



LACDA BOARD DEPUTIES MEETING AGENDA

Date: Wednesday, May 13, 2026

Time: 10:00 a.m.

Location: Virtual only

Virtual meeting information: Microsoft Teams link: [Join Teams meeting](#)

Dial-in by phone: [+1 747-200-6781](#) - Phone conference ID: 965 534 737 #

1. CALL TO ORDER

2. PRESENTATION/DISCUSSION ITEMS

- a. Fiscal Year 2026-27 Budget
- b. Fiscal Year 2026-27 Action Plan

3. EXECUTIVE DIRECTOR'S REPORT

4. PUBLIC COMMENT (3 minutes each speaker)

5. INFORMATIONAL ITEMS

Board Letters for the June 9, 2026 Board agenda:

FISCAL YEAR 2026-27 BUDGET OF THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

APPROVAL AND ADMINISTRATION OF THE 2026-2027 ACTION PLAN FOR THE ALLOCATION OF FEDERAL FUNDS, APPROVAL OF THREE-YEAR COOPERATION AGREEMENTS WITH PARTICIPATING CITIES TO REQUALIFY FOR ENTITLEMENT STATUS AS AN URBAN COUNTY, AND A LOAN FOR THE ALTADENA VISTAS APARTMENTS

ADOPT, ADVERTISE, AND AWARD CONSTRUCTION CONTRACT FOR THE ANTELOPE VALLEY OFFICE REHABILITATION PROJECT



lacda.org

Administrative Office
700 West Main Street, Alhambra, CA 91801
Tel: (626) 262-4511 TDD: (626) 943-3898

Executive Director: Emilio Salas

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



Board Letters for the June 16, 2026 Board agenda:

ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS OR NOTES FOR THE ACQUISITION, DEVELOPMENT, AND CONSTRUCTION OF THE ESPERANZA VILLAGE PROJECT IN THE CITY OF EL MONTE

ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS OR NOTES FOR THE ACQUISITION, DEVELOPMENT AND CONSTRUCTION OF THE CENTURY + RESTORATIVE CARE VILLAGE PHASE III PROJECT IN THE CITY OF LOS ANGELES

ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS OR NOTES FOR THE ACQUISITION, DEVELOPMENT AND CONSTRUCTION OF THE SANKOFA PLACE PROJECT IN THE CITY OF INGLEWOOD

RECOMMENDATION TO AWARD A CONTRACT TO PROVIDE ENVIRONMENTAL DOCUMENTATION CONSULTING SERVICES

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

June 9, 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:

**FISCAL YEAR 2026-27 BUDGET OF THE LOS ANGELES COUNTY DEVELOPMENT
AUTHORITY
(ALL DISTRICTS) (3 VOTE)**

SUBJECT

This letter recommends approval of Los Angeles County Development Authority's (LACDA) Fiscal Year (FY) 2026-27 Budget, which totals \$1,016,213,100.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the approval of the LACDA's FY 2026-27 Budget is not subject to the California Environmental Quality Act (CEQA) because the activities are not defined as a project under CEQA.
2. Adopt the Resolution approving the FY 2026-27 Budget totaling \$1,016,213,100.
3. Approve the Cost Allocation Plan (CAP) which outlines the methodology for equitably distributing shared service costs across all departments and programs within the LACDA.
4. Adopt the Public Housing Agency (PHA) Board Resolution approving the operating budget and certifying submission of the LACDA's FY 2026-27 Budget to the United States Department of Housing and Urban Development (HUD).

5. Approve the LACDA's employee pay schedule.
6. Instruct the Executive Director, or designee, to do the following:
 - a. Implement the LACDA's FY 2026-27 Budget and take all related actions for this purpose, including execution of all required documents regarding the LACDA's FY 2026-27 Budget.
 - b. Execute funding agreements with the County of Los Angeles (County) to accept funding for the following programs: \$475,000 for the Cooperative Extension Program, \$1,007,000 for the Community Safety Program (CSP), and \$216,000 for the Homeless Coordinator and ancillary services, and execute, as necessary, all future amendments, modifications, extensions, and augmentations to such funding agreements.
 - c. Execute a Memorandum of Understanding (MOU), and any necessary amendments to the MOU, with the County and all required documents necessary to accept \$668,947 for the Juvenile Justice Crime Prevention Act (JJCPA).
 - d. Add positions during the FY as needed to respond to unanticipated mid-year funding allocations or to expedite existing programs, subject to the availability of sufficient administrative funds to cover the associated expenses and alignment with program requirements.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS

The purpose of the recommended actions is to establish the FY 2026-27 appropriation authority for LACDA operations and activities.

The recommended FY 2026-27 Budget of the LACDA totals \$1,016,213,100, an increase of 1.56% over the approved FY 2025-26 Budget of \$1,000,608,800.

