



LACDA BOARD DEPUTIES MEETING AGENDA

Date: Wednesday, March 11, 2026
Time: 10:00 a.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
 - a. FY 2026-27 Annual Plan
 - b. Rent Collections and Evictions
 - c. Mixed Status Rule Update
 - d. Legislative Advocacy
3. EXECUTIVE DIRECTOR'S REPORT
4. PUBLIC COMMENT (3 minutes each speaker)
5. INFORMATIONAL ITEMS

Board Letters for the April 7, 2026 Board agenda:

ANNUAL PLAN FOR THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

FUNDING FOR A 64-UNIT MULTIFAMILY AFFORDABLE HOUSING
DEVELOPMENT LOCATED IN THE CITY OF LOS ANGELES



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



Board Letters for the April 14, 2026 Board agenda:

FUNDING FOR 27-UNIT AFFORDABLE SENIOR HOUSING DEVELOPMENT
LOCATED IN SAN FERNANDO

AMENDMENT TO INCREASE ANNUAL COMPENSATION FOR AUDIT SERVICES
CONTRACT

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

April 7, 2026

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:

**APPROVE THE ANNUAL PLAN FOR THE LOS ANGELES COUNTY
DEVELOPMENT AUTHORITY
(ALL DISTRICTS) (3 VOTE)**

SUBJECT

This letter recommends approval of the Los Angeles County Development Authority's Annual Plan for Fiscal Year 2026-2027 (Annual Plan). The Annual Plan updates the LACDA's program goals, major policies, and financial resources. Submission of the Annual Plan is required by the U.S. Department of Housing and Urban Development (HUD) for receipt of Capital Fund Program (CFP) funds, operating funds for the Public Housing Program, and administrative fees for the Housing Choice Voucher (HCV) Program.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that approval of the Annual Plan is not subject to the provisions of the California Environmental Quality Act (CEQA), because it will not have the potential for causing a significant effect on the environment.
2. Approve the attached Annual Plan, as required by HUD, to update the LACDA's program goals, major policies, and financial resources, including the Admissions and Continued Occupancy Policy for the Public Housing Program (ACOP), and the HCV's Administrative Plan.
3. Adopt and instruct the Chair to sign the attached Resolution approving the Annual Plan for submission to HUD and authorize the Executive Director or his designee to take all actions required for the implementation of the Annual Plan.
4. Authorize the Executive Director or designee to execute all documents required to receive HUD-allocated 2026 CFP grant funds.

5. Authorize the Executive Director or designee to incorporate into the Annual Plan all public comments received and approved for inclusion by the Board; and authorize the Executive Director or his designee to submit the Annual Plan to HUD by April 17, 2026.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On October 21, 1998, the Quality Housing and Work Responsibility Act (QHWRA) mandated Public Housing Agencies to submit an Annual Plan every year and an Agency Plan every five years to HUD and provide HUD with an update as an Annual Plan every year.

The Agency Plan is a strategic planning document that identifies the LACDA's goals for the next five years. On April 8, 2025, the Board approved the current Five-Year Plan for Fiscal Years 2025-2029.

The Annual Plan identifies major program policies and financial resources and updates information on housing needs, waiting lists, housing strategies, program policy changes, and other program and management data. The Annual Plan must be updated each year and was last approved by the Board on April 8, 2025.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. Upon Board approval of the Annual Plan, the LACDA will submit the 2026 CFP grant funds agreement to HUD for management improvements, administrative costs, and housing rehabilitation for the Public Housing Program. Operating funds for the Public Housing Program and administrative fees for the HCV Program will be approved through the annual budget process.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Included as part of the Annual Plan are the updated CFP Annual Statement, ACOP, and the HCV Program Administrative Plan. Significant changes to these documents are discussed below.

CAPITAL FUND ANNUAL STATEMENT

The 2026 Capital Fund Annual Statement summarizes the LACDA's plan to use modernization funds for management improvements, administrative costs and to rehabilitate housing units at Public Housing Program developments.

As authorized by HUD, the Executive Director may amend the CFP Annual Statement as necessary to respond to needs such as housing emergencies, to safeguard property or protect health and safety, or to implement other changes that are in the interests of the

LACDA and Public Housing residents. The Executive Director may also implement changes to the CFP Annual Statement in response to changes in federal funding.

