following a recent audit.

Furthermore, we request the Board formally designate the LACDA as the agency responsible for reporting the Executive Director's position and salary to CalPERS. This designation will clarify LACDA's role and ensure the Executive Director's salary, as set by the Board, is reflected in the pay schedule with a footnote referring to Los Angeles County Department Head Salaries.

Going forward, the Executive Director's position will be included in the LACDA employee salary schedule. Additionally, every salary schedule will be attached to the annual budget Board letter, in accordance with Title 2, Section 570.5 of the California Code of Regulations.

FISCAL IMPACT/FINANCING

There is no fiscal impact associated with the recommended action. The GSAs were previously approved by the Board in December 2024, and all funding for employee salaries and benefits is included in the LACDA's approved Fiscal Year 2025-2026 budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Under the Public Employees' Retirement Law and Public Employees' Pension Reform Act of 2013, earnable and pensionable compensation are determined in accordance with amounts identified on publicly available pay schedules. Title 2, Section 570.5 of the California Code of Regulations defines the requirements for a publicly available pay schedule used to determine pay rates. The regulation provides that pay rates shall be

limited to the amount listed on a pay schedule that must meet all the following requirements:

- (1) be duly approved and adopted by the employer's governing body in accordance with requirements of applicable public meetings laws;
- (2) identify the position title for every employee position;
- (3) show the pay rate as a single amount or multiple amounts within a range for each identified position;
- (4) indicate the time base, including, but not limited to, whether the time base is hourly, daily, bi-weekly, monthly, bi-monthly, or annually;
- (5) be posted at the office of the employer or immediately accessible and available for public review from the employer during normal business hours or posted on the employer's website;
- (6) indicate an effective date and date of any revisions;
- (7) is retained by the employer and available for public inspection for not less than five years; and
- (8) does not reference another document in lieu of disclosing the pay rate.

IMPACT ON CURRENT PROJECT SERVICES

Approval of the pay schedules will bring the LACDA into compliance with CalPERS regulations.

Respectfully submitted,

EMILIO SALAS
Executive Director

Enclosures



Los Angeles County Development Authority

Hourly Salary Schedule

Effective January 1, 2021

Classification	Level I		Level II		Level III		Level IV		Level V		Level VI	
ACCOUNTANT	\$23.279536	\$30.562629	\$25.863221	\$36.679110	\$31.043775	\$44.001751	\$35.275220	\$51.871445				
ACCOUNTING TECHNICIAN	\$16.049170	\$21.071540	\$17.835340	\$25.296393	\$20.636532	\$30.345125						
ADMINISTRATIVE ASSISTANT	\$20.682668	\$29.323515	\$22.976348	\$32.586077								
ANALYST	\$26.772784	\$35.149990	\$29.758523	\$42.176034	\$35.710228	\$50.612558	\$40.567821	\$59.648867				
ARCHITECT/ENG. SPECIALIST	\$29.587157	\$38.840970	\$32.882674	\$46.611801	\$39.440753	\$55.911751	\$45.642918	\$67.116510				
ASSISTANT EXECUTIVE DIRECTOR	\$68.342443	\$100.500103										
CONSULTANT	\$39.961446	\$58.732714	\$42.360582	\$64.611915	\$46.585436	\$70.820672						
DEVELOPMENT SPECIALIST	\$23.411357	\$30.733996	\$26.014816	\$36.883432	\$31.221733	\$44.265392	\$38.577329	\$54.672636	\$40.930328	\$60.189332		
DIRECTOR	\$62.127096	\$91.345154										
EXECUTIVE ASSISTANT	\$24.591152	\$34.873167	\$26.311412	\$37.305258	\$28.150311	\$39.908717	\$30.127621	\$42.709906				
EXECUTIVE DIRECTOR	\$127.449038											
INFORMATION SYSTEMS SPECIALIST	\$23.088395	\$31.524921	\$25.302984	\$34.543614	\$30.285806	\$50.882792	\$45.662691	\$57.519963	\$48.813207	\$64.091226		
MAINTENANCE WORKER	\$17.690338	\$23.213625	\$20.405845	\$27.860305	\$25.553443	\$34.892940	\$28.117355	\$38.379598	\$30.925137	\$42.215580	\$36.771384	\$52.135087
MANAGER	\$48.562746	\$66.299221	\$54.118989	\$79.553793								
OFFICE ASSISTANT	\$15.000000	\$20.092770	\$16.905271	\$23.971535	\$20.791717	\$30.553915						
PROGRAM SPECIALIST	\$19.865380	\$26.087316	\$22.086559	\$31.314008	\$26.495963	\$37.582082	\$30.654904	\$45.076089				
RESIDENT MANAGER	\$15.000000	\$28.976471	\$15.829412	\$29.955882								
TRAFFIC COURT SPECIALIST	\$17.841932	\$22.297471	\$20.867217	\$26.093908	\$24.419785	\$32.974949	\$28.565546	\$41.437838				
TRAINEE	\$15.000000	\$20.611279	\$16.968310	\$25.491487	\$18.592181	\$28.429920						

*This salary schedule supersedes the schedule dated July 1, 2020.

*This salary schedule includes a 2% GSA.

