Board of Supervisors

Homelessness & Housing Cluster Agenda Review Meeting

DATE: February 26, 2026
TIME: 2:00PM – 4:00PM
MEETING CHAIR: Daniella Urbina, First District
MEETING FACILITATORS: Jeannette Ban West and Jillian Sadler, Department of Homeless Services and Housing

THIS MEETING IS HELD UNDER THE GUIDELINES OF BOARD POLICY 3.055.

To participate in the meeting in-person, the meeting location is:
Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012
Room 374-A

To participate in the meeting virtually, please call teleconference number (323) 776-6996 and enter 979 624 84# or **click here to join the meeting**.

For Spanish Interpretation, the public should send emails 48 hours in advance of the meeting to: ClusterAccommodationRequest@bos.lacounty.gov

Members of the public may address the Homelessness & Housing Cluster on any agenda item during general public comment. The meeting chair will determine the amount of time allowed for each item. **This teleconference will be muted for all callers. Please dial *6 to unmute your phone when it is your time to speak.**

I. Call to Order

II. Board Motion(s):

a. Los Angeles Affordable Housing Solutions Consortium - Joint Powers Authority

Presenter: Isela Gracian, Second District

b. Approve Acceptance of State of California First Time Homebuyer Mortgage Assisstance Grant

Presenter: Tyler Cash, Fifth District

III. Board Letter(s):

a. None.

IV. Presentation/Discussion Item(s):

a. Emergency Rent Relief Program Update

Presenters:
- Manny Ruiz, Chief, Public Policy Division, Department of Consumer and Business Affairs
- Amelia Fay-Berquist, Senior Policy Analyst, Department of Consumer and Business Affairs

b. Permanent Housing, Real Accountability: Resident-Led Systems Feedback in Action

Presenters:
- Barron McCall, Permanent Housing Resident Council Member
- Kevin Cedano, Permanent Housing Resident Council Member
- Zoe McZeal, Project Director, Skid Row Action Plan, Social Model Recovery Systems
- Jessica Reyes, Community Support Coordinator, Social Model Recovery Systems

V. Informational Item(s) (any Informational Item is subject to discussion and/or presentation at the request of two or more Board offices):

a. None.

VI. Consent Item(s)

a. None.

VII. Closed Session

a. None.

VIII. Future Agenda Items

IX. Public Comment

X. Adjournment

If you would like to email a comment for an item on the Homelessness & Housing Cluster agenda, please use the following email address and include the agenda number you are commenting on:

homelessness_and_housing_comment@hsh.lacounty.gov

AGN. NO.

MOTION BY SUPERVISOR HOLLY J. MITCHELL March 17, 2026

Los Angeles Affordable Housing Solutions Consortium - Joint Powers Authority

On September 28, 2022, Senate Bill (SB) 679 (Kamlager), the Los Angeles County (County) Regional Housing Finance Act legislation, was signed into law. SB 679 established the Los Angeles County Affordable Housing Solutions Agency (LACAHSA). On September 15, 2021, the County Board of Supervisors adopted a motion supporting SB 679.[1] LACAHSA's purpose is to increase the supply of affordable housing in the County by providing significantly enhanced funding and technical assistance at a regional level for renter protections, affordable housing preservation, and new affordable housing production.

The County has been, and continues to be, a collaborative partner with LACAHSA, providing services since June 27, 2023, through the Executive Office of the Board's Commission Services Division. County services have also included support from the Office of County Counsel, the Auditor-Controller, and the Treasurer and Tax Collector, while LACAHSA has increased its staffing and contracting capacity. In addition, in November 2024, the County provided a $6 million loan to support LACAHSA's administrative infrastructure, which was repaid once the County began collecting the Measure A sales tax.

LACAHSA will leverage its allocation of Measure A housing production, preservation,

[1] https://file.lacounty.gov/SDSInter/bos/supdocs/161768.pdf

- MORE -

MOTION

MITCHELL	______
HORVATH	______
HAHN	______
BARGER	______
SOLIS	______

and ownership (PPO) funds to finance the development, preservation, and ownership of affordable housing. In December 2025, LACAHSA issued its first multi-family housing Notice of Funding Availability and received 242 applications for 126 projects[2] requesting more than \$1.5 billion. This strong response demonstrates significant demand for affordable housing financing and provides a robust pipeline of eligible projects to support future social housing bond issuances.

As part of the organizational structure required to issue bonds backed by Measure A sales tax revenues under the Marks-Roos Local Bond Pooling Act of 1985, LACAHSA would need to participate in a Joint Powers Authority (JPA) with the County. At its February 11, 2026, meeting, the LACAHSA Board authorized its General Counsel to engage with the County to negotiate the necessary terms for entering into a joint exercise of powers agreement to establish a JPA, to be governed by the LACAHSA Board and be called the "Los Angeles Affordable Housing Solutions Consortium" (HSC). Leveraging LACAHSA's PPO funds to increase investment in affordable housing is in the interest of the County region. LACAHSA can establish the HSC with one additional partner, the County, as both entities represent the entire County geography. HSC's purpose is not to share risk or operational responsibilities with the County; rather, it is to create a legal entity that meets the statutory requirements to issue bonds secured by Measure A funds, which LACAHSA cannot do independently. This motion continues the collaboration between the County and LACAHSA by forming the Los Angeles Affordable HSC.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Find that this action is not a project under, or is otherwise exempt from, the California Environmental Quality Act (CEQA) because the activity is not included in the definition of a project under section 21065 of the Public Resources Code and is an administrative activity of government that is exempt from CEQA pursuant to State CEQA Guidelines section 15378(b);
2. Direct and delegate authority to the Director of the Department of Homeless Services and Housing, or designee to:

[2] https://file.lacounty.gov/SDSInter/bos/supdocs/212832.pdf

a. Negotiate on behalf of the County of Los Angeles (County), the terms of the Joint Powers Authority (JPA); and

b. Upon successful negotiation of the JPA terms and after approval as to form by County Counsel, execute the JPA agreement with the Los Angeles County Affordable Housing Solutions Agency on behalf of the County.

