



# Board of Supervisors Homelessness & Housing Cluster Agenda Review Meeting

**DATE:** April 23, 2026

**TIME:** 2:00PM – 4:00PM

**MEETING CHAIR:** Anthony Cespedes, 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 557 771 006# 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](mailto: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:** 2:00-2:05pm

**II. Board Motion(s):** 2:05-2:35

a. Approving Homekey+ Program Applications and Resolutions

Presenter: Anthony Cespedes, First District

b. Creating Action Plan to Address Community Concerns Regarding Housing Facilities Serving People Experiencing Homelessness

Presenter: Ivan Sulic, Fourth District

**III. Board Letter(s):**

a. None.

**IV. Presentation/Discussion Item(s): 2:35-3:40pm**

- a. LACDA Administrative Plan Changes to Homeless Preference (2:35-2:50)

Presenter:

- Tracie Mann, Chief of Programs, Los Angeles County Development Authority

- b. Housing Ordinances Update (2:50-3:10)

Presenters:

- Amy Bodek, Director, Los Angeles County Department of Regional Planning
- Connie Chung, Deputy Director, Advance Planning Division, Los Angeles County Department of Regional Planning

- c. Stay Housed LA & Tenant Right to Counsel Year One (3:10-3:40)

Presenters:

- Marina Flores, Chief, Housing & Eviction Prevention Division, Los Angeles County Department of Consumer & Business Affairs
- Barbara Shultz, Director of Housing Justice, Legal Aid Foundation of Los Angeles
- Griffin Hatlestad, Housing Program Director, Liberty Hill

**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: (3:40pm-End)**

**IX. Public Comment: (3:40pm-End)**

**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](mailto:homelessness_and_housing_comment@hsh.lacounty.gov)

MOTION BY SUPERVISOR HILDA L. SOLIS

May 5, 2026

**APPROVING HOMEKEY+PROGRAM APPLICATIONS AND RESOLUTIONS**

In July 2020, Governor Gavin Newsom announced the Homekey Program, which made funding available for local jurisdictions to purchase and rehabilitate hotels and other properties to develop housing for people experiencing or at risk of homelessness. This California State initiative was launched to create housing, including permanent supportive housing (PSH) and interim housing. On March 5, 2024, California voters approved Proposition 1 which includes the Behavioral Health Infrastructure Bond Act. Building on the success of the original Homekey Program in expediting the development of housing, over \$2 billion of Proposition 1 bond funding was allocated to the Homekey+ Program for PSH projects for individuals experiencing homelessness or at risk of homelessness, particularly veterans and individuals with behavioral health challenges. The Homekey+ Program supports diverse capital investments such as those for new construction, rehabilitation, and conversions of existing buildings, with a specific Tribal Homekey+ Program designed to meet the unique needs of California Tribes.

On April 1, 2025, the Board authorized the Los Angeles County Development Authority (LACDA) to act as an agent of the County in participating in and implementing the Homekey+ program, to accept and incorporate into LACDA's budget project funding

MOTION

Mitchell \_\_\_\_\_

Horvath \_\_\_\_\_

Hahn \_\_\_\_\_

Barger \_\_\_\_\_

Solis \_\_\_\_\_

MOTION BY SUPERVISOR HILDA L. SOLIS

May 5, 2026

**APPROVING HOMEKEY+PROGRAM APPLICATIONS AND RESOLUTIONS**

allocated by the Department of Mental Health (DMH), and to enter into needed agreements. LACDA coordinated with the Chief Executive Office, DMH, Department of Public Health-Substance Abuse and Prevention Control, Department of Health Services, and Department of Military & Veterans Affairs to identify eligible project proposals, and to jointly apply with development partners to the California Department of Housing and Community Development (HCD) with selected entities for Homekey+ Program funding to acquire, develop, and/or rehabilitate selected projects.

The County of Los Angeles, through LACDA, submitted Homekey+ Program applications to HCD for a total of six projects in April and May 2025, in conjunction with partner development teams. Since that time, three projects have conditional Homekey+ Program awards, two projects are under HCD review, and three new projects have pending Homekey+ Program applications, as shown in Attachment A. One project withdrew and a replacement project was identified (Casa Bella), for which LACDA will administer \$7.4 million in DMH capital funding. Another project, Fountain Apartments, withdrew from the Homekey+ program after securing funding from a different source.

As part of the Homekey+ Program application process, the Board approved required Resolutions using HCD's published template; however, HCD requested changes to the County's Homekey+ Program Resolutions (Attachment B) to clarify the County's and LACDA's roles and responsibilities. Approving the Homekey+ Program funding for the PSH projects and Resolutions will allow for the needed production of PSH units in the County.

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May 5, 2026

**APPROVING HOMEKEY+PROGRAM APPLICATIONS AND RESOLUTIONS**

After the Board's initial approval of Homekey+ projects, DMH is proposing to add \$668,000 to the St. Vincent Supportive Community project, and LACDA is proposing to add \$3 million to the Daimaru Hotel project. Both proposed actions will allow the project sponsors to complete financing and begin construction activities after the Homekey+ award.

Additionally, HCD amended its Homekey+ NOFA on March 27, 2026, to require local jurisdiction lead applicants to receive and distribute Homekey+ funds on behalf of HCD. Therefore, LACDA must accept, on behalf of the County, approximately \$138 million in Homekey+ funding for distribution to the County's projects.

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

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

1. Find that approval of this action is not subject to the provisions of CEQA because the action will not have the potential of causing a significant effect on the environment.
2. Approve the attached authorizing resolutions, authorizing and directing the Executive Director of LACDA, or his designee, to act as agent of and on behalf of

MOTION BY SUPERVISOR HILDA L. SOLIS

May 5, 2026

**APPROVING HOMEKEY+PROGRAM APPLICATIONS AND RESOLUTIONS**

the County to submit joint Homekey+ Program applications for the projects shown in Attachment A to jointly apply for Homekey+ Program grant funds in the amounts indicated in each authorizing resolution, and to administer the Homekey+ program in coordination with the Department of Mental Health.

3. Approve and authorize the Executive Director of LACDA, or his designee, to accept from HCD up to approximately \$138 million in Homekey+ project funding for the development of the Homekey+ projects shown in Attachment A.
4. Approve and authorize the Department of Mental Health to increase by \$668,000 its commitment of Mental Health Services Act (MHSA) and/or Behavioral Health Services Act (BHSA) funding to TPC Homes for the St. Vincent Supportive Community project, from \$15,732,000 to \$16,400,000, which will be administered by LACDA, as agent of the County.

**I, FURTHER, MOVE** that the Board of Supervisors, acting as the Board of

Commissioners of LACDA:

1. Find that approval of this action is not subject to the provisions of CEQA because the action will not have the potential of causing a significant effect on the environment.
2. Approve the attached authorizing resolutions, authorizing and directing the Executive Director of LACDA, or his designee, to act as agent of and on behalf of the County to submit joint Homekey+ Program applications to jointly apply for

MOTION BY SUPERVISOR HILDA L. SOLIS

May 5, 2026

**APPROVING HOMEKEY+PROGRAM APPLICATIONS AND RESOLUTIONS**

Homekey+ Program grant funds in the amounts indicated in each authorizing resolution, and to administer the Homekey+ Program in coordination with the Department of Mental Health.

3. Authorize the Executive Director or his designee to negotiate, execute, and if necessary, amend or reduce an agreement with Hope the Mission, or their LACDA-approved assignee, for up to \$7,400,000 in MHSA/BHSA funds allocated by the Department of Mental Health for the Casa Bella project identified in Attachment A, and all related documents, following approval as to form by County Counsel.
4. Authorize the Executive Director or his designee to negotiate, execute, and if necessary, amend or reduce an agreement with TPC Homes, or their LACDA-approved assignee, for up to \$16,400,000 in MHSA/BHSA funds allocated by the Department of Mental Health for the St. Vincent Supportive Community project identified in Attachment A, and all related documents, following approval as to form by County Counsel.
5. Authorize the Executive Director or his designee to accept and incorporate into its approved Fiscal Year 2025-2026 or future Fiscal Year budgets up to \$7,400,000 in MHSA/BHSA funding from the Department of Mental Health for the Casa Bella Homekey+ project sponsored by Hope the Mission, and up to \$16,400,000 in MHSA/BHSA for the St. Vincent Supportive Community project sponsored by TPC Homes.

MOTION BY SUPERVISOR HILDA L. SOLIS

May 5, 2026

**APPROVING HOMEKEY+PROGRAM APPLICATIONS AND RESOLUTIONS**

6. Authorize the Executive Director or his designee to accept and incorporate into its approved Fiscal Year 2025-2026 or future Fiscal Year budgets up to approximately \$138 million in Homekey+ financing from HCD and to administer the funds in line with Homekey+ Program requirements.
7. Authorize the Executive Director or his designee to provide an additional \$3,000,000 to the Daimaru Hotel project, comprised of approximately \$1.8 million in Housing Successor funds and \$1.2 million in Condominium Conversion funds apportioned to the First Supervisorial District, and authorize the Executive Director or his designee to incorporate these funds into the LACDA's Fiscal Year 2025-2026, or a future Fiscal Year's budget, as needed.
8. Authorize the Executive Director or his 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.