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



Los Angeles County Development Authority

Hourly Salary Schedule

Effective July 1, 2022

Classification	Level I		Level II		Level III		Level IV		Level V		Level VI	
ACCOUNTANT	\$23.279536	\$30.562629	\$25.863221	\$36.679110	\$31.043775	\$44.001751	\$35.275220	\$51.871445				
ACCOUNTING TECHNICIAN	\$16.049170	\$21.071540	\$17.835340	\$25.296393	\$20.636532	\$30.345125						
ADMINISTRATIVE ASSISTANT	\$20.682668	\$29.323515	\$22.976348	\$32.586077								
ANALYST	\$26.772784	\$35.149990	\$29.758523	\$42.176034	\$35.710228	\$50.612558	\$40.567821	\$59.648867				
ARCHITECT/ENG. SPECIALIST	\$29.587157	\$38.840970	\$32.882674	\$46.611801	\$39.440753	\$55.911751	\$45.642918	\$67.116510				
ASSISTANT EXECUTIVE DIRECTOR	\$68.342443	\$100.500103										
CONSULTANT	\$39.961446	\$58.732714	\$42.360582	\$64.611915	\$46.585436	\$70.820672						
DEVELOPMENT SPECIALIST	\$23.411357	\$30.733996	\$26.014816	\$36.883432	\$31.221733	\$44.265392	\$38.577329	\$54.672636	\$40.930328	\$60.189332		
DIRECTOR	\$62.127096	\$91.345154										
EXECUTIVE ASSISTANT	\$24.591152	\$34.873167	\$26.311412	\$37.305258	\$28.150311	\$39.908717	\$30.127621	\$42.709906				
EXECUTIVE DIRECTOR	\$132.547000											
INFORMATION SYSTEMS SPECIALIST	\$23.088395	\$31.524921	\$25.302984	\$34.543614	\$30.285806	\$50.882792	\$45.662691	\$57.519963	\$48.813207	\$64.091226		
MAINTENANCE WORKER	\$17.690338	\$23.213625	\$20.405845	\$27.860305	\$25.553443	\$34.892940	\$28.117355	\$38.379598	\$30.925137	\$42.215580	\$36.771384	\$52.135087
MANAGER	\$48.562746	\$66.299221	\$54.118989	\$79.553793								
OFFICE ASSISTANT	\$15.960000	\$21.378707	\$17.987208	\$25.505713	\$22.122387	\$32.509366						
PROGRAM SPECIALIST	\$19.865380	\$26.087316	\$22.086559	\$31.314008	\$26.495963	\$37.582082	\$30.654904	\$45.076089				
RESIDENT MANAGER	\$15.960000	\$30.830965	\$16.842494	\$31.873058								
TRAFFIC COURT SPECIALIST	\$17.841932	\$22.297471	\$20.867217	\$26.093908	\$24.419785	\$32.974949	\$28.565546	\$41.437838				
TRAINEE	\$15.960000	\$21.930401	\$18.054282	\$27.122942	\$19.782081	\$30.249435						

*This salary schedule supersedes the schedule dated January 1, 2021.

*This salary schedule includes the minimum wage increase.

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



Los Angeles County Development Authority

Hourly Salary Schedule

Effective December 6, 2022

Classification	Level I		Level II		Level III		Level IV		Level V		Level VI	
ACCOUNTANT	\$24.559910	\$32.243574	\$27.285698	\$38.696461	\$32.751183	\$46.421847	\$37.215357	\$54.724374				
ACCOUNTING TECHNICIAN	\$16.931874	\$22.230475	\$18.816284	\$26.687695	\$21.771541	\$32.014107						
ADMINISTRATIVE ASSISTANT	\$21.820215	\$30.936308	\$24.240047	\$34.378311								
ANALYST	\$28.245287	\$37.083239	\$31.395242	\$44.495716	\$37.674291	\$53.396249	\$42.799051	\$62.929555				
ARCHITECT/ENG. SPECIALIST	\$31.214451	\$40.977223	\$34.691221	\$49.175450	\$41.609994	\$58.986897	\$48.153278	\$70.807918				
ASSISTANT EXECUTIVE DIRECTOR	\$72.101277	\$106.027609										
CONSULTANT	\$42.159326	\$61.963013	\$44.690414	\$68.165570	\$49.147635	\$74.715809						
DEVELOPMENT SPECIALIST	\$24.698982	\$32.424366	\$27.445631	\$38.912021	\$32.938928	\$46.699989	\$40.699082	\$57.679631	\$43.181496	\$63.499745		
DIRECTOR	\$65.544086	\$96.369137										
EXECUTIVE ASSISTANT	\$25.943665	\$36.791191	\$27.758540	\$39.357047	\$29.698578	\$42.103696	\$31.784640	\$45.058951				
EXECUTIVE DIRECTOR	\$144.731385											
INFORMATION SYSTEMS SPECIALIST	\$24.358257	\$33.258792	\$26.694648	\$36.443513	\$31.951525	\$53.681346	\$48.174139	\$60.683561	\$51.497933	\$67.616243		
MAINTENANCE WORKER	\$18.663307	\$24.490374	\$21.528166	\$29.392622	\$26.958882	\$36.812052	\$29.663810	\$40.490476	\$32.626020	\$44.537437	\$38.793810	\$55.002517
MANAGER	\$51.233697	\$69.945678	\$57.095533	\$83.929252								
OFFICE ASSISTANT	\$16.837800	\$22.554536	\$18.976504	\$26.908527	\$23.339118	\$34.297381						
PROGRAM SPECIALIST	\$20.957976	\$27.522118	\$23.301320	\$33.036278	\$27.953241	\$39.649097	\$32.340924	\$47.555274				
RESIDENT MANAGER	\$16.837800	\$32.526668	\$17.768831	\$33.626076								
TRAFFIC COURT SPECIALIST	\$18.823238	\$23.523832	\$22.014914	\$27.529073	\$25.762873	\$34.788571	\$30.136651	\$43.716919				
TRAINEE	\$16.837800	\$23.136573	\$19.047268	\$28.614704	\$20.870095	\$31.913154						

*This salary schedule supersedes the schedule dated July 1, 2022.

*This salary schedule includes a 5.50% GSA.