3. Find this proposal to be exempt from Board Policy 4.046 - Conduit Financing Policy, and the Board policy approved November 18, 2025, entitled "Guidelines for County Participation in Joint Powers Authorities."

# # #

(IG)

Los Angeles Affordable Housing Solutions Consortium – Joint Powers Authority

Homelessness and Housing Cluster: February 26, 2026

Motion by: HOLLY J. MITCHELL

LOS ANGELES COUNTY SUPERVISOR ♦ 2ND DISTRICT

Background and Timeline

2022: LACAHSA established through SB 679 (State)

April 2023: LACAHSA Board established

November 2024: Voters Pass Measure A (County)

Fall & Winter 2025: LACAHSA Board Discussions on Bond Options

January 2026: Housing Solutions Consortium recommended to LACAHSA Board

NOFA 1 for multi-family housing

February 2026: LACAHSA Board moved to authorize General Counsel to engage with County.

March 2026: LACAHSA Board and LA County Board decision on JPA

April 2026: LACAHSA Board decision on projects.

Joint Powers Authority (JPA)

- Basic Definition: A joint powers authority (JPA) is a legally created entity formed when two or more public agencies agree to pool their power and resources to jointly exercise any authority in common to all of them.

- Why are JPAs used:
  - Joint delivery of services that cross jurisdictional lines.
  - Economies of scale, combined purchasing power, or shared risk.
  - **More efficient financing or project implementation.**

- LA County JPAs: The County is involved in over 40 JPAs. Some examples: Access Services, Foothill Transit, Baldwin Hills Regional Conservation Authority, Council of Governments, Los Angeles County Metropolitan Transportation Authority, Los Angeles Homeless Services Authority (LAHSA)

Los Angeles Affordable Housing Solutions Consortium JPA – proposed

- The purpose of the Los Angeles Affordable Housing Solutions Consortium (HSC) JPA is to create a legal entity that meets the statutory requirements to issue bonds secured by Measure A funds.
- HSC JPA:
  - Two members: LACAHSA and LA County.
  - LACAHSA Board would serve as the HSC JPA Board.
- Risk and funding:
  - LACAHSA would assume all administrative functions for HSC JPA.
  - LACAHSA (the agency portion of) Measure A funds will be used to secure the bonds.
  - LACAHSA would assume the financial risk for the HSC JPA.
- HSC is only to serve as a conduit issuer for LACAHSA's Production, Preservation, and Ownership (PPO) uses.
- LACAHSA General Counsel has initiated conversations on draft HSC JPA language with LA County Counsel.

Directives (1-3)

1. Find that this action is not a project under, or is otherwise exempt from, the California Environmental Quality Act (CEQA) because the activity is not included in the definition of a project under section 21065 of the Public Resources Code and is an administrative activity of government that is exempt from CEQA pursuant to State CEQA Guidelines section 15378(b);
2. Direct and delegate authority to the Director of the Department of Homeless Services and Housing, or designee to:
   a. Negotiate on behalf of the County of Los Angeles (County), the terms of the Joint Powers Authority (JPA); and
   b. Upon successful negotiation of the JPA terms and after approval as to form by County Counsel, execute the JPA agreement with the Los Angeles County Affordable Housing Solutions Agency on behalf of the County.
3. Find this proposal to be exempt from Board Policy 4.046 - Conduit Financing Policy, and the Board policy approved November 18, 2025, entitled "Guidelines for County Participation in Joint Powers Authorities."

Questions

AGN. NO.

MOTION BY SUPERVISOR KATHRYN BARGER MARCH 17, 2026

Approve Acceptance of State of California First Time Homebuyer Mortgage Assistance Grant

In March 2025, the State of California Department of Housing and Community Development (HCD) accepted applications for their CalHome Program (CalHome) through the Homeownership Super NOFA (NOFA). The NOFA was issued in response to HCD's implementation of Assembly Bill 434 which established CalHome, supporting homeownership programs operated by private nonprofit and local government agencies, to increase homeownership, encourage neighborhood revitalization and sustainable development, and maximize use of existing homes.

The County, through the Los Angeles County Development Authority (LACDA) as their agent, applied to the NOFA in response to the devastating wildfires in January 2025 as a unique opportunity to assist impacted homeowners in need of replacement housing. While identifying as a first-time homebuyer program targeting lower-income households, CalHome eligibility also allows for moderate-income households, earning up to 150% Area Median Income (AMI), that are victims of a disaster.

While LACDA currently administers other homebuyer programs that target households earning up to 120% AMI, the award of funding through CalHome provided a unique opportunity to assist households impacted by a disaster at a higher AMI level. The maximum loan amount is set at 40% of the purchase price for the property or $200,000, whichever is lower.

The LACDA applied for and received an award of $4,999,675, which includes $454,000 for administrative costs and $5,675 for homebuyer education.

The LACDA, as the applicant and the agent of the County, is required to submit the attached Resolution adopted by the Board of Supervisors. The Resolution certifies that the County will use the CalHome funds consistent with all applicable state, federal, and other rules and laws; authorizes the County to receive the CalHome funds and to use CalHome funds for eligible activities and program requirements; and authorizes the Executive Director of the LACDA to sign the State's standard agreement as well as any other related documents.

- - - MORE - - -

MOTION

MITCHELL	____________________
HORVATH	____________________
HAHN	____________________
BARGER	____________________
SOLIS	____________________

The acceptance of CalHOME funds 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 is an administrative action and does not involve activities that will alter existing environmental conditions. This action is not subject to the provisions of the California Environmental Quality Act (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.

I, THEREFORE, MOVE that the Board of Supervisors**:**

1. Find that approval of funding for this project is not subject to California Environmental Quality Act (CEQA) for the reasons stated in this Motion; and

2. Adopt and instruct the Chair to sign the attached Authorizing Resolution (Resolution) to accept an amount not to exceed $4,999,675 in State CalHome Program funds, which will be used to provide downpayment assistance to households impacted by the January 2025 wildfires, or other disasters, in Los Angeles County.