Admissions and Continued Occupancy Policy (ACOP) and Administrative Plan Proposed Joint Policies

The LACDA implemented major joint policy changes for the Public Housing and Section 8 tenant-based rental assistance programs. The revised Public Housing ACOP and the Section 8 Administrative Plan jointly reflect the following changes:

1. LACDA- Initiated Reexaminations

Currently, if at any time a participant's family is determined to have zero income, the LACDA will conduct an interim reexamination every three (3) months as long as the family continues to report having no income.

Moving forward, the LACDA will no longer conduct follow-up reexaminations every three (3) months for families reporting zero income. Under the LACDA's current policy, families are responsible for promptly reporting any changes in income, family composition, or other program obligations as they occur. As a result, quarterly follow-ups are no longer necessary.

2. Registrant/Applicant/Participant Requested Information Deadline

Currently, the deadline for registrants, applicants, and participants of the LACDA's housing programs to submit income, family composition changes, and other program-related documents or information ranges from 10 to 30 days.

Moving forward, to align deadlines for consistency, registrants, applicants, and participants will have 15 calendar days to provide program-related documents or information, report changes in income and family circumstances, or respond to LACDA requests.

Admissions and Continued Occupancy Policy for the Public Housing Program

The purpose of the ACOP for the Public Housing Program is to set guidelines to determine eligibility for admission and continued occupancy. The revised Public Housing ACOP reflects the following changes:

1. Applicant Criminal Screening Status

Currently, the LACDA deems applicant criminal screenings status as current for a period of 90 days at which point the LACDA must run the background check again before time of move in.

Moving forward, the LACDA will increase the period from 90 days to 180 days, during which it will deem the criminal screening status as current.

Housing Choice Voucher (Section 8) Program Administrative Plan

The purpose of the HCV (Section 8) Program Administrative Plan is to set forth the policies and procedures that govern the LACDA's administration of its rental assistance programs. The revised Section 8 Program Administrative Plan reflects the following changes:

1. Waiting List Preference

Currently, the LACDA has a Housing Choice Voucher (HCV) waiting list preference for homeless families referred via the Coordinated Entry System.

Moving forward, LACDA will remove this preference and implement two preferences for families at risk of homelessness. The Continuum of Care (CoC) preference will allow priority admission to the HCV program for families who are at risk of homelessness due to lack of funding or loss of eligibility based on programmatic changes that affect Permanent Housing grants funded under the CoC. Families selected under this preference must meet all HCV program eligibility requirements. The Emergency Housing Voucher (EHV) preference will grant priority admission to the HCV program for families at risk of homelessness due to a lack of program funding. EHV's were initially funded through 2030; however, EHV funding will be exhausted by December 2026. Families selected under this preference are already considered program participants; therefore, they are not subject to HCV program eligibility requirements.

2. Waiting List Purge

Currently, to update the waiting list, the LACDA sends a notice via first-class mail and/or email to families on the list to check their continued interest and eligibility for the program. The notice is sent to the family's last known address, and if returned with a forwarding address, the notice is resent to the indicated address.

Moving forward, if a post office returns a notice with a forwarding address, the family will be removed from the waiting list without further notification. Because families are required to update their address and any changes in their circumstances within 15 days of the occurrence through LACDA's registration portal (HARP), additional forwarding is unnecessary and eliminating it will reduce program costs.

Extenuating circumstances will continue to be reviewed for reinstatement to the waiting list.

3. Verification of Residency Preference

Currently, families who qualify under the LACDA's Residency Preference at the time of selection from the waiting list must provide either current rent receipts, leases, utility bills, employer or agency records, school records, driver's licenses, state ID cards, or credit reports showing their name and address to verify eligibility for this preference.

Moving forward, the list of acceptable forms of verification has been expanded to include tax forms, voter or vehicle registration cards, vehicle insurance policies, and official correspondence from a government agency (e.g., a letter from the Department of Motor Vehicles, a court, or a Social Security office).

4. Minimum Rent Financial Hardship

Currently, the LACDA's Administrative Plan does not provide detailed language regarding minimum rent exemptions or the requirements to meet them.

Moving forward, the Administrative Plan has been updated with detailed requirements under 24 CFR 5.630, outlining what qualifies as a financial hardship, the distinction between temporary and long-term exemptions, and whether any suspension of minimum rent must be repaid to the LACDA.

5. Verification of Legal Identity

Currently, acceptable methods to verify the legal identity of minors include receiving a birth certificate, adoption paperwork, a custody agreement, or a health or Health and Human Services identification card.