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



Los Angeles County Development Authority

Hourly Salary Schedule

Effective October 7, 2023

Classification	Level I		Level II		Level III		Level IV		Level V		Level VI	
ACCOUNTANT	\$25.358107	\$33.291490	\$28.172483	\$39.954096	\$33.815596	\$47.930557	\$38.424856	\$56.502916				
ACCOUNTING TECHNICIAN	\$17.482160	\$22.952965	\$19.427813	\$27.555045	\$22.479116	\$33.054565						
ADMINISTRATIVE ASSISTANT	\$22.529372	\$31.941738	\$25.027849	\$35.495606								
ANALYST	\$29.163259	\$38.288444	\$32.415587	\$45.941827	\$38.898705	\$55.131627	\$44.190020	\$64.974766				
ARCHITECT/ENG. SPECIALIST	\$32.228921	\$42.308983	\$35.818686	\$50.773652	\$42.962319	\$60.903971	\$49.718260	\$73.109175				
ASSISTANT EXECUTIVE DIRECTOR	\$74.444569	\$109.473506										
CONSULTANT	\$43.529504	\$63.976811	\$46.142852	\$70.380951	\$50.744933	\$77.144073						
DEVELOPMENT SPECIALIST	\$25.501699	\$33.478158	\$28.337614	\$40.176662	\$34.009443	\$48.217739	\$42.021802	\$59.554219	\$44.584895	\$65.563487		
DIRECTOR	\$67.674269	\$99.501134										
EXECUTIVE ASSISTANT	\$26.786834	\$37.986905	\$28.660693	\$40.636151	\$30.663782	\$43.472066	\$32.817641	\$46.523367				
EXECUTIVE DIRECTOR	\$154.665380											
INFORMATION SYSTEMS SPECIALIST	\$25.149900	\$34.339703	\$27.562224	\$37.627927	\$32.989950	\$55.425990	\$49.739799	\$62.655777	\$53.171616	\$69.813771		
INTERN	\$20.650000	\$20.650000	\$21.682500	\$21.682500								
MAINTENANCE WORKER	\$19.269864	\$25.286311	\$22.227831	\$30.347882	\$27.835046	\$38.008444	\$30.627884	\$41.806416	\$33.686366	\$45.984904	\$40.054609	\$56.790099
MANAGER	\$52.898792	\$72.218913	\$58.951138	\$86.656953								
OFFICE ASSISTANT	\$17.385029	\$23.287558	\$19.593240	\$27.783054	\$24.097639	\$35.412046						
PROGRAM SPECIALIST	\$21.639110	\$28.416587	\$24.058613	\$34.109957	\$28.861721	\$40.937693	\$33.392004	\$49.100820				
RESIDENT MANAGER	\$17.385029	\$33.583785	\$18.346318	\$34.718923								
TRAFFIC COURT SPECIALIST	\$19.434993	\$24.288357	\$22.730399	\$28.423768	\$26.600166	\$35.919200	\$31.116092	\$45.137719				
TRAINEE	\$17.385029	\$23.888512	\$19.666304	\$29.544682	\$21.548373	\$32.950332						

*This salary schedule supersedes the schedule dated April 24, 2023.

*This salary schedule includes a 3.25% GSA.

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



Los Angeles County Development Authority

Hourly Salary Schedule

Effective December 28, 2024

Classification	Level I		Level II		Level III		Level IV		Level V		Level VI	
ACCOUNTANT	\$27.491357	\$36.092136	\$30.542493	\$43.315234	\$36.660333	\$51.962715	\$41.657347	\$61.256224				
ACCOUNTING TECHNICIAN	\$18.952847	\$24.883883	\$21.062178	\$29.873113	\$24.370171	\$35.835280						
ADMINISTRATIVE ASSISTANT	\$24.424656	\$34.628836	\$27.133317	\$38.481674								
ANALYST	\$31.616618	\$41.509459	\$35.142549	\$49.806683	\$42.171059	\$59.769575	\$47.907506	\$70.440768				
ARCHITECT/ENG. SPECIALIST	\$34.940179	\$45.868226	\$38.831933	\$55.044986	\$46.576524	\$66.027518	\$53.900808	\$79.259484				
ASSISTANT EXECUTIVE DIRECTOR	\$80.707218	\$118.682965										
CONSULTANT	\$47.191424	\$69.358860	\$50.024620	\$76.301749	\$55.013850	\$83.633818						
DEVELOPMENT SPECIALIST	\$27.647029	\$36.294508	\$30.721515	\$43.556524	\$36.870488	\$52.274057	\$45.556887	\$64.564218	\$48.335599	\$71.079015		
DIRECTOR	\$73.367367	\$107.871667										
EXECUTIVE ASSISTANT	\$29.040276	\$41.182553	\$31.071774	\$44.054667	\$33.243373	\$47.129153	\$35.578425	\$50.437145				
EXECUTIVE DIRECTOR	\$165.281230											
INFORMATION SYSTEMS SPECIALIST	\$27.265636	\$37.228530	\$29.880896	\$40.793377	\$35.765229	\$60.088702	\$53.924159	\$67.926695	\$57.644679	\$75.686855		
INTERN	\$22.387181	\$22.387181	\$23.506540	\$23.506540								
MAINTENANCE WORKER	\$20.890942	\$27.413522	\$24.097748	\$32.900897	\$30.176669	\$41.205904	\$33.204455	\$45.323381	\$36.520232	\$49.853384	\$43.424203	\$61.567566
MANAGER	\$57.348903	\$78.294329	\$63.910403	\$93.946969								
OFFICE ASSISTANT	\$18.847544	\$25.246624	\$21.241521	\$30.120303	\$26.124853	\$38.391084						
PROGRAM SPECIALIST	\$23.459500	\$30.807132	\$26.082544	\$36.979458	\$31.289713	\$44.381576	\$36.201106	\$53.231427				
RESIDENT MANAGER	\$18.847544	\$36.409021	\$19.889702	\$37.639652								
TRAFFIC COURT SPECIALIST	\$21.069962	\$26.331615	\$24.642594	\$30.814917	\$28.837905	\$38.940903	\$33.733733	\$48.934930				
TRAINEE	\$18.254280	\$25.082938	\$20.649619	\$31.021916	\$22.625792	\$34.597849						

*This salary schedule supersedes the schedule dated October 5, 2024

*This salary schedule includes a 5.00% GSA.