I, FURTHER, MOVE that the Board of Supervisors acting as the Board of Commissioners of the Los Angeles County Development Authority:

1. Authorize the Executive Director or designee to enter into a standard agreement with the State of California, through its Department of Housing and Community Development (HCD), on behalf of the County, and any related documents, to receive an amount not to exceed $4,999,675 in CalHome Program funds to provide downpayment assistance to households impacted by the wildfires or other disasters;

2. Authorize the Executive Director or designee to execute agreements, and any necessary amendments with homeowners for eligible activities and CalHome Program requirements; and

3. Authorize the Executive Director to incorporate these funds into the Los Angeles County Development Authority Fiscal Year 2025-2026 budget.

# # #

KB:tcvs

AUTHORIZING RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES

2024 HOMEOWNERSHIP SUPER NOFA, CALHOME, ROUND 2 NOTICE OF FUNDING AVAILABILITY, FISCAL YEAR 2024/2025

RESOLUTION NO. ______

MORTGAGE ASSISTANCE GRANT FOR HOUSEHOLDS RECOVERING FROM DISASTERS

WHEREAS:

A. The California Department of Housing and Community Development ("**Department**"), as authorized by the California General Fund, CalHome Proposition 46 and Proposition 1C, and the Building Homes and Jobs Act (Sen. Bill No. 2 (2017-2018 Reg. Sess) §1: 2022 and 2023 for Serna issued a Homeownership Super Notice of Funding Availability, dated December 12, 2024 ("**Homeownership Super NOFA**"). The Homeownership Super NOFA provides funding under the following programs for homeownership: the CalHome Program ("**Program**") and the Joe Serna, Jr., Farmworker Housing Grant Fund.

B. The County of Los Angeles, a California nonprofit public benefit corporation ("**County**"), is authorized as active and in good standing to do business in the State of California.

C. The County, acting by and through its agent, the Los Angeles County Development Authority (**"LACDA"**), submitted an application to the Department in response to the homeownership Super NOFA ("**Application**") and in the foregoing capacity and was determined to be an eligible Grant Recipient under the Program pursuant to that certain conditional award letter, dated October 16,2025 ("**Conditional Award Commitment**").

D. Pursuant to the Conditional Award Commitment, the Department made a conditional award to the County as follows:

Program	Award
CalHome Program Mortgage Assistance	$4,999,675

E. The award expressly identified above will hereinafter be referred to as the "Program Award."

F. The County's Board of Supervisors ("**Board**") also sits as the Board of Commissioners of LACDA in adopting this Resolution in which the Board authorizes the County to use LACDA as its agent with respect to the Program award, and LACDA is authorized through its Board of Commissioners to act as the County's agent.

G. A Master Services Agreement exists between the County and LACDA, which allows for the reciprocal provision of services between the County and LACDA.

NOW, THEREFORE, IT IS RESOLVED THAT:

The County**,** acting by and through its agent LACDA, is hereby authorized and directed to act on its own behalf in connection with the Program Award.

RESOLVED FURTHER:

1. The County**,** acting by and through its agent LACDA, is hereby authorized and directed to accept and incur an obligation for the Program Award. That in connection with the total amount of the Program Award, the County is authorized and directed to enter into, execute, and deliver one or more STD 213, Standard Agreement(s), and any and all other documents required or deemed necessary or appropriate to secure the Program Award from the Department and to participate in the relevant Program(s), and all amendments thereto (collectively, the "**Program Award Documents**").

2. The County, acting by and through its agent LACDA, acknowledges and agrees that it shall be subject to the terms and conditions specified in the STD 213, Standard Agreement(s), and that the Homeownership Super NOFA and the Application will be incorporated by reference therein and made a part thereof. The County, acting by and through its agent LACDA, also acknowledges and agrees that any and all activities, expenditures, information, and timelines represented and described in the Application are enforceable through the relevant STD 213, Standard Agreement(s). The County, acting by and through its agent LACDA, also acknowledges and agrees that Program Award funds are to be expended only on the eligible uses and activities identified in the relevant STD 213, Standard Agreement(s).

3. The LACDA's Executive Director, or designee, is hereby authorized to execute the hereby authorized to execute the Program Award Documents on behalf of the Corporation for itself.

CERTIFICATE OF THE SECRETARY OF THE COUNTY

I, the undersigned, hereby attest and certify that the foregoing is a true, full and correct copy of a resolution that was duly adopted by the COUNTY OF LOS ANGELES BOARD OF SUPERVISORS on **[DATE]**, and that the resolution has not been altered, amended, modified, repealed, rescinded, or annulled, following a roll call vote:

Ayes:
Noes:
Absent:
Abstain:

____
HILDA L. SOLIS
Chair of the Board of Supervisors

STATE OF CALIFORNIA
County of Los Angeles

I, __________________________, County Clerk of the County of Los Angeles, State of California, hereby certify the above and foregoing to be a full, true and correct copy of a resolution adopted by said Governing Body on this [DATE].

____
County Clerk of the County of Los Angeles
State of California

By: ____________________________ ________________
Name Title

APPROVED AS TO FORM:
DAWYN R. HARRISON
County Counsel

By: ______________________, Deputy

ATTEST: EDWARD YEN
Executive Officer
Clerk of the Board of Commissioners

By ______________________, Deputy

Instruction: *The attesting officer cannot be the person identified in the Resolution as the authorized signor.*