Moving forward, the LACDA will expand the current list of acceptable documentation to verify a minor's identity to include school enrollment documents and immunization records.

6. Extensions of Voucher Term

Currently, the LACDA may approve extensions in 60-day increments not to exceed a minimum voucher term of 180 calendar days. After 180 days, the LACDA supervisors may authorize voucher extensions in 30 or 60-day increments, up to a maximum term of 365 calendar days.

Moving forward, the LACDA will approve extensions in 30 or 60-day increments, not to exceed 365 calendar days, without the need for supervisor approval.

Below are the proposed major policy changes for the Project-Based Voucher (PBV) program.

1. Review of Lease for Project-Based Voucher (PBV) Units

Currently, the LACDA reviews the lease for each PBV unit under a HAP Contract to ensure the lease meets the requirements outlined in Section 9.5 of the LACDA's Administrative Plan.

Moving forward, the LACDA will not be required to review each lease for compliance with the requirements in Section 9.5 of the Administrative Plan. This change will streamline the lease-up process for PBV units and ensure timely move-ins for new admissions to the PBV Program. The HUD PBV Tenancy Addendum will continue to supersede all lease provisions.

2. Requests to Move under PBV Program

Currently, the LACDA's Administrative Plan does not have an existing policy to address whether an assisted family may move from one PBV unit to another without just cause. The LACDA currently permits a move from one PBV unit to another if:

1. The family is occupying a wrong-sized PBV unit;
2. A reasonable accommodation was granted due to a disability; or,
3. If the family requires an emergency move under VAWA.

Moving forward, the Administrative Plan will include a policy to prohibit assisted families from transferring between PBV units unless one of the exceptions outlined above applies. Because rental assistance under the PBV Program is tied to the unit rather than the family, the assistance must remain with the unit.

The Administrative Plan, and ACOP include language changes that are statutory, regulatory, and/or clarify existing policy.

Section 24 of the Code of Federal Regulations, Part §903.17, requires a public hearing to approve the Annual Plan. Copies of the Annual Plan were made available for review and comment during a public review and comment period from December 31, 2025, to February 14, 2026, at eight (8) housing developments, LACDA administrative offices, and the LACDA website. Notices of the availability of the documents and the Board meeting date were also published in newspapers of general circulation during the public comment period. On March 18, 2026, the Housing Advisory Committee recommended approval of the Annual Plan.

The Summary of Public Outreach (Attachment A), a list of the locations where the annual plan was made available (Attachment B), and the Annual Plan (Attachment C) which includes the Public Review and public comment documents.

The Certification of Compliance with PHA Plan (Attachment D), has been approved as to form by County Counsel. At the conclusion of the Public Review and Comment period, the LACDA will provide to the Board all public comments pertaining to the Annual Plan. Public comments received are included in the Board-approved Annual Plan and are submitted to HUD.

ENVIRONMENTAL DOCUMENTATION

Approval of the Annual Plan is exempt from the provisions of the National Environmental Policy Act (NEPA) pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(1), because it involves planning activities that will not have a physical impact on or result in any physical changes to the environment. The activities are also not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because they are not defined as a project under CEQA and do not have the potential for causing a significant effect on the environment.

Prior to implementation of any particular project, an Environmental Service Request will be submitted to the LACDA's Environmental Services Unit for review. Each project will receive an environmental clearance in accordance with CEQA Guidelines and NEPA regulations before proceeding with the project.

IMPACT ON CURRENT PROGRAMS

Submission of the Annual Plan is required by HUD for the receipt of CFP funds and for the continuation of the Public Housing and HCV Programs.

Respectfully submitted,

EMILIO SALAS
Executive Director

Enclosures

DRAFT

Attachment A

Summary of Public Outreach

Section 511 of the QHWRA instructs every Public Housing Agency to convene one or more Resident Advisory Boards (RABs) to assist and make recommendations on the development of the Annual Plan, as well as on any significant amendments or modifications. Residents of the Public Housing Program and Section 8 HCV Program, including participants of the Project-Based Program, were invited to join the RAB to learn about the programs outlined in the Annual Plan and to provide their input.

Summary of RAB Activities

Public Housing Program

The LACDA's regular annual RAB meetings were held virtually. This new format is to accommodate residents who do not have a means of transportation. In addition to the virtual meetings, individual telephone calls and an email blast with details and instructions were made to inform RAB members of the RAB meeting.