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

LACDA Annual Salary Schedule

Effective November 1, 2025

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

LACDA Annual Salary Schedule

Effective November 1, 2025

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

**This salary schedule supersedes the schedule dated May 17, 2025*

**This salary schedule includes a 3.5% GSA and 1.5% salary schedule adjustment.*

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

LACDA Annual Salary Schedule

Effective November 14, 2026

Classification	Annual Salary	
	Minimum	Maximum
ACCOUNTANT	\$77,472.91	\$108,462.95
ACCOUNTING TECHNICIAN	\$60,702.50	\$84,983.94
ADMINISTRATIVE ASSISTANT	\$57,811.39	\$80,937.03
ADMINISTRATIVE SPECIALIST	\$77,472.91	\$108,462.95
ANALYST	\$81,346.94	\$113,886.37
ASSISTANT DIRECTOR	\$143,166.09	\$214,749.14
ASSISTANT MANAGER	\$117,783.23	\$176,674.30
BUDGET MANAGER	\$123,672.01	\$185,508.56
CENTRAL SERVICES ASSISTANT	\$49,940.47	\$69,916.23
CENTRAL SERVICES SPECIALIST	\$66,923.99	\$93,694.24
CENTRAL SERVICES SUPERVISOR	\$77,472.91	\$108,462.95
CHIEF FINANCIAL OFFICER	\$165,732.87	\$248,598.76
CHIEF INFORMATION OFFICER	\$165,732.87	\$248,598.76
COMMUNICATION AND PUBLIC AFFAIRS OFFICER	\$117,783.23	\$176,674.30
COMMUNICATIONS OFFICER	\$73,783.73	\$103,298.31
CONSTRUCTION INSPECTOR	\$89,685.39	\$125,559.55
CONSTRUCTION PROJECT MANAGER	\$114,463.72	\$160,248.56
CONSTRUCTION PROJECT SPECIALIST	\$89,685.39	\$125,559.55
CONTRACT MANAGER	\$81,346.94	\$113,886.37
DEPUTY EXECUTIVE DIRECTOR	\$222,097.07	\$333,145.60
DEVELOPMENT OFFICER	\$94,169.39	\$131,837.58
DIRECTOR	\$165,732.87	\$248,598.76
EMPLOYEE RELATIONS OFFICER	\$117,783.23	\$176,674.30
ENVIRONMENTAL COMPLIANCE OFFICER	\$103,821.30	\$145,350.47
EXECUTIVE ASSISTANT	\$70,270.68	\$98,379.39
EXECUTIVE ASSISTANT TO EXECUTIVE DIRECTOR	\$85,414.51	\$119,580.53
EXECUTIVE DIRECTOR	\$260,701.00	\$391,052.00
HOUSING INSPECTOR	\$60,702.50	\$84,983.94
HOUSING SERVICES SPECIALIST	\$60,702.50	\$84,983.94
INFORMATION SECURITY OFFICER	\$123,672.01	\$185,508.56
INFORMATION TECHNOLOGY ANALYST	\$98,877.37	\$138,428.76
INFORMATION TECHNOLOGY SPECIALIST	\$85,414.51	\$119,580.53
INFORMATION TECHNOLOGY SUPERVISOR	\$117,783.23	\$176,674.30
INFORMATION TECHNOLOGY TECHNICIAN	\$70,270.68	\$98,379.39
MAINTENANCE SUPERINTENDENT	\$98,877.37	\$138,428.76
MAINTENANCE SUPERVISOR	\$85,414.51	\$119,580.53

LACDA Annual Salary Schedule

Effective November 14, 2026

Classification	Annual Salary	
	Minimum	Maximum
MAINTENANCE WORKER	\$57,811.39	\$80,937.03
MAINTENANCE WORKER TRAINEE	\$49,940.47	\$69,916.23
MANAGEMENT ANALYST	\$98,877.37	\$138,428.76
MANAGER	\$136,348.76	\$204,523.15
OFFICE ASSISTANT	\$49,940.47	\$69,916.23
OPERATIONS SPECIALIST	\$77,472.91	\$108,462.95
PRINCIPAL	\$112,173.88	\$168,261.91
PRINCIPAL DEVELOPMENT OFFICER	\$117,783.23	\$176,674.30
PROGRAM COORDINATOR	\$73,783.73	\$103,298.31
PROPERTY MANAGER	\$109,013.12	\$152,617.93
REGIONAL HOUSING OPERATIONS MANAGER	\$123,672.01	\$185,508.56
RESIDENT MANAGER	\$52,436.90	\$73,411.87
SENIOR ACCOUNTANT	\$89,685.39	\$125,559.55
SENIOR COMMUNICATIONS OFFICER	\$85,414.51	\$119,580.53
SENIOR CONTRACT MANAGER	\$98,877.37	\$138,428.76
SENIOR DEVELOPMENT OFFICER	\$109,013.12	\$152,617.93
SENIOR DIRECTOR	\$174,019.13	\$261,028.70
SENIOR HOUSING INSPECTOR	\$73,783.73	\$103,298.31
SENIOR HOUSING SERVICES SPECIALIST	\$73,783.73	\$103,298.31
SENIOR HUMAN RESOURCES ANALYST	\$98,877.37	\$138,428.76
SENIOR INFORMATION TECHNOLOGY ANALYST	\$114,463.72	\$160,248.56
SENIOR MAINTENANCE WORKER	\$73,783.73	\$103,298.31
SENIOR MANAGEMENT ANALYST	\$114,463.72	\$160,248.56
SENIOR OPERATIONS SPECIALIST	\$85,414.51	\$119,580.53
SUPERVISING HOUSING INSPECTOR	\$85,414.51	\$119,580.53
SUPERVISING HOUSING SERVICES SPECIALIST	\$85,414.51	\$119,580.53
SUPERVISING OFFICE ASSISTANT	\$63,737.14	\$89,233.08
SUPERVISING TRAFFIC COURT SPECIALIST	\$63,737.14	\$89,233.08
SUPERVISOR	\$112,173.88	\$168,261.91
TRAFFIC COURT SPECIALIST	\$49,940.47	\$69,916.23
TRAFFIC COURT SPECIALIST TRAINER	\$55,059.45	\$77,082.58