LOS ANGELES COUNTY
CONSUMER & BUSINESS AFFAIRS

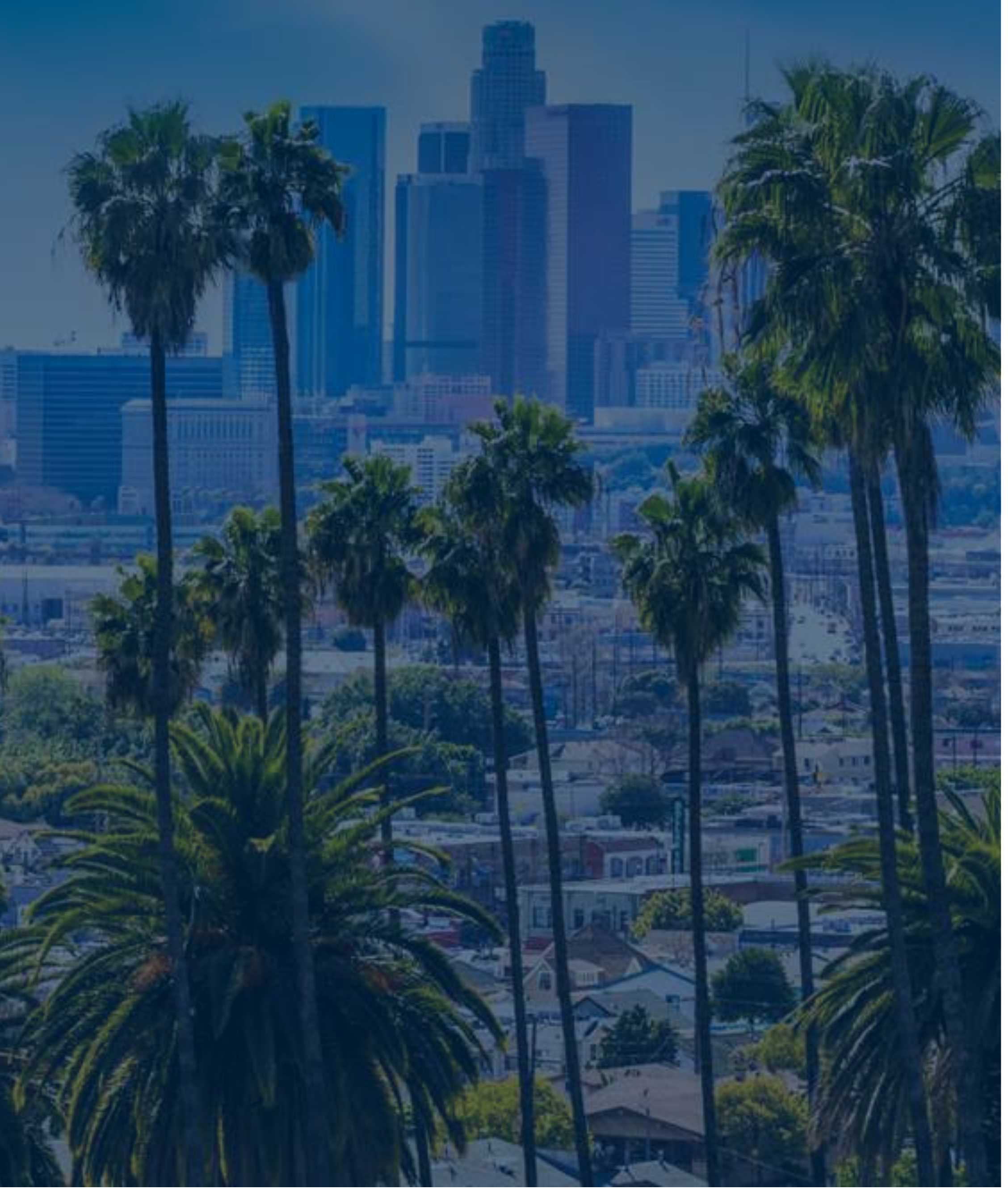
EMERGENCY RENT RELIEF PROGRAM

Homelessness & Housing Cluster Presentation

February 26, 2026

AGENDA

Emergency Rent Relief Program



- Overview
  - 9/15/25 Board of Supervisors (BOS) Motion
  - ERRP Program Design
- Program Timeline
- Budget and Categories
- Operations Updates
  - Program Demand and Need
  - Lessons Learned
- Closing
  - Next Steps and Future Milestones

ERRP: WHO & WHAT

Wildfires Impacts:

- January 2025 wildfires destroyed **thousands of homes and businesses.**
- Thousands of tenants lost jobs, income, or housing stability.

Expired Protections & Unmet Needs:

- Temporary eviction protections ended **July 30, 2025**, leaving families vulnerable.
- Displaced households who may have exhausted **FEMA/insurance rental support**.
- Small landlords need help repairing fire-damaged, rent-stabilized units.

Growing Economic Pressures:

- Aggressive federal immigration enforcement has destabilized communities, causing sudden income loss.
- Cuts to the social safety net are leaving vulnerable Angelenos at greater risk of eviction and homelessness.

Overview

ERRP: HOW, WHERE & WHY

Program Design

- Landlord-serving rent relief program
  - Rental assistance goes directly to landlords
  - Rental assistance is for arrears only
- Tenant household participation required
- Countywide service region – UIA and incorporated cities
- Prioritization parameters to mirror those of COVID-era LA County Rent Relief Program

Goals

- Prevent evictions and homelessness for wildfire-impacted and vulnerable households.
- Provide targeted relief to tenants and small landlords.
- Establish a permanent framework for ongoing rent relief in future emergencies.

Program Timeline

ASSESSMENT

- Complete assessment of immediate housing stability for fire survivors.
- Report findings to the Board

NOV.

Nov. 2025

LAUNCH

- Establish infrastructure, including contracts with 3rd party administrator, application portal, call center, case management, technical assistance).
- Open Round 1 application portal & begin serving applicants under the designated priority group categories.

DEC.

Dec. 2025

APPLICATION REVIEW & RELIEF DISBURSEMENT

- Close Round 1 application portal
- Categorization and review of applications based on priority criteria
- Begin disbursements of Round 1 awards

JAN.