# # #

HLS:gdm

**ATTACHMENT A**

**COUNTY OF LOS ANGELES - DEPARTMENT OF MENTAL HEALTH  
INVENTORY OF LOS ANGELES COUNTY HOMEKEY - APPLICATIONS SUBMITTED TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

Status	Identification Process	Lead Applicant	Co - Applicant	Project Name	Project Address	Project City	Project Zip Code	Superiorial District	Service Planning Area	LACDA Capital & PRR Awards	RAH Capital Awarded	DH Rental Committed	DHS-DR Rental Committed	DPI-SAP Committed	DHS Local Rental Subsidy Committed	HCD's HK + Capital Investment Request	HCD's HK + Operating Request	Total HCD's HK + Funding Request	Type of Funding Request	Target Population
Completed Award	LACDA Gap Funding Survey	LACDA	PATH Ventures	PATH Vista East LA	5010 East 3rd Street, CA 90022	Los Angeles	90022	1	7	\$7,800,000	N/A	N/A	N/A	N/A	N/A	\$27,000,000	N/A	\$27,000,000	Gap Funding	Behavioral Health Challenge
Completed Award	LACDA RFP	LACDA	TPC Home	St. Vincent Supportive Community	201 S. Alvarado St.	Los Angeles	90057	1	4	N/A	\$10,400,000	170	N/A	N/A	N/A	\$30,500,000	\$0	\$30,500,000	Conversion from FSIH	Behavioral Health Challenge
Completed Award	LACDA RFP	LACDA	Little Tokyo Services Center	Diamond Hotel	345 1st Street	Los Angeles	90012	1	4	5,300,000*	\$1,000,000	10	N/A	N/A	N/A	\$7,200,000	\$662,700	\$8,000,000	Conversion (SFO to FSIH)	Behavioral Health Challenge
Project Award	LACDA RFP	LACDA	PATH Ventures	PATH Villas South Park	4722 S. Main Street	Los Angeles	90037	2	0	N/A	N/A	N/A	N/A	51	N/A	\$15,000,000	\$72,027	\$15,072,027	Acquisition with Rehab	Behavioral Health Challenge
Under HCD Review	LACDA RFP	LACDA	Residency at the Entrepreneur LP	Residency at the Entrepreneur	165741 N Western Ave	Los Angeles	90027	3	4	N/A	N/A	17	N/A	21	N/A	\$12,000,000	\$3,000,000	\$15,000,000	New Construction / Cost Containment	Behavioral Health Challenge
Project Award	LACDA RFP	LACDA	22C Home	Escalante Apartments	6522 Escalante Ave	Los Angeles	90028	3	4	N/A	N/A	N/A	26	N/A	N/A	\$11,000,000	\$1,400,000	\$12,400,000	New Construction / Cost Containment	Behavioral Health Challenge
Project Award	LACDA RFP	LACDA	Hope for the Mission	Chas Bella	2788 E Florence Ave	Huntington Park	90255	4	7	N/A	\$7,400,000	61	N/A	N/A	N/A	\$10,513,046	\$0	\$10,500,000	New Construction / Cost Containment	Behavioral Health Challenge
Project Award	LACDA RFP	LACDA	Hope Communities	Dewell	521 - 527 - 530 E 4th St	Long Beach	90802	4	8	N/A	N/A	N/A	N/A	N/A	N/A	\$10,000,000	\$3,000,000	\$10,000,000	Acquire/Rehab	Behavioral Health Challenge
									Total	\$13,100,000	\$24,800,000	\$258	\$0	\$72	\$0	\$157,413,046	\$6,853,027	\$162,612,927		

**ATTACHMENT B**

**AUTHORIZING RESOLUTION**

**RESOLUTION NO. \_\_\_\_\_**

**CASA BELLA**

**A JOINT RESOLUTION OF THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES  
AND GOVERNING BODY OF THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY  
AUTHORIZING JOINT APPLICATION TO AND PARTICIPATION IN THE HOMEKEY+  
PROGRAM**

**WHEREAS:**

- A. The Department of Housing and Community Development (“**HCD**”) has issued a Notice of Funding Availability, dated November 26, 2024 (“**NOFA**”), for the Homekey+ Program (“**Homekey+**” or “**Program**”). HCD has issued the NOFA for Homekey+ grant funds pursuant to Health and Safety Code Section 50675.1.3 (Assem. Bill No. 140 (2021-2022 Reg. Sess.), § 20.); Health and Safety Code Section 50675.1.5 (Assem. Bill No. 531 (2023-2024 Reg. Sess.); Section 14184.402 of the Welfare and Institutions Code; Section 5891.5 of the Welfare and Institutions Code; and Round 5 and 6 of the Homeless Housing, Assistance and Prevention (HHAP) grant program. (Assem. Bill No. 129 (Chapter 40, Statutes 2023) and Assem. Bill No. 166 (Chapter 48, Statutes 2024), respectively.
- B. **County of Los Angeles (“Eligible Applicant”)** desires to jointly apply for Homekey+ grant funds with **Hope the Mission (“Co-Applicant”)**. Therefore, **Eligible Applicant** is joining **Hope the Mission** in the submittal of an application for Homekey+ funds (“**Application**”) to HCD for review and consideration.
- C. HCD is authorized to administer Homekey+ pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code. Homekey+ funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved STD 213, Standard Agreement (“**Standard Agreement**”), and all other legal requirements of the Homekey+ Program.
- D. Eligible Applicant's Board of Supervisors (“**Board**”) also sits as the Board of Commissioners of the Los Angeles County Development Authority (“**LACDA**”) in adopting this Resolution in which the Board authorizes Eligible Applicant 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 Eligible Applicant’s agent.
- E. A Master Services Agreement exists between **Eligible Applicant** and LACDA, which allows LACDA to act as the agent of **Eligible Applicant** with respect to administration of state and federal funds.

**THEREFORE, IT IS RESOLVED THAT:**

- 1. The County Board of Supervisors, also acting as the LACDA Board of Commissioners, hereby authorizes the **Eligible Applicant** to use LACDA as its agent and authorizes LACDA to act as the **Eligible Applicant’s** agent, in connection with the administration of Homekey+ funds. The **Eligible Applicant** is hereby authorized and directed to submit a

joint Application to HCD in response to the NOFA, and to jointly apply for Homekey+ grant funds in a total amount not to exceed **\$18,600,000**.

2. If the Application is approved, **Eligible Applicant**, acting by and through its agent LACDA, is hereby authorized and directed to enter into, execute, and deliver a Standard Agreement in a total amount not to exceed **\$18,600,000**, any and all other Program documents required or deemed necessary or appropriate to secure the Homekey+ funds from HCD and to participate in the Homekey+ Program, and all amendments thereto (collectively, the "**Homekey+ Documents**").
3. The LACDA's Executive Director, or designee, is authorized to execute the Homekey+ Documents on behalf of the County and shall administer the Project in compliance with the Master Services Agreement executed between the Eligible Applicant and LACDA and in compliance with all statutes, regulations, and guidelines applicable to the Program.
4. **Eligible Applicant** acknowledges and agrees that it shall be subject to the terms and conditions specified in the Standard Agreement, and that the NOFA and Application will be incorporated in the Standard Agreement by reference and made a part thereof. Any and all activities, expenditures, information, and timelines represented in the Application are enforceable through the Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Standard Agreement.

[Remainder of page intentionally left blank]

PASSED AND ADOPTED by the Board of Commissioners of the Los Angeles County Development Authority, State of California, this 12th day of May, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

By: \_\_\_\_\_

Chair of the Board of Commissioners

ATTEST:

EDWARD YEN

Executive Officer

of the Board of Commissioners

By: \_\_\_\_\_

Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON

County Counsel

By: *Behnaz Tashakorian*

Principal Deputy

**AUTHORIZING RESOLUTION**

**RESOLUTION NO. \_\_\_\_\_**

**DAIMARU HOTEL**

**A JOINT RESOLUTION OF THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES  
AND GOVERNING BODY OF THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY  
AUTHORIZING JOINT APPLICATION TO AND PARTICIPATION IN THE HOMEKEY+  
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- B. **County of Los Angeles (“Eligible Applicant”)** desires to jointly apply for Homekey+ grant funds with **Daimaru Housing LLC (“Co-Applicant #1”)** and **LTSC Community Development Corporation (“Co-Applicant #2”)**. Therefore, **Eligible Applicant** is joining **Daimaru Housing LLC** and **LTSC Community Development Corporation** in the submittal of an application for Homekey+ funds (“**Application**”) to HCD for review and consideration.
- C. HCD is authorized to administer Homekey+ pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code. Homekey+ funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved STD 213, Standard Agreement (“**Standard Agreement**”), and all other legal requirements of the Homekey+ Program.
- D. Eligible Applicant's Board of Supervisors (“**Board**”) also sits as the Board of Commissioners of the Los Angeles County Development Authority (“**LACDA**”) in adopting this Resolution in which the Board authorizes Eligible Applicant 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 Eligible Applicant's agent.
- E. A Master Services Agreement exists between **Eligible Applicant** and LACDA, which allows LACDA to act as the agent of **Eligible Applicant** with respect to administration of state and federal funds.