Section 8 Program

To accommodate the LACDA's RAB members, the LACDA held its RAB meeting via a Teams Meeting conference call. An email with details and instructions was sent out to RAB members and calls were made in advance to ensure RAB members would be able to attend the RAB meeting remotely.

Other Outreach Activities

- Overall, the RAB was content with the Annual Plan goals, as they are in line with Los Angeles County's housing needs. For the Section 8 program, there were no comments from the RAB. This has been noted under Section C.2 of the PHA Annual Plan (Form HUD-50075-5Y).
- As needed, translators are made available during the Public Housing and Section 8 RAB meetings.
- In December 2025, a public notice was posted to all Public Housing residents notifying them of the Public Review and Comment Period.
- In December 2025, an email to stakeholders and participating cities was sent announcing the commencement of the Public Review period and inviting them to comment.
- In December 2025, a public notice announcing the Public Review and Comment Period was published in the Los Angeles Times, La Opinion, the Daily News, Los Angeles Sentinel, the Daily Breeze, and the Long Beach Press Telegram.
- During the Public Review and Comment Period, the Annual Plan was made available at eight (8) housing developments, the LACDA Administrative Office in Alhambra, the Section 8 Palmdale office, and the LACDA website.
- Summaries of the Annual Plan were available during the Public Review and Comment Period in Spanish at the above locations and on the LACDA's website (<https://www.lacda.org/section-8/shared-info/public-documents>).

Attachment B

<u>LACDA Locations</u>	<u>Address</u>	<u>District</u>
LACDA Website	LACDA.org	
LACDA Main Office	700 W Main. St, Alhambra, CA 91801	<u>1</u>
Nueva Maravilla	4919 E. Cesar Chavez, Los Angeles, CA 90022	<u>1</u>
South Scattered Sites	10901 Vermont Ave., Los Angeles, CA 90044	<u>2</u>
South Bay Gardens	230 E 130 th St, Los Angeles, CA 90061	<u>2</u>
Marina Manor	3405 Via Dolce, Marina Del Rey, CA 90292	<u>2</u>
Kings Road Apartments	800 N Kings Road, West Hollywood, CA 90069	<u>3</u>
Carmelitos Family	700 Via Wanda, Long Beach, CA 90805	<u>4</u>
Harbor Hills	26607 S. Western Ave., Lomita, CA 90717	<u>4</u>
LACDA Palmdale Office	2323 E. Palmdale Blvd., Palmdale, CA 93550	<u>5</u>
Orchard Arms	23520 Wiley Canyon Rd., Valencia, CA 91355	<u>5</u>

April 7, 2026

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 64-UNIT MULTIFAMILY AFFORDABLE HOUSING
DEVELOPMENT LOCATED IN THE CITY OF LOS ANGELES
(DISTRICT 3) (3 VOTES)**

SUBJECT

This letter recommends that the Board approve a loan totaling up to \$3,000,000 in Affordable Housing Trust Funds (AHTF) for the development of The Main, a 64-unit affordable multifamily rental housing development selected through the Notice of Funding Availability (NOFA) Round 31, issued by the Los Angeles County Development Authority (LACDA).

IT IS RECOMMENDED THAT THE BOARD:

1. Find that approval of funding for this 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 the recommended developer, Abbey Road, Inc. (Abbey Road), for development of the Main using up to a total of \$3,000,000 in AHTF.
3. Authorize the Executive Director or designee to negotiate, execute, and if necessary, amend, or reduce the loan agreement with Abbey Road, or an LACDA-approved assignee, and all related documents, including but not limited to documents to subordinate the loan to construction and permanent financing, and any intergovernmental, interagency, or inter-creditor

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

4. Authorize the Executive Director or designee to accept and incorporate, as needed, up to \$3,000,000 AHTF into LACDA's approved Fiscal Year 2025-2026 budget for the purposes described herein.
5. Authorize the Executive Director or designee to reallocate 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 need, and within the requirements for each funding source.

PURPOSE /JUSTIFICATION OF RECOMMENDED ACTION

The Main is an affordable multifamily rental housing development that will provide a total of 64 housing units, comprised of 17 units for chronically homeless households, 16 units for transition age youth, 29 units for general affordable families, and two onsite manager's units.

Approval is requested to ensure that the housing development project can meet upcoming deadlines for submitting applications to other leveraged finance sources.