Jan./Feb. 2026

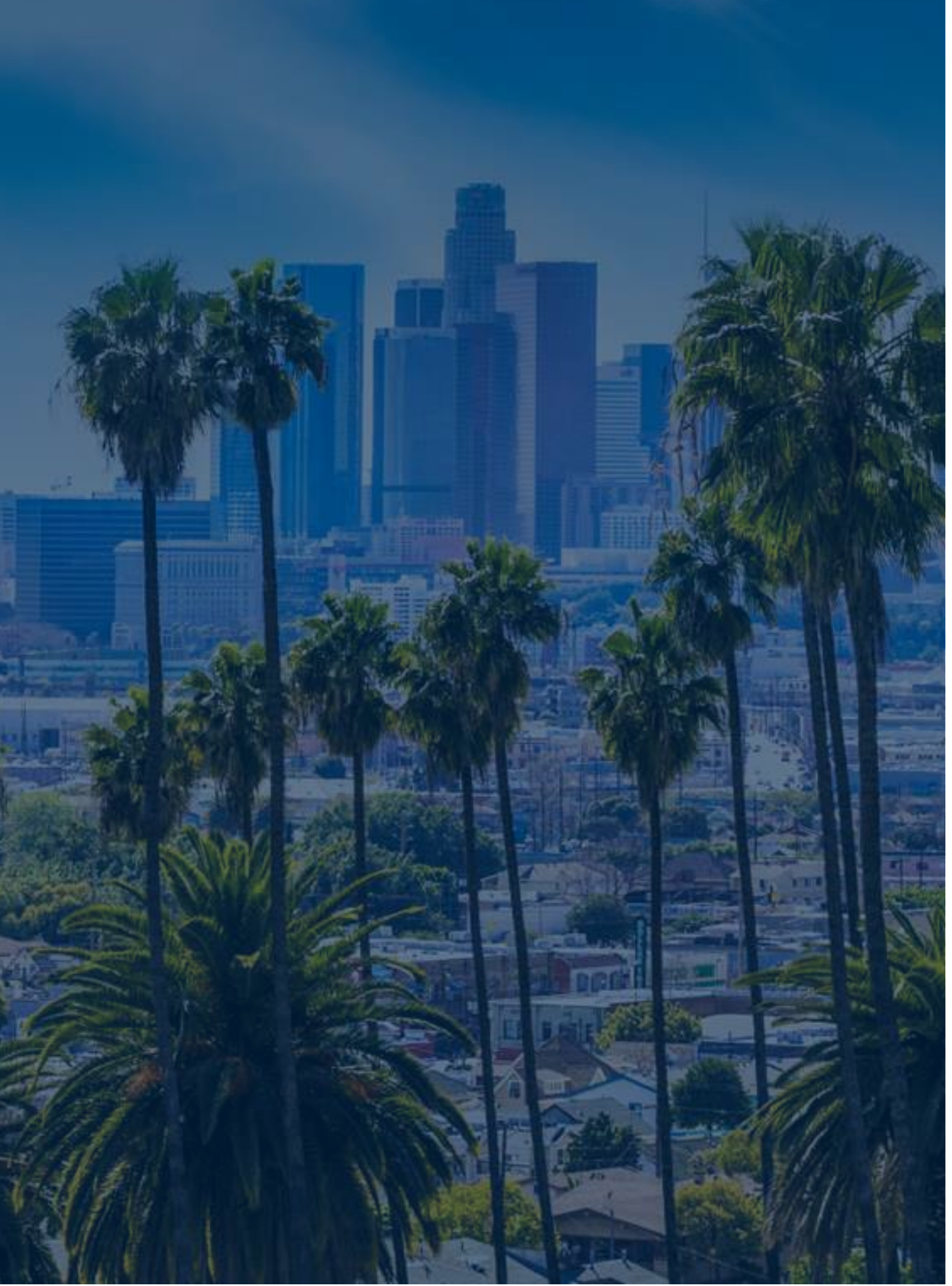
REPORT & ADJUST

- Launch Round 2 application portal
- Submit written progress report to the Board.
- Include preliminary program utilization data and outcomes.
- Provide recommendations for ongoing infrastructure for future rent relief needs

FEB.