The projected increase is driven by an anticipated higher Section 8 Housing Assistance Payments (HAP) funding to assist existing Housing Choice Voucher participants, as well as expanded initiatives related to the acquisition, renovation, and development of affordable housing projects. These increases are partially offset by reductions associated with the completion of the Lead HUD Round 1 grant addressing lead exposure in housing units countywide; phasing out of the Measure H funds for the Homeless Incentive Program (HIP); fewer Public Housing Capital Fund projects due to declining funding; gradually winding down of the No Place Like Home Program as all funds have been fully allocated; and a lower allocation for the Permanent Local Housing Allocation fund.

Despite a turbulent Federal budget year, the majority of the LACDA's HUD-funded programs for FY 2026-27 will experience either modest increases or stable funding, while

Public Housing funding faces a substantial reduction. Although overall funding stability may seem beneficial, it does not reflect the rising costs of delivering these essential services; as costs rise, static funding effectively diminishes service capacity. In response, the LACDA is prioritizing operational efficiency, core program delivery, and long-term sustainability through disciplined resource management, pursuit of additional funding opportunities, and targeted technological enhancements to continue advancing its mission of ***Building Better Lives and Better Neighborhoods*** for the residents and businesses we serve.

FISCAL IMPACT/FINANCING

The FY 2026-27 Budget includes \$180 million in County funds from carryover and new allocation. These funds include contribution from Affordable Housing Trust Fund (AHTF), various County Departments, Measure A, and other Countywide Initiatives.

BUDGET OVERVIEW:

The total FY 2026-27 Budget of \$1,016,213,100 consists primarily of Federal funding provided by HUD for housing and community development programs. Over half of the budget is in support of the Housing Assistance and Public Housing programs for low-income families, seniors, persons with disabilities, and veterans. Local revenue sources include County funds, Public Housing rental income, and other grants received in support of housing activities.

HUD funds are budgeted at \$738 million and consist of the following: \$544.2 million in Section 8 Housing Choice Voucher and Emergency Housing Vouchers funding to provide rental assistance for low-income families, seniors, and persons with disabilities; \$53.9 million in Continuum of Care funding to provide rental assistance and supportive services to families and individuals experiencing homelessness; \$38.6 million in Veterans Affairs Supportive Housing funding to provide rental assistance to homeless veterans; \$35.5 million in Public Housing Operating Fund funding to manage and maintain public and affordable housing units; \$29 million in Community Development Block Grant (CDBG) funding to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons; \$7.4 million in Capital Funds funding to rehabilitate and provide site improvements at the Public Housing sites; \$10.1 million in HOME Investment Partnerships Program (HOME) funding to increase homeownership and affordable housing opportunities for low- and very low-income households; \$4.7 million in Emergency Solutions Grants (ESG) funding for rapid rehousing for persons who are experiencing homelessness or at-risk of homelessness; \$4.4 million in Mainstream funding to provide rental assistance to non-elderly persons with disabilities; \$2.9 million in lead based paint funding for remediation of multi-family units with children; \$2.8 million in Multi-Family Housing Assistance Payments funding to provide rental assistance at Kings Road and Lancaster Homes; \$1.4 million in funding for the rehabilitation of the Norwood Library; \$1.2 million in Family Self-Sufficiency funding to help assisted families

achieve self-sufficiency; \$1.2 million in funding for Housing Opportunities for Persons with AIDS (HOPWA) to provide rental assistance services to low-income individuals living with AIDS; and the remaining funding is to support other HUD initiatives.

County funds are budgeted at \$180 million and consist of the following: \$78.3 million in AHTF funding to develop and preserve affordable housing; \$66.8 million in County departments funding to support lead-based paint mitigation activities, provide rapid rehousing to families experiencing homelessness in Child Protective Services cases, rehabilitate and preserve existing adult and elderly residential care facilities, and support housing through Project HomeKey for individuals who are homeless or at risk of homelessness; \$9.9 million in Measure A funding to develop and preserve affordable housing, and increase availability of affordable housing; \$15.1 million in Other County funding for various Housing Development Special projects to develop supportive and affordable housing; \$5.7 million in Open Doors funding to provide sign-on bonus, security deposit assistance, damage mitigation and vacancy loss incentives in support of unhoused individuals and families; and the remaining funding is to support other County initiatives.

State funds are budgeted at \$72.8 million and consist of funding primarily from the California Department of Housing and Community Development to support affordable housing developments and to address unmet housing needs in local communities.

Other Federal funds are budgeted at \$3.9 million and consists of mainly \$3.8 million in Economic Development Administration revolving loan funds for small business loan program; and the remaining funding is to support Other Federal initiatives.