**This salary schedule supersedes the schedule dated November 1, 2025*

**This salary schedule includes a 3.5% GSA.*

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



December 2, 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 A MULTIFAMILY AFFORDABLE HOUSING
DEVELOPMENT LOCATED IN THE CITY OF LOS ANGELES
(DISTRICT 1) (3 VOTES)**

SUBJECT

This letter recommends that the Board approve a loan totaling up to \$5,950,000 in No Place Like Home (NPLH) funding for the development of Estrella Azul, an affordable multifamily rental housing development 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 the project is not subject to the California Environmental Quality Act (CEQA) for the reasons stated in this Board letter and the record.
2. Approve a loan to Estrella Azul, L.P. using up to a total of \$5,950,000 in NPLH funds.
3. Authorize the Executive Director or designee to negotiate, execute, and if necessary, amend, or reduce the loan agreement ACOF 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



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



agreements necessary for the implementation of the development, following approval as to form by County Counsel.

4. Authorize the Executive Director or designee to incorporate, as needed, up to \$5,950,000 in NPLH funds into the LACDA's approved Fiscal Year 2025-2026 budget for the purposes described herein.
5. Authorize the Executive Director or designee to reallocate the LACDA funding set aside for affordable housing at the time of project funding, as needed and within the project's approved funding limit, in line with the project's needs, and within the requirements for each funding source.

PURPOSE /JUSTIFICATION OF RECOMMENDED ACTION

Estrella Azul is an affordable multifamily rental housing development that will provide a total of 80 housing units, comprised of 35 units for homeless households living with a mental illness, 30 units for homeless households, 14 units for chronically homeless households, and an onsite manager's unit.

Approval is requested to ensure that the project can meet upcoming deadlines.

FISCAL IMPACT/FINANCING

The recommended loan to ACOF will provide a total of up to \$5,950,000 in NPLH funds. This amount will be incorporated into the LACDA's approved Fiscal Year 2025-2026 budget for the purposes described herein.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On December 27, 2023, the LACDA issued NOFA Round 30, which offered a total of \$140 million in NPLH and \$20 million AHTF funds. A total of 35 applications were submitted, seeking more than \$200 million in funding.

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. A total of 23 projects were recommended for funding.

On October 8, 2024, the Board approved nine of the recommended projects from NOFA 30, and on October 14, 2025, the Board approved an additional six projects. We are now recommending the approval of the Estrella Azul project.

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 project included in this action will leverage approximately \$55 million in additional external funding sources.

The loan agreement and related documents for this project 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 agreement will require that the affordable housing units be set aside for a period of 55 years. Subject to various underwriting requirements, the developer may be required by the LACDA or other lenders to create a single asset entity to designate ownership of the project. This "assignee" will be an LACDA-approved single asset entity created by the developer prior to execution of the loan agreement and all related loan documents.

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

The recommended authority to reduce any loan below the amount stated in this action is requested in a case where the financing shows the maximum loan amount is not needed by the project. In this case, any loan reduction 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 the 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 this project is not subject to CEQA pursuant to SB 406 and Public Resources Code section 21080.10. CEQA does not apply to the provision of financial assistance by a local agency not acting as a lead agency for the development and construction of residential housing for persons and families of low and moderate income, as defined in Section 50096 of the Health and Safety Code.

IMPACT ON CURRENT PROGRAM

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

Honorable Board of Commissioners
December 2, 2025
Page 4

Respectfully submitted,

EMILIO SALAS
Executive Director

Enclosures

DRAFT



December 2, 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:

**LEAD HAZARD REDUCTION GRANT PROGRAM ESTABLISH AND APPROVE
PROJECTS, ADVERTISE AND AWARD CONSTRUCTION CONTRACTS, AND
AUTHORIZE CONTRACT AUTHORITY
(ALL DISTRICTS) (3 VOTES)**

SUBJECT

The LACDA administers two Lead Hazard Reduction Grant (LHRG) Program (Program) grants on behalf of the County. The two Program grants of \$5,700,000 and \$7,750,000 were awarded by the U.S. Department of Housing and Urban Development (HUD) in 2021 and 2024, respectively. This letter recommends various delegated authorities for the Los Angeles County Development Authority (LACDA) to establish and approve residential properties as LHRG Projects (Projects), advertise for construction bids, award to the lowest responsive and responsible bidder, and to authorize contract authority to the Executive Director to complete future Projects under the current grants and any future Program grants.