**THEREFORE, IT IS RESOLVED THAT:**

1. The County Board of Supervisors, also acting as the LACDA Board of Commissioners, hereby authorizes the **Eligible Applicant** to use LACDA as its agent and authorizes

LACDA to act as the **Eligible Applicant's** agent, in connection with the administration of Homekey+ funds. The **Eligible Applicant** is hereby authorized and directed to submit a joint Application to HCD in response to the NOFA, and to jointly apply for Homekey+ grant funds in a total amount not to exceed **\$8,040,000**.

2. If the Application is approved, **Eligible Applicant**, acting by and through its agent LACDA, is hereby authorized and directed to enter into, execute, and deliver a Standard Agreement in a total amount not to exceed **\$8,040,000**, any and all other Program documents required or deemed necessary or appropriate to secure the Homekey+ funds from HCD and to participate in the Homekey+ Program, and all amendments thereto (collectively, the "**Homekey+ Documents**").
3. The LACDA's Executive Director, or designee, is authorized to execute the Homekey+ Documents on behalf of the County and shall administer the Project in compliance with the Master Services Agreement executed between the Eligible Applicant and LACDA and in compliance with all statutes, regulations, and guidelines applicable to the Program.
4. **Eligible Applicant** acknowledges and agrees that it shall be subject to the terms and conditions specified in the Standard Agreement, and that the NOFA and Application will be incorporated in the Standard Agreement by reference and made a part thereof. Any and all activities, expenditures, information, and timelines represented in the Application are enforceable through the Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Standard Agreement.

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Chair of the Board of Commissioners

ATTEST:

EDWARD YEN

Executive Officer

of the Board of Commissioners

By: \_\_\_\_\_

Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON

County Counsel

By: *Behnaz Tashakorian*

Principal Deputy

**AUTHORIZING RESOLUTION**

**RESOLUTION NO. \_\_\_\_\_**

**DENALI**

**A JOINT RESOLUTION OF THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES  
AND GOVERNING BODY OF THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY  
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- B. **County of Los Angeles (“Eligible Applicant”)** desires to jointly apply for Homekey+ grant funds with **Holos, Inc., Denali CBH, L.P., and Denali CBH LLC (“Co-Applicants”)**. Therefore, **Eligible Applicant** is joining **Holos, Inc., Denali CBH, L.P., and Denali CBH LLC** in the submittal of an application for Homekey+ funds (“**Application**”) to HCD for review and consideration.
- C. HCD is authorized to administer Homekey+ pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code. Homekey+ funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved STD 213, Standard Agreement (“**Standard Agreement**”), and all other legal requirements of the Homekey+ Program.
- D. Eligible Applicant's Board of Supervisors (“**Board**”) also sits as the Board of Commissioners of the Los Angeles County Development Authority (“**LACDA**”) in adopting this Resolution in which the Board authorizes Eligible Applicant 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 Eligible Applicant's agent.
- E. A Master Services Agreement exists between **Eligible Applicant** and LACDA, which allows LACDA to act as the agent of **Eligible Applicant** with respect to administration of state and federal funds.

**THEREFORE, IT IS RESOLVED THAT:**

- 1. The County Board of Supervisors, also acting as the LACDA Board of Commissioners, hereby authorizes the **Eligible Applicant** to use LACDA as its agent and authorizes LACDA to act as the **Eligible Applicant's** agent, in connection with the administration of

Homekey+ funds. The **Eligible Applicant** is hereby authorized and directed to submit a joint Application to HCD in response to the NOFA, and to jointly apply for Homekey+ grant funds in a total amount not to exceed **\$35,000,000**.

2. If the Application is approved, **Eligible Applicant**, acting by and through its agent LACDA, is hereby authorized and directed to enter into, execute, and deliver a Standard Agreement in a total amount not to exceed **\$35,000,000**, any and all other Program documents required or deemed necessary or appropriate to secure the Homekey+ funds from HCD and to participate in the Homekey+ Program, and all amendments thereto (collectively, the "**Homekey+ Documents**").
3. The LACDA's Executive Director, or designee, is authorized to execute the Homekey+ Documents on behalf of the County and shall administer the Project in compliance with the Master Services Agreement executed between the Eligible Applicant and LACDA and in compliance with all statutes, regulations, and guidelines applicable to the Program.
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ABSTAIN:

By: \_\_\_\_\_

Chair of the Board of Commissioners

ATTEST:

EDWARD YEN

Executive Officer

of the Board of Commissioners

By: \_\_\_\_\_

Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON

County Counsel

By: *Behnaz Tashakorian*

Principal Deputy

**AUTHORIZING RESOLUTION**

**RESOLUTION NO. \_\_\_\_\_**

**PATH VILLAS EAST LA**

**A JOINT RESOLUTION OF THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES  
AND GOVERNING BODY OF THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY  
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**WHEREAS:**

- A. The Department of Housing and Community Development (“**HCD**”) has issued a Notice of Funding Availability, dated November 26, 2024 (“**NOFA**”), for the Homekey+ Program (“**Homekey+**” or “**Program**”). HCD has issued the NOFA for Homekey+ grant funds pursuant to Health and Safety Code Section 50675.1.3 (Assem. Bill No. 140 (2021-2022 Reg. Sess.), § 20.); Health and Safety Code Section 50675.1.5 (Assem. Bill No. 531 (2023-2024 Reg. Sess.); Section 14184.402 of the Welfare and Institutions Code; Section 5891.5 of the Welfare and Institutions Code; and Round 5 and 6 of the Homeless Housing, Assistance and Prevention (HHAP) grant program. (Assem. Bill No. 129 (Chapter 40, Statutes 2023) and Assem. Bill No. 166 (Chapter 48, Statutes 2024), respectively.
- B. **County of Los Angeles (“Eligible Applicant”)** desires to jointly apply for Homekey+ grant funds with **PATH Ventures (“Co-Applicant”)**. Therefore, **Eligible Applicant** is joining **PATH Ventures** in the submittal of an application for Homekey+ funds (“**Application**”) to HCD for review and consideration.
- C. HCD is authorized to administer Homekey+ pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code. Homekey+ funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved STD 213, Standard Agreement (“**Standard Agreement**”), and all other legal requirements of the Homekey+ Program.
- D. Eligible Applicant's Board of Supervisors (“**Board**”) also sits as the Board of Commissioners of the Los Angeles County Development Authority (“**LACDA**”) in adopting this Resolution in which the Board authorizes Eligible Applicant 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 Eligible Applicant's agent.
- E. A Master Services Agreement exists between **Eligible Applicant** and LACDA, which allows LACDA to act as the agent of **Eligible Applicant** with respect to administration of state and federal funds.

**THEREFORE, IT IS RESOLVED THAT:**

- 1. The County Board of Supervisors, also acting as the LACDA Board of Commissioners, hereby authorizes the **Eligible Applicant** to use LACDA as its agent and authorizes LACDA to act as the **Eligible Applicant's** agent, in connection with the administration of Homekey+ funds. The **Eligible Applicant** is hereby authorized and directed to submit a

joint Application to HCD in response to the NOFA, and to jointly apply for Homekey+ grant funds in a total amount not to exceed **\$27,000,000**.

2. If the Application is approved, **Eligible Applicant**, acting by and through its agent LACDA, is hereby authorized and directed to enter into, execute, and deliver a Standard Agreement in a total amount not to exceed **\$27,000,000**, any and all other Program documents required or deemed necessary or appropriate to secure the Homekey+ funds from HCD and to participate in the Homekey+ Program, and all amendments thereto (collectively, the "**Homekey+ Documents**").
3. The LACDA's Executive Director, or designee, is authorized to execute the Homekey+ Documents on behalf of the County and shall administer the Project in compliance with the Master Services Agreement executed between the Eligible Applicant and LACDA and in compliance with all statutes, regulations, and guidelines applicable to the Program.
4. **Eligible Applicant** acknowledges and agrees that it shall be subject to the terms and conditions specified in the Standard Agreement, and that the NOFA and Application will be incorporated in the Standard Agreement by reference and made a part thereof. Any and all activities, expenditures, information, and timelines represented in the Application are enforceable through the Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Standard Agreement.