Feb./Mar. 2026

Budget and Categories



GROUP A

CATEGORY 1

Wildfire Impacted Tenants

CATEGORY 2

A - Tenants
B - Displaced Tenant/Homeowner Households
C - Small Landlords

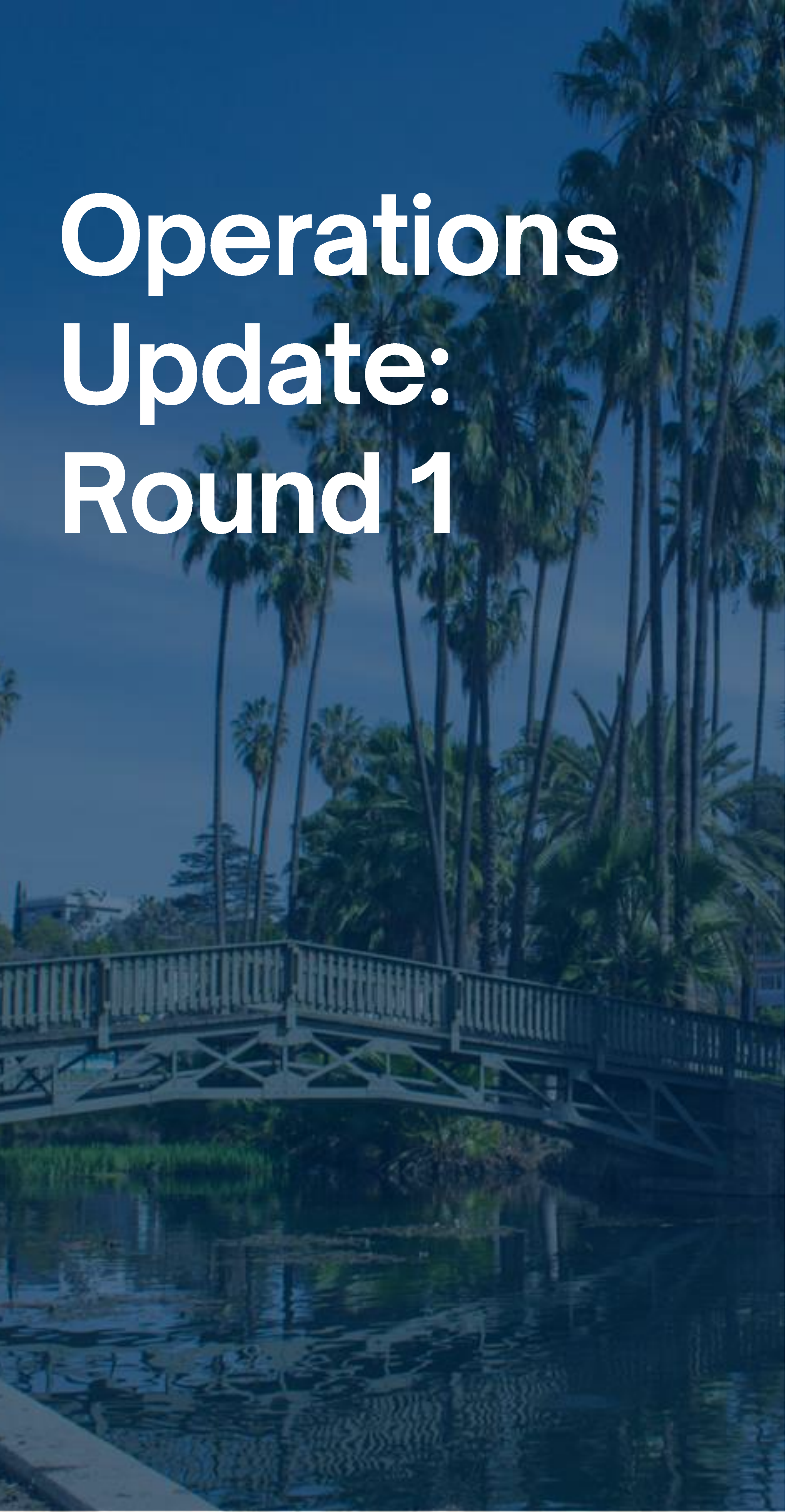
GROUP B

CATEGORY 3

Countywide households facing emergency economic hardship.

PROGRAM FUNDING

Funding Source	FY 2025-26	FY 2026-27
ARPA-Enabled NCC	$1,211,000	-
CFCI	$23,368,000	-
AHTF/NCC	$9,788,000	$10,000,000
Total	**$34,367,000**	**$10,000,000**



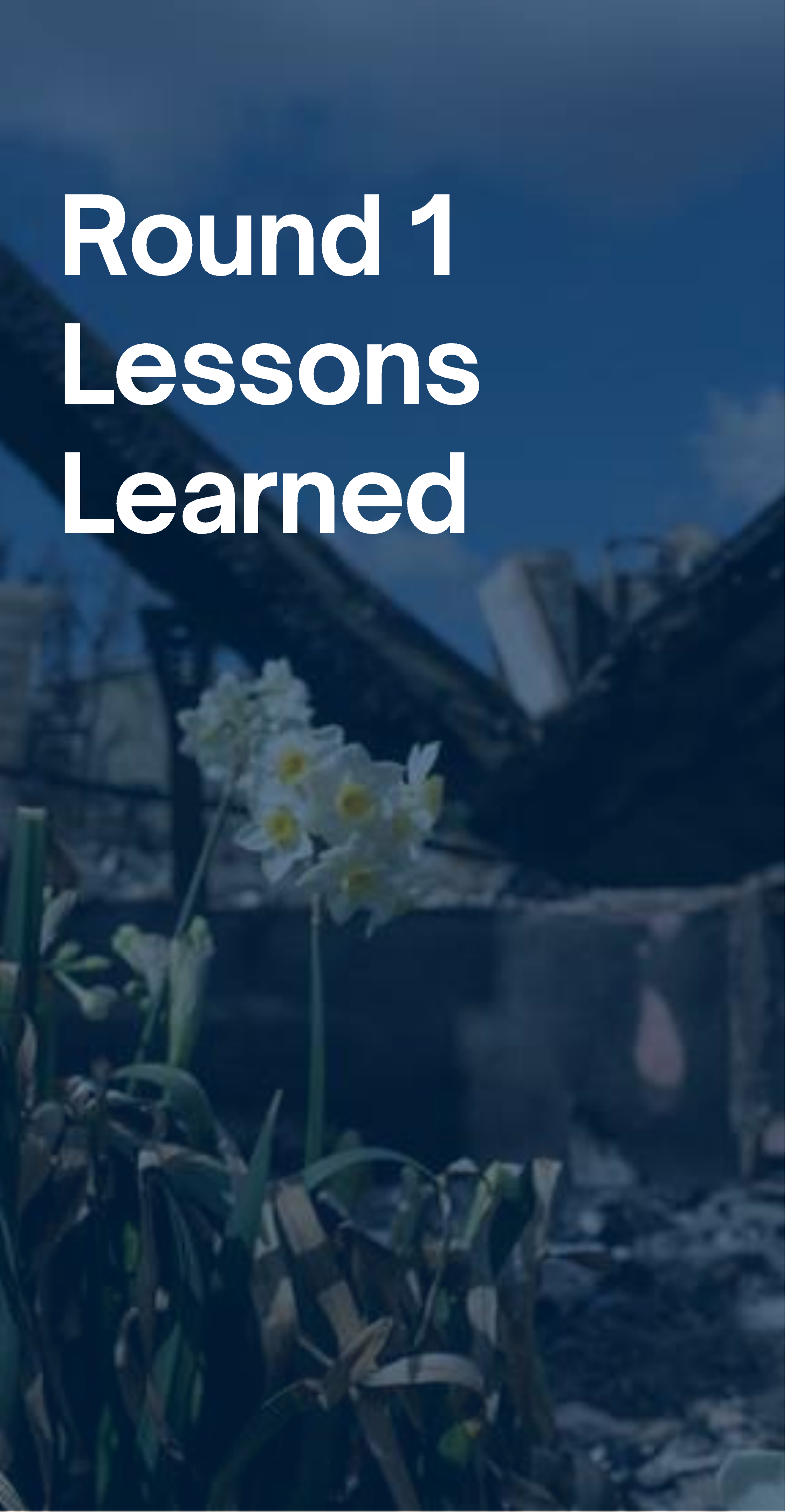
Operations Update: Round 1

Round 1 Program Demand and Need

Supervisorial District	Applications Submitted	Relief Requested
1	629	$9,836,950
2	1,320	$23,277,139
3	973	$22,334,940
4	485	$6,895,439
5	1,104	$21,287,934
Pending Mapping	76	$1,078,995
Total	4,587	$84,711,397