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 Board Letter and the record.
2. Authorize the Executive Director or designee to establish and approve residential properties as Projects to complete lead-based paint remediation activities and services per Program requirements for the current grants and any future Program grants.



lacda.org

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3. Authorize the Executive Director or designee to adopt specifications and/or plans for each established Project.
4. Authorize the Executive Director or designee to complete the required actions to advertise for bids for each established Project, when ready to advertise the Project.
5. Authorize the Executive Director or designee to make the determination that a bid is nonresponsive and to reject a bid on that basis; to award to the next lowest responsive and responsible bidder; to waive inconsequential and nonmaterial deficiencies in bids submitted; and to determine, in accordance with the applicable contract and bid documents, whether the apparent lowest responsive and responsible bidder has satisfied all conditions for contract award.
6. Authorize the Executive Director or designee to award and execute contracts for lead-based paint hazard remediation, relocation services, lead testing, monitoring, clearances, and other necessary services, at maximum obligation amounts to be determined based upon the amount and severity of lead paint hazards found at individual residential properties, to establish the effective date of the contracts upon receipt by the LACDA of acceptable performance and payment bonds and evidence of required contractor insurance, subject to review and approval by County counsel. This authority will not exceed the Program funds available for the current two grants in the amount of \$5,700,000 and \$7,750,000 respectively, or the Program funds for any future Program grants.
7. Authorize the Executive Director or designee, upon determination and as necessary and appropriate under the terms of the contracts, to amend or terminate the contracts for convenience; to terminate the contractor's right to proceed with the performance of the contract; to accept projects and file notices upon completion of the Project; to release retention money withheld pursuant to the applicable provisions of the Public Contract Code; to grant extensions of time, as applicable, and assess and collect liquidated damages as authorized under Government Code Section 53069.85 and the contract specifications.
8. Approve a contingency amount of up to 20 percent of the construction contract for unforeseen costs, using the same source of funds, not to exceed the total Program budget of the two current grants in the amount of \$5,700,000 and \$7,750,000 respectively, or the Program funds for any future Program grants, and authorize the Executive Director or designee to approve individual change orders or additions in the work being performed

under the contract and to use the contingency amount for such changes or additions.

9. Authorize the Executive Director or designee to administer the current grant funds and any future Program grant funds issued to the LACDA in the same manner identified in the preceding recommendations.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find the Program exempt from CEQA, establish and approve Projects, allow for approval of specifications and/or plans, advertising for construction bids, and authorize the award of contracts to the lowest responsive bidders.

Additionally, the recommended actions will authorize the Executive Director or designee to approve individual changes or additions in the work being performed under the Contract using the contingency amount for such changes or additions.

The wide effect of lead poisoning in children residing in Los Angeles is a critical public health concern. Due to the vulnerability and high risk of children for exposure to residential lead paint, it is imperative that lead-based paint hazards are removed from homes before children are exposed to toxins that could result in negative lifetime health impacts. Lead poisoning is preventable, and a program designed to address this health hazard necessitates a streamlined approach to allow for immediate action to remove lead exposure in homes. The Program will need flexibility to maximize program effectiveness and impact.

The LACDA is tasked with initiating the Program without delay, underscoring the urgent need to prevent further exposure to lead-based paint hazards, protect the well-being of young children and improve housing property conditions. The Program will include an extended community outreach effort, oversight of independent contractors to perform lead paint hazard testing, remediation, inspections, and clearances.

The target area prioritizes disadvantaged communities in the County's First, Second, and Fourth Supervisorial Districts that are overburdened with environmental hazards. It comprises fifteen cities and unincorporated areas of the County. Specifically, outreach efforts will concentrate on homes constructed before 1978 located in low-income neighborhoods with households that have children under six years old.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. The total Program budget for the current grants are \$5,700,000 and \$7,750,000 respectively.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On October 22, 2019, the LACDA was designated to serve as agent of the County of Los Angeles to administer and implement funds received from the legal settlement in the lead paint public nuisance litigation to fund the Countywide Lead-Based Paint Hazard Remediation Program. The Program was designed to remove lead-based hazards in properties with four units or less.

On August 30, 2021, the LACDA was notified by HUD of the \$5,700,000 grant award in LHRG Program funds to expand remediation efforts to multi-family properties larger than four units within the target area.

On October 21, 2024, the LACDA was notified by HUD of another \$7,750,000 grant award in LHRG Program funds to continue the remediation of lead hazards in single and multi-family units in the target area.

CONTRACTING PROCESS

For all Projects, the LACDA will initiate an outreach to identify contractors to complete remediation work per the approved LACDA solicitation guidelines.

The contract will contain the Board's required provisions including those pertaining to consideration of qualified County employees targeted for layoffs, as well as qualified Section 3 participants for employment openings, compliance with the Jury Service Ordinance, Safely Surrendered Baby Law, and the Child Support program.

The contractor who will perform the work is required to fully comply with applicable legal requirements, which among other things, include Chapters 2.200 (Child Support Compliance Program) and 2.203 (Contractor Employee Jury Service Program) of the Los Angeles County Code, and Section 1774 of the California Labor Code pertaining to payment of prevailing wages.

ENVIRONMENTAL DOCUMENTATION

Pursuant to Title 24 of the Code of Federal Regulations, Section 24 CFR 58.35(a)(3)(iii), this Program is categorically excluded from the National Environmental Policy Act (NEPA) because the facilities and improvements are in place and will not be changed in size or capacity. NEPA review and clearance will be completed for each project site prior to approval of specific work orders.

The proposed Program is categorically exempt from CEQA. The Program will include evaluation of lead paint hazards, remediation, inspections, and clearances for existing residential properties with no expansion of existing uses. Therefore, the work is within certain classes of projects that have been determined not to have a significant effect on the environment in that it will meet the criteria set forth in section 15301 of the State CEQA Guidelines and Class 1 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, based on the records of the project, the Program

will comply with all applicable regulations, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste sites lists compiled pursuant to Government Code section 65962.5, or indications that it may cause substantial adverse change in the significance of a historical resource that would make the exemption inapplicable. The Program will not adversely affect natural watercourses, wetlands, environmentally sensitive areas, remove scenic resources, remove rare plants or mature trees.