[Remainder of page intentionally left blank]

PASSED AND ADOPTED by the Board of Commissioners of the Los Angeles County Development Authority, State of California, this 12th day of May, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

By: \_\_\_\_\_

Chair of the Board of Commissioners

ATTEST:

EDWARD YEN

Executive Officer

of the Board of Commissioners

By: \_\_\_\_\_

Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON

County Counsel

By: *Behnaz Tashakorian*

Principal Deputy

**AUTHORIZING RESOLUTION**

**RESOLUTION NO. \_\_\_\_\_**

**PATH VILLAS SOUTH PARK**

**A JOINT RESOLUTION OF THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES  
AND GOVERNING BODY OF THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY  
AUTHORIZING JOINT APPLICATION TO AND PARTICIPATION IN THE HOMEKEY+  
PROGRAM**

**WHEREAS:**

- A. The Department of Housing and Community Development (“**HCD**”) has issued a Notice of Funding Availability, dated November 26, 2024 (“**NOFA**”), for the Homekey+ Program (“**Homekey+**” or “**Program**”). HCD has issued the NOFA for Homekey+ grant funds pursuant to Health and Safety Code Section 50675.1.3 (Assem. Bill No. 140 (2021-2022 Reg. Sess.), § 20.); Health and Safety Code Section 50675.1.5 (Assem. Bill No. 531 (2023-2024 Reg. Sess.); Section 14184.402 of the Welfare and Institutions Code; Section 5891.5 of the Welfare and Institutions Code; and Round 5 and 6 of the Homeless Housing, Assistance and Prevention (HHAP) grant program. (Assem. Bill No. 129 (Chapter 40, Statutes 2023) and Assem. Bill No. 166 (Chapter 48, Statutes 2024), respectively.
- B. **County of Los Angeles (“Eligible Applicant”)** desires to jointly apply for Homekey+ grant funds with **PATH Ventures (“Co-Applicant #1”)** and **PV South Park LLC (“Co-Applicant #2”)**. Therefore, **Eligible Applicant** is joining **PATH Ventures** and **PV South Park LLC** in the submittal of an application for Homekey+ funds (“**Application**”) to HCD for review and consideration.
- C. HCD is authorized to administer Homekey+ pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code. Homekey+ funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved STD 213, Standard Agreement (“**Standard Agreement**”), and all other legal requirements of the Homekey+ Program.
- D. Eligible Applicant's Board of Supervisors (“**Board**”) also sits as the Board of Commissioners of the Los Angeles County Development Authority (“**LACDA**”) in adopting this Resolution in which the Board authorizes Eligible Applicant 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 Eligible Applicant's agent.
- E. A Master Services Agreement exists between **Eligible Applicant** and LACDA, which allows LACDA to act as the agent of **Eligible Applicant** with respect to administration of state and federal funds.

**THEREFORE, IT IS RESOLVED THAT:**

- 1. The County Board of Supervisors, also acting as the LACDA Board of Commissioners, hereby authorizes the **Eligible Applicant** to use LACDA as its agent and authorizes LACDA to act as the **Eligible Applicant's** agent, in connection with the administration of

Homekey+ funds. The **Eligible Applicant** is hereby authorized and directed to submit a joint Application to HCD in response to the NOFA, and to jointly apply for Homekey+ grant funds in a total amount not to exceed **\$15,672,927**.

2. If the Application is approved, **Eligible Applicant**, acting by and through its agent LACDA, is hereby authorized and directed to enter into, execute, and deliver a Standard Agreement in a total amount not to exceed **\$15,672,927**, any and all other Program documents required or deemed necessary or appropriate to secure the Homekey+ funds from HCD and to participate in the Homekey+ Program, and all amendments thereto (collectively, the "**Homekey+ Documents**").
3. The LACDA's Executive Director, or designee, is authorized to execute the Homekey+ Documents on behalf of the County and shall administer the Project in compliance with the Master Services Agreement executed between the Eligible Applicant and LACDA and in compliance with all statutes, regulations, and guidelines applicable to the Program.
4. **Eligible Applicant** acknowledges and agrees that it shall be subject to the terms and conditions specified in the Standard Agreement, and that the NOFA and Application will be incorporated in the Standard Agreement by reference and made a part thereof. Any and all activities, expenditures, information, and timelines represented in the Application are enforceable through the Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Standard Agreement.

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AYES:

NOES:

ABSENT:

ABSTAIN:

By: \_\_\_\_\_

Chair of the Board of Commissioners

ATTEST:

EDWARD YEN

Executive Officer

of the Board of Commissioners

By: \_\_\_\_\_

Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON

County Counsel

By: *Behnaz Tashakorian*

Principal Deputy

**AUTHORIZING RESOLUTION**

**RESOLUTION NO. \_\_\_\_\_**

**RESIDENCY AT THE ENTREPRENEUR HOLLYWOOD**

**A JOINT RESOLUTION OF THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES  
AND GOVERNING BODY OF THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY  
AUTHORIZING JOINT APPLICATION TO AND PARTICIPATION IN THE HOMEKEY+  
PROGRAM**

**WHEREAS:**

- A. The Department of Housing and Community Development (“**HCD**”) has issued a Notice of Funding Availability, dated November 26, 2024 (“**NOFA**”), for the Homekey+ Program (“**Homekey+**” or “**Program**”). HCD has issued the NOFA for Homekey+ grant funds pursuant to Health and Safety Code Section 50675.1.3 (Assem. Bill No. 140 (2021-2022 Reg. Sess.), § 20.); Health and Safety Code Section 50675.1.5 (Assem. Bill No. 531 (2023-2024 Reg. Sess.); Section 14184.402 of the Welfare and Institutions Code; Section 5891.5 of the Welfare and Institutions Code; and Round 5 and 6 of the Homeless Housing, Assistance and Prevention (HHAP) grant program. (Assem. Bill No. 129 (Chapter 40, Statutes 2023) and Assem. Bill No. 166 (Chapter 48, Statutes 2024), respectively.
- B. **County of Los Angeles (“Eligible Applicant”)** desires to jointly apply for Homekey+ grant funds with **Residency at the Entrepreneur, LP (“Co-Applicant”)**. Therefore, **Eligible Applicant** is joining **Residency at the Entrepreneur, LP** in the submittal of an application for Homekey+ funds (“**Application**”) to HCD for review and consideration.
- C. HCD is authorized to administer Homekey+ pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code. Homekey+ funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved STD 213, Standard Agreement (“**Standard Agreement**”), and all other legal requirements of the Homekey+ Program.
- D. Eligible Applicant’s Board of Supervisors (“**Board**”) also sits as the Board of Commissioners of the Los Angeles County Development Authority (“**LACDA**”) in adopting this Resolution in which the Board authorizes Eligible Applicant 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 Eligible Applicant’s agent.
- E. A Master Services Agreement exists between **Eligible Applicant** and LACDA, which allows LACDA to act as the agent of **Eligible Applicant** with respect to administration of state and federal funds.

**THEREFORE, IT IS RESOLVED THAT:**

1. The County Board of Supervisors, also acting as the LACDA Board of Commissioners, hereby authorizes the **Eligible Applicant** to use LACDA as its agent and authorizes LACDA to act as the **Eligible Applicant’s** agent, in connection with the administration of Homekey+ funds. The **Eligible Applicant** is hereby authorized and directed to submit a

joint Application to HCD in response to the NOFA, and to jointly apply for Homekey+ grant funds in a total amount not to exceed **\$15,000,000**.

2. If the Application is approved, **Eligible Applicant**, acting by and through its agent LACDA, is hereby authorized and directed to enter into, execute, and deliver a Standard Agreement in a total amount not to exceed **\$15,000,000**, any and all other Program documents required or deemed necessary or appropriate to secure the Homekey+ funds from HCD and to participate in the Homekey+ Program, and all amendments thereto (collectively, the "**Homekey+ Documents**").
3. The LACDA's Executive Director, or designee, is authorized to execute the Homekey+ Documents on behalf of the County and shall administer the Project in compliance with the Master Services Agreement executed between the Eligible Applicant and LACDA and in compliance with all statutes, regulations, and guidelines applicable to the Program.
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ABSENT:

ABSTAIN:

By: \_\_\_\_\_

Chair of the Board of Commissioners

ATTEST:

EDWARD YEN

Executive Officer

of the Board of Commissioners

By: \_\_\_\_\_

Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON

County Counsel

By: *Behnaz Tashakorian*

Principal Deputy

**AUTHORIZING RESOLUTION**

**RESOLUTION NO. \_\_\_\_\_**

**ST. VINCENT SUPPORTIVE COMMUNITY**

**A JOINT RESOLUTION OF THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES  
AND GOVERNING BODY OF THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY  
AUTHORIZING JOINT APPLICATION TO AND PARTICIPATION IN THE HOMEKEY+  
PROGRAM**