- Highlights
  - Meaningful demand across all SDs; opportunities to explore targeted outreach for future rounds
  - Total application demand currently exceeds available funding, but viability of applications will determine final disbursement total
  - SD figures and totals will change as more applications are reviewed

Round 1 Lessons Learned



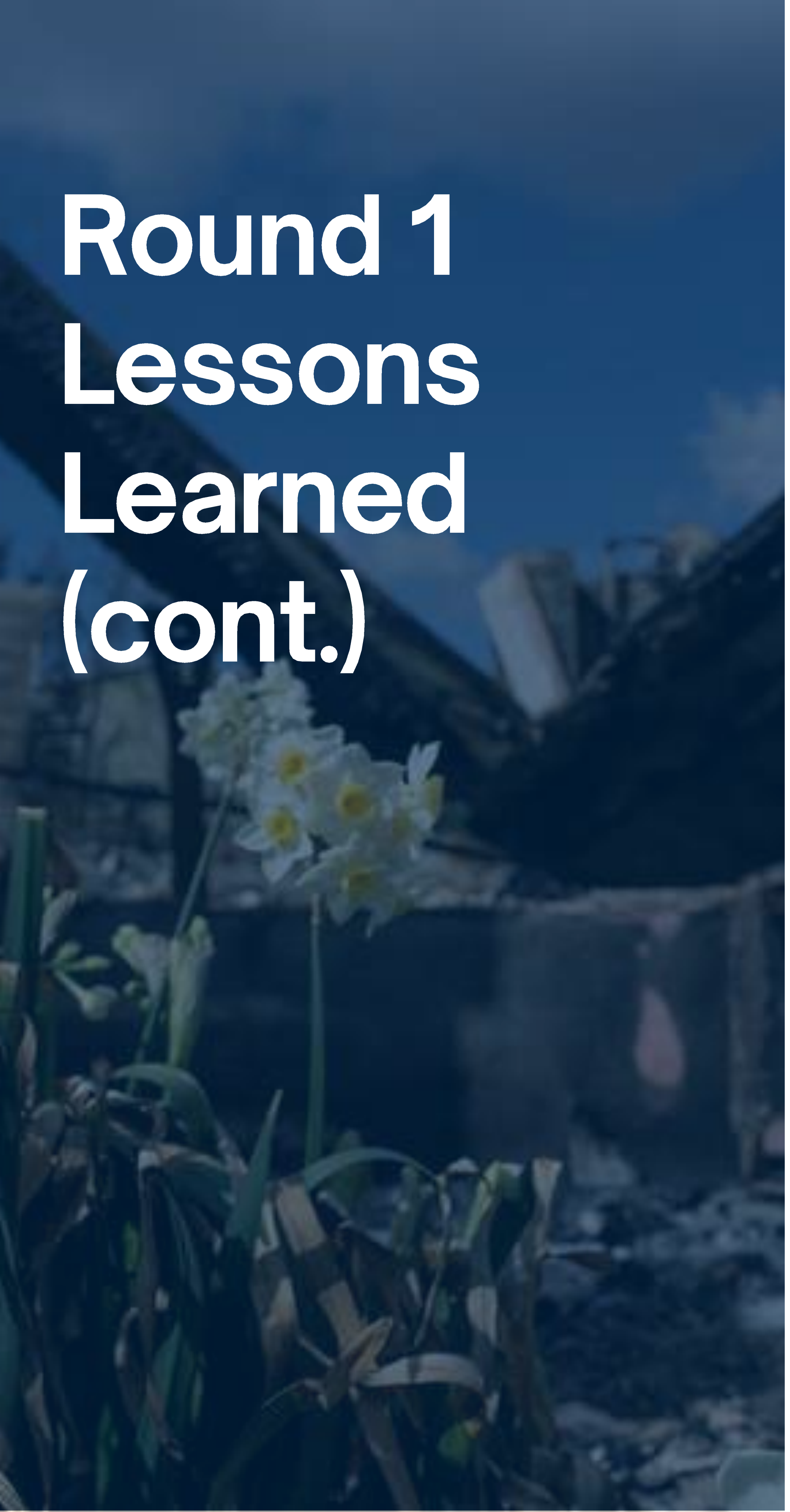
What We Learned

Demand and Targeting

- Early submissions show concentration by Supervisorial District, category, and household circumstance
- Ongoing, data-informed targeting is needed
- Outreach and partner capacity must align with areas of highest demand

Landlord Participation and Access

- Non-responsiveness, documentation barriers, and misconceptions delay awards
- Landlord-only intake limits access
- Tenant-initiated applications improve equity and early identification of at-risk households



Round 1 Lessons Learned (cont.)