Upon your Board's approval of the recommended actions for the proposed Program, the LACDA will file a Notice of Exemption with the County Clerk in accordance with section 21152 of the California Public Resources Code and Section 15062 of the State CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The LHRG Program will fund the completion of lead remediation projects within the target area, specifically, on older properties occupied by low-income households with children under 6 years old.

Respectfully submitted,

EMILIO SALAS
Executive Director

ES:LJ:kl



December 2, 2025

The Honorable Board of Commissioners
Los Angeles County Development Authority
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 9001

Dear Commissioners:

**DECLARATION OF SURPLUS PROPERTY AND AUTHORITY TO ISSUE A NOTICE
OF AVAILABILITY OF SURPLUS LACDA PROPERTY FOR SALE TO PUBLIC
AGENCIES AND AFFORDABLE HOUSING DEVELOPERS VARIOUS PROPERTIES
(DISTRICTS 1, 2, 5) (3 VOTES)**

SUBJECT

The Los Angeles County Development Authority (LACDA) proposes to declare surplus properties the eight LACDA-owned properties, as described in Attachment A (Proposed Properties). The Proposed Properties are located at 892 and 898 S. 3rd Avenue, La Puente, CA 91746, 1346 W. 93rd Street, Los Angeles, CA 90044 and five parcels in Lake Hughes without addresses with APNs 3224-002-900 to 904 (collectively, Proposed Properties or, individually Proposed Property) shown in Exhibit A surplus pursuant to the Surplus Land Act set forth in Cal. Government Code section 54220, et seq.

IT IS RECOMMENDED THAT THE BOARD OF COMMISSIONERS:

1. Find that the Board's declaration of the Proposed Properties as surplus is not a project under the California Environmental Quality Act (CEQA) for the reasons stated in this Board letter and the record.
2. Find that the Proposed Properties are no longer necessary for the LACDA or other public purposes and that the Proposed Properties can be declared surplus.



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



3. Authorize the Executive Director, or his designee, to offer the Proposed Properties surplus to the appropriate public government agencies, including the Public Agencies and Developers in accordance with the Surplus Land Act and California Government code section 54222, and to negotiate and facilitate the sale of any Proposed Properties with any public agencies that are interested in acquiring a Proposed Property.
4. Authorize the Executive Director, or designee, to execute and issue a Notice of Availability (NOA) to the Public Agencies and Developers once the Proposed Properties are declared surplus and facilitate sale of properties to public following an unsuccessful NOA process.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to declare the Proposed Properties, that are no longer needed by the LACDA, as surplus and authorize the Executive Director, or designee, to issue an NOA to offer the Proposed Properties for sale to the Public Agencies and Developers. If no interest is shown in the Proposed Properties by the above parties, then the LACDA would proceed to offer the Proposed Properties for sale to the public for purchase.

892 AND 898 SOUTH 3RD AVENUE:

In 2006, and 2007 respectively, your Board authorized the purchase of 892 and 898 South 3rd Avenue in the unincorporated area of Avocado Heights, with County general funds for the purpose of development of a nature park. The LACDA purchased these properties so to demolish the existing structures and then return to your Board to transfer these properties to the County.

After careful consideration and numerous attempts to facilitate the nature park, it was determined that the development of a nature park was infeasible.

1346 W. 93RD STREET:

In 1990, the LACDA purchased the Proposed Property at 1346 W. 93rd Street in the unincorporated area of Athens for purposes of developing affordable housing. In 2016, LACDA worked with Habitat for Humanity (Habitat) to develop this property in the Second Supervisorial District. Prior to taking ownership, Habitat conducted environmental testing of the sites at this property was found to have contamination caused by a former neighboring dry cleaner. Habitat determined that the development of affordable housing was infeasible.

The LACDA continued to engage with developers of affordable housing for this property but due to the cost of remediation needed to facilitate housing development, plans to develop affordable housing on this property were abandoned.

LAKE HUGHES:

In 1996 the LACDA, made a \$75,000 County Earthquake Loan Program Loan to consolidate debt and provide working capital to a corporation engaged in the manufacture and distribution of custom wood doors and windows. The collateral for this loan was a personal guarantee from the owner and business accounts receivable, equipment, furniture, fixtures and equipment. In April 1997, the company ceased to operate. In April 1999, the owner filed for Chapter 7 bankruptcy which was discharged in July 1999. The owner owned the subject properties in Lake Hughes comprised of five parcels in Lake Hughes without addresses with APNs 3224-002-900 to 904 that are approximately 20 acres of vacant land. The LACDA initiated foreclosure action in January 1999 and acquired the property via a trustee sale in November 1999.

The parcels in Lake Hughes are in a remote area and do not have public access which makes them financially unfeasible to develop.

FISCAL IMPACT/FINANCING

There is no impact on the County General Fund from this surplus declaration.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Following the Board's declaration of surplus property, an NOA will be sent to the Public Agencies and Developers as required by Government Code section 54222 of the Surplus Land Act. If there is no interest in response to the NOA, or if negotiations do not result in agreed to terms, then the Proposed Properties will be made available for purchase by the general public. The LACDA will negotiate terms for a sale, including a purchase price based on the appraised value and any deed restrictions, as applicable.

ENVIRONMENTAL DOCUMENTATION

The declaration of the Proposed Properties as surplus is an administrative action and is not a project as defined by CEQA. The conveyance of surplus property is categorically exempt from CEQA pursuant to section 15312 of the State CEQA Guidelines (Surplus Government Property Sales). The categorical exemption (Class 12) is also provided pursuant to the revised Environmental Document Reporting Procedures and Guidelines adopted by the Board on November 17, 1987. Upon the Board's approval of the recommended actions, a Notice of Exemption will be filed with the Registrar-Recorder/County Clerk in accordance with section 21152 of the California Public Resources Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The declaration of the Proposed Properties as surplus will not impact any current services in the area.