**WHEREAS:**

- A. The Department of Housing and Community Development (“**HCD**”) has issued a Notice of Funding Availability, dated November 26, 2024 (“**NOFA**”), for the Homekey+ Program (“**Homekey+**” or “**Program**”). HCD has issued the NOFA for Homekey+ grant funds pursuant to Health and Safety Code Section 50675.1.3 (Assem. Bill No. 140 (2021-2022 Reg. Sess.), § 20.); Health and Safety Code Section 50675.1.5 (Assem. Bill No. 531 (2023-2024 Reg. Sess.); Section 14184.402 of the Welfare and Institutions Code; Section 5891.5 of the Welfare and Institutions Code; and Round 5 and 6 of the Homeless Housing, Assistance and Prevention (HHAP) grant program. (Assem. Bill No. 129 (Chapter 40, Statutes 2023) and Assem. Bill No. 166 (Chapter 48, Statutes 2024), respectively.
- B. **County of Los Angeles (“Eligible Applicant”)** desires to jointly apply for Homekey+ grant funds with **The People Concern, TPC Homes, St. Vincent Behavioral Campus PSH, LP, and St. Vincent Behavioral Campus, LLC (“Co-Applicant”)**. Therefore, **Eligible Applicant** is joining **The People Concern, TPC Homes, St. Vincent Behavioral Campus PSH, LP, and St. Vincent Behavioral Campus, LLC** in the submittal of an application for Homekey+ funds (“**Application**”) to HCD for review and consideration.
- C. HCD is authorized to administer Homekey+ pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code. Homekey+ funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved STD 213, Standard Agreement (“**Standard Agreement**”), and all other legal requirements of the Homekey+ Program.
- D. Eligible Applicant's Board of Supervisors (“**Board**”) also sits as the Board of Commissioners of the Los Angeles County Development Authority (“**LACDA**”) in adopting this Resolution in which the Board authorizes Eligible Applicant 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 Eligible Applicant's agent.
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- 1. The County Board of Supervisors, also acting as the LACDA Board of Commissioners, hereby authorizes the **Eligible Applicant** to use LACDA as its agent and authorizes

LACDA to act as the **Eligible Applicant's** agent, in connection with the administration of Homekey+ funds. The **Eligible Applicant** is hereby authorized and directed to submit a joint Application to HCD in response to the NOFA, and to jointly apply for Homekey+ grant funds in a total amount not to exceed **\$38,500,000**.

2. If the Application is approved, **Eligible Applicant**, acting by and through its agent LACDA, is hereby authorized and directed to enter into, execute, and deliver a Standard Agreement in a total amount not to exceed **\$38,500,000**, any and all other Program documents required or deemed necessary or appropriate to secure the Homekey+ funds from HCD and to participate in the Homekey+ Program, and all amendments thereto (collectively, the "**Homekey+ Documents**").
3. The LACDA's Executive Director, or designee, is authorized to execute the Homekey+ Documents on behalf of the County and shall administer the Project in compliance with the Master Services Agreement executed between the Eligible Applicant and LACDA and in compliance with all statutes, regulations, and guidelines applicable to the Program.
4. **Eligible Applicant** acknowledges and agrees that it shall be subject to the terms and conditions specified in the Standard Agreement, and that the NOFA and Application will be incorporated in the Standard Agreement by reference and made a part thereof. Any and all activities, expenditures, information, and timelines represented in the Application are enforceable through the Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Standard Agreement.

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AYES:

NOES:

ABSENT:

ABSTAIN:

By: \_\_\_\_\_

Chair of the Board of Commissioners

ATTEST:

EDWARD YEN

Executive Officer

of the Board of Commissioners

By: \_\_\_\_\_

Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON

County Counsel

By: *Behnaz Tashakorian*

Principal Deputy

# ▶▶ Homekey+ Update and Motion

Maria Funk, Ph.D.

Deputy Director

Housing Division

Department of Mental Health

Matt Lust

Assistant Director

Housing Development and Preservation Division

Los Angeles County Development Authority



LOS ANGELES COUNTY  
**DEPARTMENT OF  
MENTAL HEALTH**  
hope. recovery. wellbeing.

## ▶▶ HK+ Background

- Board Motion **Authorize the Los Angeles County Development Authority to Act as an Agent of the County in Participating in and Implementing the Homekey+ Program** approved by the Board on April 1, 2025
  - Authorized LACDA to be an agent for the County, to enter into agreements with County Departments and accept funds from County Departments, to submit HK+ gap funding projects to Housing and Community Development and approved the authorizing resolutions
- Board Motion **Authorize Joint Application(s) to and Participation in the Homekey+ Program** approved by the Board on May 27, 2025.
  - Approved 5 projects for funding that were selected through LACDA's HK+ Notice of Funding Availability, found that they were exempt from CEQA and approved the authorizing resolutions

# ▶▶ HK+ Background

- After much back and forth with HCD staff and HCD's legal team, the State determined that LA County needed to submit new resolutions which are included in this new BM
  - Need LACDA authority to act as County's agent and execute documents in County's name (e.g. HK+ Standard Agreement)
  - Need revised project-specific resolution naming LA County as lead applicant (not LACDA)
- Request for Statement of Qualifications was released on September 18, 2025, which identified 2 more HK+ projects
- Board Motion **Prioritizing Funding for Homekey+ Housing Project in Supervisorial District Four** approved by the Board on October 7, 2025
  - Allowed funding committed to Torrance HK+ project that was withdrawn to be allocated to a new project in SD 4— Casa Bella Project

# ▶▶ Solicitation Updates, Commitments

- Two HK+ project solicitations were released and closed in 2025
- 36 proposals received overall
- 8 submitted to HCD by LA County, 1 later withdrawn
- 10 submitted to HCD by other jurisdictions, 1 later withdrawn\*
- 16 projects received support letters from DMH
- \$30M DMH capital committed overall
- 518 FHSP vouchers committed overall across DMH, SAPC, ODR, and DHS Local Backstop

\*2 submitted to LA County RFP, 8 not submitted to LA County RFP

# ▶▶ Current Project List

Project	HK+ Award Status	County Capital Commitment	FHSP Commitment
PATH Villas South Park	\$15.7M Awarded (conditional)	N/A	51 SAPC
PATH Villas East LA	\$27M Awarded (conditional)	\$7.8M LACDA	N/A
St Vincent Supportive Community	\$38.5M Awarded (conditional)	\$16.4M DMH	170 DMH
Daimaru Hotel	\$8M Under HCD review	\$1M DMH, \$5.3M LACDA	10 DMH
Residency at the Entrepreneur	\$15M Under HCD review	N/A	17 DMH, 21 SAPC
Casa Bella	\$18.6M Application submitted	\$7.4M DMH	61 DMH
Denali	\$35M Pending application	N/A	N/A
Huntington Villas*	\$18.6M Awarded	\$5.2M DMH	52 DMH
7024 Broadway*	\$25M Under HCD Review	N/A	11 DMH, 40 DHS Backstop

\*Non-LA County lead applicant projects, therefore, not included in motion; include DMH capital and operating commitments

## ▶▶ Other Jurisdiction Projects with DMH support letter

Project	HK+ Award Status
Safe Harbor I - Anaheim	Awarded
4215-4221 ½ Maycrest	Under HCD Review
Estrella Azul	Awarded
Cincinnati Apartments	Under HCD Review
43530 17 <sup>th</sup> St, Lancaster	Under HCD Review

# ▶▶ Contents of Motion

## Board of Supervisors Approvals

- Action not subject to CEQA
- LACDA ED authorization to act as agent of County and execute documents
- LACDA to receive and administer \$138M in HK+ funds from HCD
- Increase St. Vincent DMH capital award to \$16.4M

## LACDA Board of Commissioners Approvals

- Action not subject to CEQA
- LACDA ED authorization to act as agent of County and execute documents
- Administer \$7.4M DMH capital award to Casa Bella, \$16.4M DMH capital award to St. Vincent
- LACDA to receive and administer \$138M in HK+ funds from HCD
- Increase Daimaru LACDA capital award by \$3M

# ▶▶ Outlook for HK+ Projects

- Following revised resolution, three conditionally awarded projects will be able to move forward in executing standard agreements
  - ◀ PATH Villas South Park – will begin lease-up immediately
  - ◀ PATH Villas East LA – will begin construction
  - ◀ St. Vincent – will begin construction
- Daimaru will be fully-funded for HCD to continue review of application
- Residency at Entrepreneur, Casa Bella and Denali will have all required County documents, clearing path for awards pending HCD underwriting

# ▶▶ HK+ Amendment, Remaining Funds

## Award Progress

- Total Statewide Allocation: \$768M/ \$1.6B awarded (48%)
- LA County Overall Allocation: \$149M/\$599M awarded (25%)
- LA County General Population Allocation \$137M/\$321M awarded (43%)
- LA County Veteran Allocation: \$11.9M/\$278M awarded (4%)

## March 17, 2026, HCD HK+ Amendment

- Allows projects with existing HCD or HK+ loans
- Allows projects anticipating tax credit award within 6 months of HK+ award
- Removes cost containment cap for those tax credit projects
- Increase cost containment cap for all projects from \$450k to \$650k
- Decrease capital match requirements and increase HK+ operating subsidy from 5 years to 10 years for Veteran Units
- Lead Applicant as payee of HK+ funds

# Questions?



LOS ANGELES COUNTY  
DEPARTMENT OF  
MENTAL HEALTH  
hope. recovery. wellbeing.