FISCAL IMPACT/FINANCING

The recommended loan will provide a total amount of up to \$3,000,000 in AHTF which will be incorporated into LACDA's approved Fiscal Year 2025-2026 budget for the purposes described herein.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On February 3, 2025, LACDA issued NOFA Round 31, received a total of 38 complete funding applications, and recommended 12 projects for award. NOFA Round 31 offered a total of \$69 million in AHTF, however, project applications requested more than \$205 million in total funding.

The Board approved nine projects through a previous Board action and the remaining projects will be recommended through a future action(s).

The loan agreement and related documents will incorporate affordability restrictions, target assisted populations, and contain provisions requiring the developer to comply with all applicable federal, state, and local laws. The 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 \$56 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 LACDA or other lenders to create a single asset entity to designate ownership of the project. This LACDA-approved "assignee" will be a single asset entity created by the developer prior to execution of the loan agreement and all related loan documents. As part of project financing, LACDA signs a custodial agreement for a reserve account held by a bank which will not contain mandated terms and provisions. However, there is minimal risk involved, as confirmed by County Counsel. The parties to the custodial agreement waive any right to a trial by jury in any dispute arising under or related to the agreements.

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 developer. 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 loan amount would occur after 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 project, The Main, 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.

Honorable Board of Commissioners
April 7, 2026
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IMPACT ON CURRENT PROGRAM

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

Respectfully submitted,

EMILIO SALAS
Executive Director

Enclosure

DRAFT

ATTACHMENT A
NOFA 31
RECOMMENDED FUNDING ALLOCATION (April 7, 2026)

					NOFA 31		
Sup. Dist.	Jurisdiction	Development/ Applicant	Type of Housing	Total Project Units	ATHF	Other Funding Resources	Total Development Cost
3	Los Angeles	The Main/ Abbey Road, Inc.	Special Needs	64	\$3,000,000	\$ 56,245,678	\$59,245,678
Totals				64	3,000,000	56,245,678	59,245,678

April 14, 2026

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 27-UNIT AFFORDABLE SENIOR HOUSING
DEVELOPMENT LOCATED IN SAN FERNANDO
(DISTRICT 3) (3 VOTES)**

SUBJECT

This letter recommends that the Board approve a grant totaling up to \$2,800,000 in Affordable Housing Trust Funds (AHTF) to fund the development of a 27-unit affordable native senior housing development located in the City of San Fernando.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that approval of funding for this 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 grant to 208 Jessie Street Housing, LP (Grantee) using up to a total of \$2,800,000 in AHTF.
3. Authorize the Executive Director, or designee, to negotiate, execute, and if necessary, amend, or reduce the grant agreement with the Grantee or their LACDA-approved assignee, and all related documents, including but not limited to any intergovernmental, interagency, or inter-creditor agreements necessary for the implementation the development, following approval as to form by County Counsel.

4. Authorize the Executive Director, or designee, to incorporate, as needed, up to \$2,800,000 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 the project's approved funding limit, in line with the project's needs, and within the requirements of funding sources.

PURPOSE /JUSTIFICATION OF RECOMMENDED ACTION

The recommended actions seek to approve and authorize the LACDA to enter into a grant agreement with the Grantee for the development of a 27-unit affordable native senior housing development located in the City of San Fernando. The development will provide 26 units for senior members of Fernandeno Tataviam Band of Mission Indians (FTBMI) aged 62+, who are experiencing or at risk of homelessness, and one on-site manager's unit referred to as the Elderberry House project (Project). The Grantee is partnering with the FTBMI and Pukuu Cultural Community Services to construct and operate the development of the proposed Project.

FISCAL IMPACT/FINANCING

The recommended grant to the Grantee will provide a total of up to \$2,800,000 in AHTF. 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

In March 2023, the California Department of Housing and Community Development (HCD) announced the availability of approximately \$736 million of Homekey grant funding through its Round 3 Notice of Funding Availability (NOFA). Subsequently, on June 27, 2023, HCD announced the availability of \$75 million of Homekey grant funding for Tribal Entities through its 2023 Homekey Tribal NOFA.