Respectfully submitted,

EMILIO SALAS
Executive Director

Attachment A-1

UNINCORPORATED COUNTY OF LOS ANGELES

<u>District</u>	<u>Address/Location</u>	<u>APN</u>	<u>Approximate Size (Sq. Ft.)</u>
1	892 South 3 rd Street	8206-001-905	74,281
1	898 South 3 rd Street	8206-001-906	54,226
5	Lake Hughes Parcels	6028-034-900 through 904	870,000
2	1346 W. 93 rd Street	6056-006-901	9,5250



December 9, 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:

**CONTRACTS FOR SECURITY OFFICER SERVICES
(ALL DISTRICTS) (3 VOTES)**

SUBJECT

This letter recommends the approval of three contracts with Absolute Security International, Inc. dba Absolute International Security (AIS), Citiguard, Inc. (CGI), and Good Guard Security, Inc. (GGS) to provide security officer services to the Los Angeles County Development Authority (LACDA).

IT IS RECOMMENDED THAT THE BOARD:

1. Find that approval of the Security Officer Services Contracts (Contracts) is not subject to the California Environmental Quality Act (CEQA) because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment..
2. Authorize the Executive Director, or designee, to execute, amend and, if necessary, terminate the one-year Contracts with AIS, CGI, GGS with an aggregate annual compensation not to exceed \$600,000 in program funds included in the LACDA's approved Fiscal 2025-2026 budget, to be effective following approval as to form by County Counsel and execution by all parties.



lacda.org

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Executive Director: Emilio Salas

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



3. Authorize the Executive Director, or designee, to amend the Contracts, following approval as to form by County Counsel, to extend the term for a maximum of four additional years, in one-year increments, with an aggregate annual compensation of up to \$600,000, adjusted each year by the amount of the Living Wage Program increase, using funds to be included in the LACDA's annual budget approval process.
4. Authorize the Executive Director, or designee, to amend the Contracts to add or delete sites, modify the scope of work and fee schedule, and increase the annual compensation by up to 10% as needed for unforeseen costs.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this recommended action is to award a Contract to provide security officer services for the LACDA.

FISCAL IMPACT/ FINANCING

There is no impact on the County general fund.

The cost for the first year is up to \$600,000, which is included in the LACDA's approved Fiscal Year 2025-2026 budget. This is the aggregate cost for all three Contracts.

If extended, the cost for the second through the fifth year of the Contracts will remain at the same annual amount of up to \$600,000, adjusted each year by the amount of the Living Wage Program increase, and using funds to be included in the LACDA's annual budget approval process.

A 10% contingency, in the amount of up to \$60,000 per year, is also being set aside for any unforeseen needed security officer services, using the same source of funds described above.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed Contracts provide for regular and as-needed security officer services to patrol administrative offices, housing developments and other properties that are owned, leased or managed by the LACDA. Periodically, security officer services are needed at construction sites, and to supplement law enforcement protection during emergencies.

The security officer services include federal funds, and will not be subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Instead, AIS, CGI, and GGS have agreed to comply with Section 3 of the Housing and Community Development Act of 1968, as amended. The Housing and

Community Development Act of 1968, as amended, 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.

The LACDA has determined that AIS, CGI, and GGS met the requirements of the Living Wage Program and agree to pay living wage hourly rates to employees while providing services under the Contracts.

The Contract has been approved as to form by County Counsel and will be effective upon Board approval and execution by AIS, CGI, and GGS. On November 19, 2025, the Housing Advisory Committee recommended approval of the Contract awards.

CONTRACTING PROCESS

On July 3, 2025, a Request for Proposal (RFP) process was initiated to identify contractors to provide security officer services for the LACDA. Notices were emailed to vendors from the LACDA vendor list. An announcement was also posted on the County's WebVen and LACDA websites and 81 vendors downloaded the solicitation package and the addendums. On August 6, 2025, six proposals were received. One proposal was submitted late. Two proposals were determined non-responsive and did not receive further consideration.

A panel consisting of LACDA staff evaluated the proposals and ranked each firm independently. AIS, CGI, and GGS were determined to be the highest ranked and most qualified vendors based on the criteria stated in the RFP and are therefore being recommended for the Contract awards. The Summary of Outreach Activities is provided as Attachment A.

ENVIRONMENTAL DOCUMENTATION

Approval of the one-year Contracts 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 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 16060(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 PROGRAMS

The proposed Contracts will provide regular and as-needed security officer services for the LACDA's office buildings, housing sites, and various other properties.

Respectfully submitted,

EMILIO SALAS
Executive Director

ES:HB

Enclosures

ATTACHMENT A

Summary of Outreach Activities

Security Officer Services

On July 3, 2025, the following outreach was initiated to identify Security Officer contractors who are able to provide necessary security officer services for the LACDA.

A. **Announcement**

An announcement was posted on the LACDA and County's WebVen websites.

B. **Distribution of Request for Proposal Packages (RFP)**

The LACDA's vendor list was used to e-mail notices to security officer service contractors to visit the LACDA's website and download the solicitation package. As a result of the outreach, 81 solicitation packages were downloaded from the LACDA website.

C. **Proposal Results**

On August 6, 2025, six proposals were received. One proposal was received late. Two proposals were determined non-responsive and did not receive further consideration. The four proposals that met the minimum requirements were forwarded to the three-member evaluation panel for further review. The evaluation committee used the "informed averaged" scoring methodology using a 1,000 points system as established in the solicitation package. The evaluation criteria consisted of qualifications (experience, background, references, etc.) approach to providing the services, Section 3, Living Wage Program and cost

The LACDA conducts ongoing outreach to include minorities and women in the contract award process, including: providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the LACDA.

The recommended award of Contract is being made in accordance with the LACDA's policies and federal regulations, and without regard to race, creed, color, or gender.