**MOTION BY SUPERVISORS JANICE HAHN  
AND HOLLY J. MITCHELL**

AGN. NO.  
May 5, 2026

**Creating Action Plan to Address Community Concerns Regarding Housing Facilities Serving People Experiencing Homelessness**

In 2025, the County established the Department of Homeless Services and Housing (HSH) to centralize and strengthen the County’s homelessness response by coordinating housing development, homeless services delivery, and system oversight across County departments. HSH now plays a key role in overseeing contracts, program implementation, and service coordination related to housing and services for people experiencing homelessness, including programs operated in partnership with Department of Health Services (DHS) Housing for Health and community-based providers.

Programs that provide interim housing, permanent supportive housing, and related supportive services play an important role in supporting individuals experiencing homelessness, particularly those with health, behavioral health, or other complex needs. These programs offer safe and stable environments where individuals can access case management, healthcare coordination, behavioral health services, and connections to longer-term housing and supportive resources. Referrals to such programs are often made by outreach teams, healthcare providers, and social service agencies.

Facilities offering housing and supportive services are a key component of the broader continuum of care, helping individuals transition from homelessness to stability,

MOTION

MITCHELL	_____
HORVATH	_____
HAHN	_____
BARGER	_____
SOLIS	_____

while reducing reliance on emergency systems such as hospitals, shelters, and law enforcement. These programs contribute to a comprehensive strategy that integrates housing, healthcare, and supportive services to address homelessness in a coordinated and effective manner.

At the same time, it is important that programs operating within residential communities maintain strong communication with neighbors and local stakeholders to ensure they function responsibly and remain responsive to community needs. Residents and community organizations may, at times, raise concerns related to program operations or neighborhood impacts, particularly in nearby public spaces and community facilities.

Given the importance of both sustaining effective housing and service programs and maintaining positive community relationships, ongoing coordination, oversight, and clear communication with local residents and stakeholders are essential.

**I, THEREFORE, MOVE** that the Board of Supervisors direct the Director of the Department of Homeless Services and Housing (HSH), in consultation with the Los Angeles County Sheriff's Department (LASD) Homeless Outreach Services Team (HOST) and relevant service providers to report back in 90 days with a plan and actions to be taken to address community concerns related to the operation of homeless services programs, like interim housing and public housing, including strategies to prevent and mitigate unauthorized presence, and trespassing; ensuring appropriate client management, safety, and on-site supervision.

**I, FURTHER MOVE** that the Board of Supervisors direct HSH, in consultation with LASD HOST and any relevant departments to report back in 90 days with a comprehensive strategy to proactively engage and address encampments located within proximity to interim housing and public housing sites. This strategy should include

coordinated outreach, service connection, and pathways to interim and permanent housing, as well as measures to reduce and prevent re-encampment in surrounding areas.

# # #

JH:is

# Housing Ordinances Update (HOU)

April 23, 2026

Homelessness and Housing Cluster

**Project Overview:**

# **Major Elements**

## State Housing Mandates

- Codify a selection of state bills enacted between 2020 and 2025

## Local County Policy Changes



## Technical Changes

- Harmonized Requirements for Income-Restricted Units.
- Housing Type Definitions
- ADU with Proposed Multi-Family Housing
- Consistency with General Plan
- General Code Maintenance

**Additional County Local Changes:  
Supporting Affordable  
Housing Development**

# Supporting Affordable Housing Development: Density Bonus

## Density bonus sliding scale:

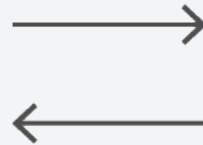
- Starting at 5% ALLI units in exchange for a 30% density bonus
- Up to 150% density bonus

## Incentive sliding scale:

- Starting at 5% ALLI units in exchange for 4 incentives
- Up to 6 incentives



If a developer sets aside 1 of the 10 units for an Acutely Low Income household...



...they can build 3 more units, creating a total of 13 units.

Orange square: Affordable Unit  
Dark teal square: Bonus Unit

# Supporting Affordable Housing Development: Density Bonus

	State Law	Current County Code	Draft HOU
Duration of Affordability (Rental)	At least 55 years	At least 55 years	At least <u>99 years</u>
Parking	Reduced parking ratios based on project type, set-aside and proximity to transit	<ul style="list-style-type: none"> <li>As provided in State law</li> <li>No parking required for extremely low income units</li> </ul>	<ul style="list-style-type: none"> <li>As provided in State law</li> <li>No parking required for extremely low or <u>acutely low</u> income units</li> </ul>

**Additional County Local Changes:  
Preserving Existing  
Housing Stock**

# Preserving Existing Housing Stock: Affordable Housing Replacement

## State Law

Requires demolished homes to be replaced, ensuring no net loss of housing capacity

Allows nonresidential developments to build the affordable replacement units off-site so long as they are in the same jurisdiction as the homes being demolished.

## County Ordinance

Requires off-site replacement units to be located within a ½ mile of the non-residential project.



# **Additional County Local Changes: Expanding Housing Choices**

# Expanding Housing Choices

## ***Allow smaller single-family homes:***

Remove the minimum floor area (800 sqft) and minimum building width (20 ft) for single-family residences



**Additional County Local Changes:  
Removing Zoning Barriers to  
Fair Housing**

# Removing Zoning Barriers to Fair Housing: Streamlined Review for Reasonable Accommodation

Request to modify land use and zoning regulations without:

- Review fee
- Approval findings
- Public noticing
- Appeal



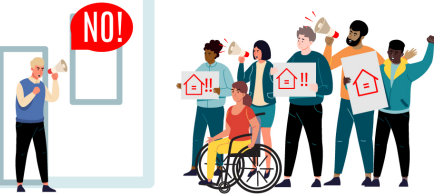
Front yard setback waived to accommodate the ramp

# Community Outreach

# What is Fair Housing?

Fair Housing is the equal opportunity to access, use, and enjoy housing.

Fair housing laws protect people from discrimination when they are renting or buying a home.



Swipe →

Having access to safe housing is something we all need to thrive...

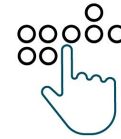


...but often times people with disabilities face barriers in accessing housing.



Swipe →

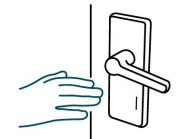
Breaking barriers to accessibility can include:



Braille Wayfinding



Ramps



Levered Door Knobs



Railings



Elevators

Swipe →

To break barriers to accessibility, people with disabilities have the right to request a **REASONABLE ACCOMMODATION,**



Front Yard Setback Waived to accommodate the ramp.

which could be an exception to the usual zoning and development regulations.

Swipe →

LA County Planning is working on streamlining the Reasonable Accommodation review process as part of the Housing Ordinances Update. Visit the link in the caption to learn more.



# Project Timeline and Next Steps

# Project Timeline





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# **STAY HOUSED LA & TENANT RIGHT TO COUNSEL YEAR ONE PRESENTATION**

Marina Flores, DCBA

Barbara Schultz, Legal Aid Foundation of Los Angeles

Griffin Hatlestad, Liberty Hill Foundation

April 23, 2026



# Eviction Defense Efforts **Timeline**





A countywide program that operates as a first line of defense against evictions, displacement, and potential homelessness



First-of-its-kind partnership between the County of L.A., the City of L.A., the City of Long Beach, tenant-led community organizations, and legal service providers



Services are delivered by over 25 partner organizations that specialize in providing multilingual, culturally competent services in targeted communities throughout the entire County



SHLA operates LA County's Tenant Right to Counsel, which prioritize tenants in Unincorporated Areas for full scope legal representation

# SHLA & TRTC Services

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## Eviction Legal Services

- ✓ Full and limited scope representation in eviction
- ✓ Answers filed through online tool
- ✓ Full scope representation for TRTC

## Outreach

- ✓ Marketing and public awareness
- ✓ Phone, text and in-person outreach to increase awareness in vulnerable communities

## Education

- ✓ Workshops hosted by trusted tenant organizations
- ✓ “Know Your Rights” resources on SHLA website in 14 languages
- ✓ Legal Clinics follow some workshops

---

## Tenant Navigation

- ✓ 1:1 support between tenants and Community Based Organizations to support tenants through their housing crisis and beyond
- ✓ Legal Service Providers help with rental assistance and holistic non-legal needs

## Prevention Legal Services

- ✓ Full scope and limited services to prevent evictions through:
  - ✓ Advice via hotlines/clinics
  - ✓ Preserving subsidies
  - ✓ Mental health services

## Rental Assistance

- ✓ Facilitates settlement agreements in eviction cases
  - ✓ Prevent evictions being filed
-