What We Learned

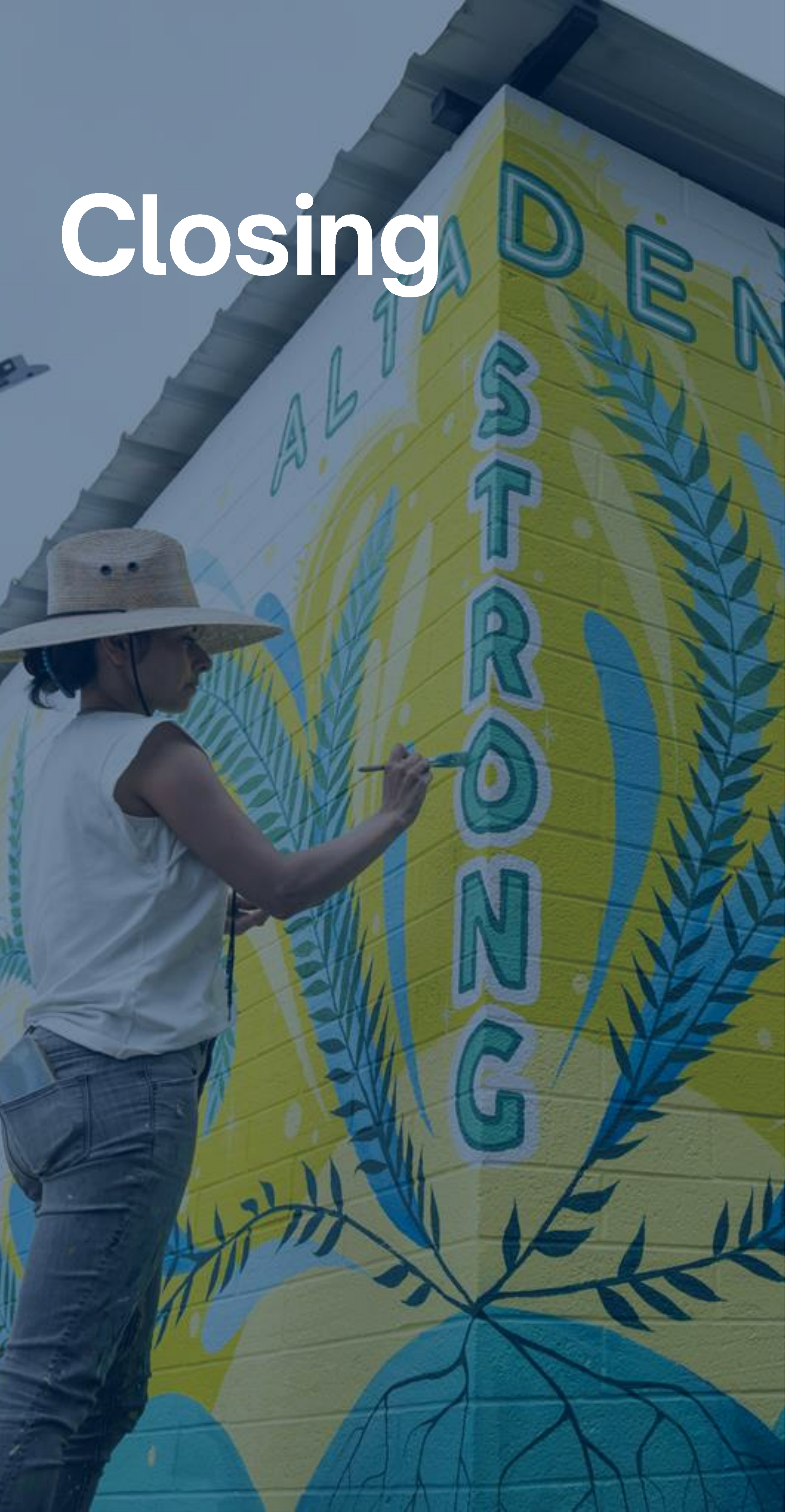
Stabilization Needs and Household Financial Strain

- Many households need both arrears relief and stabilization support
- Arrears-only assistance may not prevent repeat delinquency or displacement
- Households are relying on high-cost debt to avoid eviction

Implementation Timeline and Quality Control

- Emergency program launch on a compressed timeline is feasible but operationally challenging
- Complex eligibility categories increase strain
- Limited ramp-up time constrains quality control development

Closing



Next Steps and Future Milestones

- Round 2 Open Period:
  - Opened February 9, 2026
    - Tenant application became available
  - Closes March 11, 2026
- Program Enhancements (Based on Round 1 Lessons):
  - Expanded outreach through additional community-based partners
  - Increased application support for tenants and landlords
  - Ongoing tracking of demand and fund utilization
  - Continued verification and compliance controls
- Goals and Milestones
  - Return with program options and cost impacts for Board consideration
  - Development of a permanent, flexible rent relief framework
  - Build capacity towards a scalable program responsive to future emergencies

QUESTIONS?

LOS ANGELES COUNTY
CONSUMER & BUSINESS AFFAIRS

CONTACT DCBA

Manuel Ruiz, Chief Public Policy

mruiz@dcba.lacounty.gov
(213) 454-0132

Amelia Fay-Berquist ERRP Project Lead

Afay-berquist@dcba.lacounty.gov
(213) 948-2982

PERMANENT HOUSING RESIDENT COUNCIL

PHRC

Permanent Housing, Real Accountability: Resident-Led Systems Feedback in Action

PHRC: Who We Are

Resident-led council under the Skid Row Action Plan

Members live in Permanent Housing (PH) in Skid Row

Paid leadership role

Purpose: Improve housing quality, accountability, and uplift resident voices

PHRC Cohort 1: What We Did

Resident-Led Community Survey

- Conducted in Permanent Housing buildings across Skid Row
- 300 resident responses collected
- Survey focused on:
  - ❖Building conditions
  - ❖Safety
  - ❖Management responsiveness
  - ❖Maintenance
  - ❖Services access

From Data to Recommendations

Turning Feedback into Formal Action

- Survey findings were analyzed by council members
- PHRC developed formal recommendations
- Presented to:
  - ❖City & County officials
  - ❖Los Angeles Housing Department
  - ❖Building owners
  - ❖Councilmember Ysabel Jurado

Recommendations

Make Narcan accessible at all Permanent Housing buildings in Skid Row

Implement regular wellness checks and a support system in all PH buildings in Skid Row to help identify residents in crisis and reduce isolation

Prioritize the hiring of Skid Row residents for staff and outreach roles across all service providers and initiatives, and ensuring equitable compensation, salaries, and benefits that reflect the value of their lived experience and labor

Share survey findings with Board of Supervisors

Next Phase: Moving Forward

Revisit recommendations

What has improved?

What challenges persist?

- Continue engagement with community and systems partners

- Continue structured advocacy for permanent housing improvements

If you have any questions for PHRC members, you may reach them at barron.phrc@gmail.com or kevin.phrc@gmail.com