The County of Los Angeles (County) Homeless Initiative reviewed the Homekey proposal submitted by the FTBMI to acquire and develop the property, located at 208 Jessie Street in the City of San Fernando (Property), as affordable housing for tribal elders. Based on the strength of the proposed Project and the urgent need for such housing, the County committed, on September 25, 2023, to provide a match of grant funding from the County's Measure H revenue in an amount not to exceed \$2,800,000 for acquisition of the Property and development of the proposed Project. The County's commitment of grant funding was conditioned on the proposed Project being awarded funding by HCD through the Homekey Tribal NOFA; HCD awarded the project \$12,000,000 in Homekey funds on October 31, 2024. Since that time, the proposed Measure H funding has been reprogrammed to support needed transitional housing developments. To keep the

proposed Project on track and to leverage the \$12,000,0000 in state Homekey funding, the LACDA is now seeking to provide a grant comprised of AHTF in an amount equal to the original Measure H commitment.

The grant agreement and related documents will incorporate affordability restrictions, target assisted populations, and contain provisions requiring the Grantee or their LACDA-approved assignees, to comply with all applicable federal, state, and local laws.

The grant agreement and related documents for this development will reflect a native senior population set-aside (age 62+) and indicate that the 26 units may be leased only to households earning no more than 30-50% 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 grant agreement will require that the affordable housing units be set aside for a period of 55 years. Subject to various underwriting requirements, the Grantee may be required by the LACDA or other funders to create a single asset entity to designate ownership of the project. The "assignee" will be a LACDA-approved single asset entity created by the Grantee prior to execution of the grant agreement and all related funding documents.

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

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

ENVIRONMENTAL DOCUMENTATION

The recommended action to provide grant funding for the development 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.

Honorable Board of Commissioners
April 14, 2026
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IMPACT ON CURRENT PROGRAM

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

Respectfully submitted,

EMILIO SALAS
Executive Director

DRAFT

April 14, 2026

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:

**APPROVE AMENDMENT TO INCREASE ANNUAL COMPENSATION FOR AUDIT
SERVICES CONTRACT
(ALL DISTRICTS) (3 VOTE)**

SUBJECT

This letter recommends approval of a contract amendment to increase the annual compensation of the contract with Doeren Mayhew (formerly Berman Hopkins CPAs & Associates, LLP) to provide additional audit services to the Los Angeles County Development Authority (LACDA).

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that approval of an amendment to the existing contract for financial audit services 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. Authorize the Executive Director or designee to execute a contract amendment to increase the annual compensation by \$200,000, from \$184,975 to \$384,975, using program funds included in LACDA's approved Fiscal Year 2025-2026 budget, subject to review and approval as to form by County Counsel.
3. Authorize the Executive Director or designee to execute any non-monetary amendments to the Contract, following approval as to form by County Counsel, to add services required by LACDA.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to approve a contract with Doeren Mayhew that will expand audit services to include audits of LACDA-funded affordable multifamily projects and/or project sponsors.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. The contract amendment will increase the total annual compensation by \$200,000, for a new total of \$384,975. Costs related to the additional services under the contract will use funds included in LACDA's approved Fiscal Year 2025-2026 budget and proposed Fiscal Year 2026-2027, as needed.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On April 18, 2023, your Board authorized LACDA to execute a one-year contract, with up to four one-year extensions, with Berman Hopkins to provide financial audit services, mainly for financial statements, focusing on internal controls over federal financial assistance and compliance with program requirements. On March 3, 2026, Berman Hopkins joined Doeren Mayhew, which assumed the LACDA's contract. This contract is now nearing the end of its third year, which leaves two potential one-year extensions.

LACDA also recently required audit services for multifamily affordable housing developments and their sponsors, but the annual compensation would not allow for any other work to be conducted by Doeren Mayhew. A contract amendment would allow for additional services that would support LACDA's effort to initiate audits for project sponsors and borrowers, as needed. When necessary, the additional audit services will allow LACDA to ensure public funds are spent appropriately by reviewing project billings, receivables, invoices, budgets, cost certifications, and other related project financial documents.

Doeren Mayhew will continue to issue an opinion on the fair presentation of the Annual Comprehensive Financial Report and all other reports specified in the contract and required by law and will continue to advise LACDA concerning methods of improving systems of internal accounting and operating controls, the appropriateness of new procedures, and provide recommendations and assistance as necessary.

ENVIRONMENTAL DOCUMENTATION

The proposed services are exempt from the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3), because they involve activities that will not have a physical impact on or result in any physical changes to the environment. These services are not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because they are not defined as a project

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

IMPACT ON CURRENT PROGRAMS

The contract extension will provide for necessary project and/or sponsor audits, which will enable LACDA to confirm public funding was used appropriately.

Respectfully submitted,

EMILIO SALAS
Executive Director

DRAFT