# SHLA Service Model

**Universal Reach**  
SHLA Website  
Public Awareness & Marketing:  
Social Media/ Radio & TV Ads  
General Know Your Rights Workshops & Clinics



These resources are available to anyone in the general public

**Priority Geographies**  
CBO Led Digital & In-Person Outreach  
Public Awareness & Marketing: Physical Ads



Targeting the most vulnerable zip codes and populations

**Direct Engagement**

CBO Led Tenant Navigation  
Tenant Empowerment Program  
Limited Scope Services  
Issue-Specific Workshops



For tenants who need specialized  
guidance for their housing situation

**Targeted Services**

Full Scope Representation  
Rental Assistance



For eligible  
tenants  
facing  
eviction



# Partner Organizations

## Legal Aid Organizations

Advancing Justice Southern California  
BASTA Universal  
Bet Tzedek Legal Services  
Community Legal Aid SoCal  
Eviction Defense Network  
Housing Rights Center  
Inner City Law Center  
Legal Aid Foundation of Los Angeles  
Mental Health Advocacy Services  
Neighborhood Legal Services of Los Angeles County

## Community-Based Organizations

Alliance of Californians for Community Empowerment (ACCE)  
Armenia Relief Society  
Communities for a Better Environment  
East Yard Communities for Environmental Justice  
Eastside LEADS  
Inquilinos Unidos  
Koreatown Immigrant Workers Alliance (KIWA)  
Liberty Hill Foundation  
Long Beach Residents Empowered (LiBRE)  
Los Angeles Community Action Network (LA CAN)  
Los Angeles Center for Community Law and Action  
Paving the Way Foundation  
Pomona Economic Opportunity Center  
SAJE - Strategic Actions for a Just Economy  
Social Justice Learning Institute





# Tenant Right to Counsel Outreach

## Reenvisioning Outreach to Unincorporated Areas

- **Direct Tenant Outreach (Virtual):** texts and phone calls; particularly valuable during times of crisis e.g. wildfires or immigration raids
- **In-Person Outreach :** door-knocking, flyering at businesses, and tabling at community events; highly successful for engaging tenants and used as primary outreach method in Unincorporated Areas
- **Educational Events:** In-person or online workshops, or events in partnership with the SD, to provide vital information on tenants' rights
- **Tenant Navigation:** Tailored 1:1 support help tenants navigate broader housing issues and connect to supportive resources

# 2025 SHLA & TRTC Program Data



**LAC: 117,927**  
**UA: 31,579**

Tenants reached  
with calls/texts,  
workshops, clinics  
and tenant  
navigation services



**LAC: 1,511**  
**UA: 500**

Tenants who  
received full-scope  
legal representation



**LAC: \$1,999,834**  
**UA: \$645,791**

Total financial  
assistance provided  
to prevent evictions

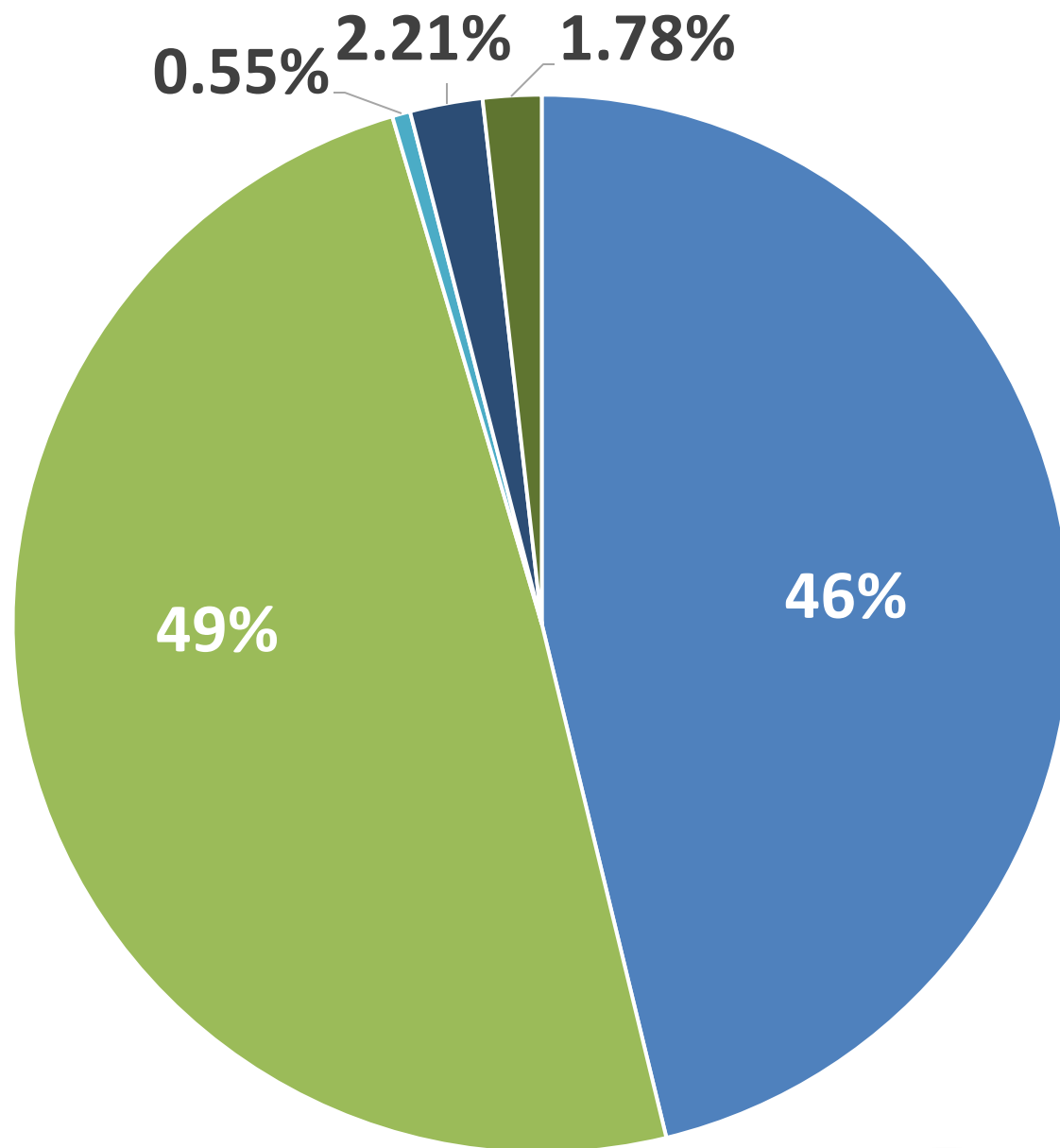


**LAC: 3,828**  
**UA: 730**

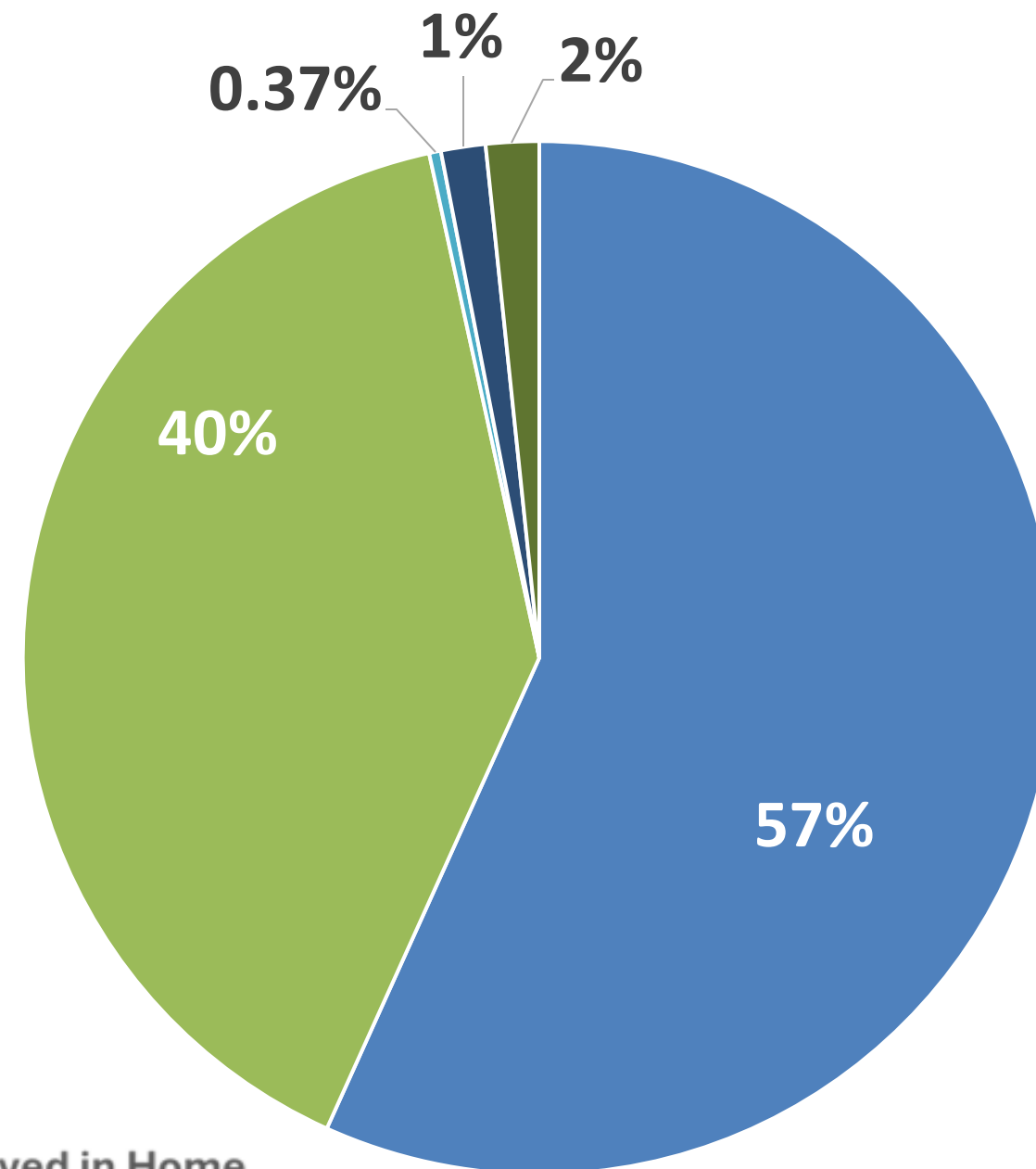
Tenants who  
received limited  
scope legal  
services

# 2025 Full Scope Outcomes

## Stay Housed LA



## Tenant Right to Counsel

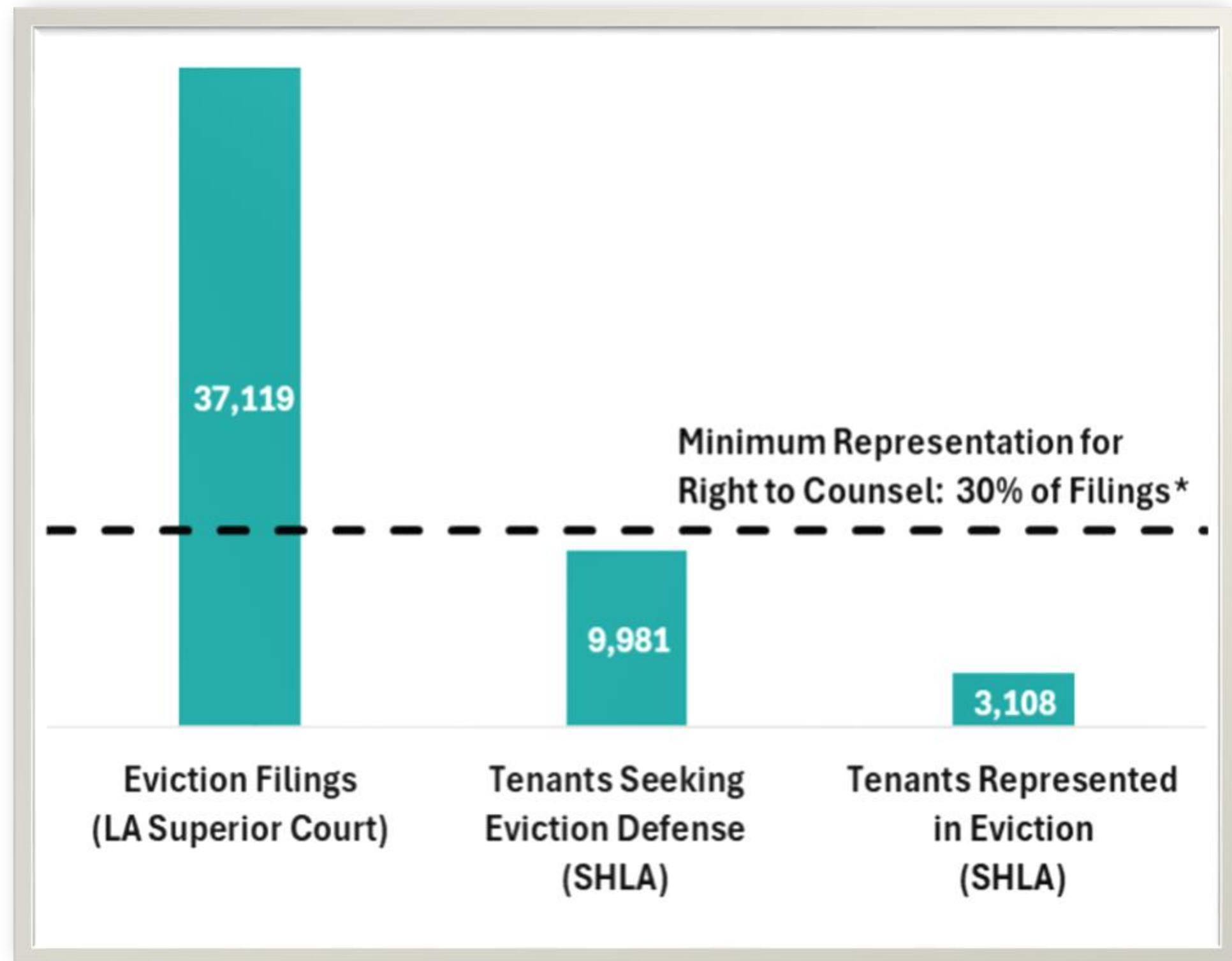


- Tenant Stayed in Home
- Soft Landing
- Other
- Unknown
- Lost in Court

- **Tenant Stayed in Home:** Tenants remained in their homes
- **Soft Landing:** Tenants negotiated a soft landing to prevent homelessness including extra time to move-out, moving expenses and a sealed eviction record
- **Other:** Tenants had some other outcome including prevention of harassment, enforced habitability rights, preservation of housing benefits, obtained advice regarding housing matters, etc.
- **Unknown:** No record of outcome due to incomplete data from early pandemic efforts
- **Lost in Court:** Tenant lost case in court

# Tenant Right to Counsel & Universal Access

## LA County Unlawful Detainers



- 2025 Countywide Eviction data inclusive of LA City
- SHLA Tenants Represented reflects SHLA services in LA County and LA City
- \*Stout, Risius, Ross LLC estimates that 30% of tenants with an eviction filing will seek legal services through TRTC

# Towards Sustainable Funding

## DCBA Stay Housed LA Funding

Funding Source	FY 2025-26	FY 2026-27	FY 2027-28
ARP Plan Z	~\$7,800,000	-	-
ERAP	~\$600,000	-	-
City of Long Beach	~\$1,300,000	~\$500,000	- TBD
LA Care/ Health Net	~\$1,800,000	~\$500,000	-
CFCI	~\$9,200,000	~\$9,000,000	~\$4,700,000
Measure A (LACAHSR RPHP)	~\$1,300,000	~\$12,000,000	~\$4,900,000
<b>Funding Allocation</b>	<b>\$22,000,000</b>	<b>\$22,000,000</b>	<b>\$9,600,000</b>

*\*Table reflects projected rounded commitments known or expected as of April 2026*

# Developing LACAHS Partnership

## Renter Protection & Homelessness Prevention

- **One Time Funding:** DCBA received \$2M in one-time funding from the LACAHS Board approved Fiscal Year (FY) 2025-26 RPHP budget for SHLA Legal Services
- **RPHP Eligible Jurisdiction:** DCBA was granted delegated authority by the Board to receive and administer \$5,578,075 for Legal Services and Rental Assistance in Unincorporated Areas
- **RPHP Flexible Financial Assistance RFP Award:** DCBA applied for and was awarded \$1.23M for SHLA Rental Assistance
- ***Application Pending for RPHP Integrated Services Model (RenterAid) RFP:*** DCBA applied for \$2M for Renter Outreach with Liberty Hill Foundation and \$8.504M for Legal Services with Legal Aid Foundation of Los Angeles and Inner City Law Center, which would be administered in collaboration with SHLA



# Leveraging DCBA Programs

## DCBA Tenant Protection & Homelessness Prevention Work

- ✓ Continuing to expand Tenant Protection Counseling and Rent Stabilization Enforcement
- ✓ Administering Rent Relief and building infrastructure for possible future permanent program
- ✓ Growing Rent Escrow Account Program (REAP) as additional enforcement arm for DPH's Rent Escrow Account Program (RHHP)
- ✓ Synchronizing strategies with HSH and LACDA for services to Unincorporated Areas
- ✓ Coordinating with HSH's Homelessness Prevention Unit (HPU) and other County administered Homelessness Prevention programs



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An aerial view of the Los Angeles skyline, showing a dense cluster of skyscrapers in the center, surrounded by residential and commercial buildings, with green trees in the foreground.

**Questions?**