Other funds are budgeted at \$21.3 million and consist of the following: \$17.1 million in fees and Bond Fund for activities such as legal and the Antelope Valley Office building improvements; \$3.6 million in Court funding for traffic administration services and to monitor the Community Services Referral Agencies on behalf of the courts; and the remaining funding is to support program oversight and other initiatives.

The LACDA's FY 2026-27 Budget includes 648 positions, a decrease of 37 from the FY 2025-26 adopted budget. This reduction reflects both the impact of reduced funding across various programs and a thorough review of staffing levels in relation to operational needs and efficiencies. All 37 positions were vacant.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In January 2001, the LACDA, with the concurrence of the County Auditor-Controller, developed an administrative policy for establishing a Capital Budget. The FY 2026-27 operating budget includes \$8.9 million in Capital Budget.

On June 9, 2026, the Board of Supervisors is considering the FY 2026-27 One-Year Action Plan (Action Plan) for the allocation of Federal funds, which includes the planned

use of CDBG, HOME, and ESG funding by the LACDA, County departments, participating cities, community-based organizations, and other public agencies. The Action Plan was created with citizen input, as required by federal regulations.

Adoption of the attached Resolution approving the FY 2026-27 Budget (Attachment A) is necessary to establish new fiscal year appropriation authorities for the LACDA, to receive funding, and to comply with Federal Notice 94-66 (Public Housing Authority) from HUD's Office of Public and Indian Housing, issued September 2, 1994

The LACDA must receive approval annually for our employee pay schedule (Attachment B) and for our cost allocation plan (Attachment C), which outlines the methodology for equitably distributing shared service costs across all departments and programs. In June 2018, MGT of America Consulting, LLC (MGT) was retained to review the cost allocation plan that was developed by KPMG in 2002. The result of the review by MGT showed no significant difference from the one completed by KPMG. The allocation methodology remains the same for FY 2026-27.

HUD Form 52574 (Attachment D) must also be approved by the Board of Commissioners to certify the LACDA's operating budget. This letter also recommends authority for the Executive Director, or designee (collectively, Executive Director) to execute any other documents for implementation of the budget, such as financial reports, audit requests and related documents required by HUD or any other governing bodies.

We are recommending the Board authorizes the Executive Director to execute and/or amend funding agreements with the County for the following:

- \$475,000 for the Cooperative Extension Program for direct and indirect support towards the offering of educational programs to residents in the Los Angeles County area.
- \$1,007,000 for CSP in Public Housing sites throughout the County to help pay for security officers.
- \$216,000 for the Homeless Coordinator position and ancillary services.

We are recommending the Board authorize the Executive Director to execute an MOU with the County for the JJCPA Program to implement effective programs aimed at reducing crime and delinquency among at-risk youth and youthful offenders. These programs focus on prevention and intervention strategies to address juvenile delinquency and promote positive outcomes for young individuals.

ENVIRONMENTAL DOCUMENTATION

Approval of the LACDA's FY 2026-27 Budget is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58,

Honorable Board of Commissioners

June 9, 2026

Page 6

Section 58.34(a)(3) because they involve administrative activities that will not have a physical impact or result in any physical changes to the environment. The activities are not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378(b) because they are not defined as a project under CEQA and do not have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the FY 2026-27 Budget will enable the LACDA to conduct program activities to benefit low- and moderate-income residents of the County and participating cities.

Respectfully submitted,

EMILIO SALAS
Executive Director

ES: SLA

Enclosures

ATTACHMENT A

RESOLUTION APPROVING THE FISCAL YEAR 2026-27
BUDGET OF THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

WHEREAS, the Board of Commissioners of the Los Angeles County Development Authority has received the Budget for Fiscal Year 2026-27 and has found:

1. That the proposed expenditures are necessary for the efficient and economical operation of housing programs for the purpose of serving low- and very-low income families.
2. That the budget is reasonable in that:
 - a) It indicates a source of funding adequate to cover all proposed expenditures.
 - b) It does not provide for use of federal funding in excess of that payable under the provisions of 24 Code of Federal Regulations Part 990.
3. That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contracts with the U.S. Department of Housing and Urban Development.
4. That no employee serving in a variety of positions is reflected in the operating budget as serving an aggregate amount of time exceeding 100 percent.

WHEREAS, it is necessary for the Board of Commissioners of the Los Angeles County Development Authority to adopt an annual budget.

NOW, THEREFORE, the Board of Commissioners of the Los Angeles County Development Authority hereby resolves as follows:

1. The above recitals are true and correct.
2. The Los Angeles County Development Authority adopts the following budgeted revenues and appropriations for Fiscal Year 2026-27, as set forth in the Annual Budget for the Los Angeles County Development Authority:

Estimated Funding	<u>\$1,016,213,100</u>
Expenditure and Reserve Appropriations	<u>\$1,016,213,100</u>

3. This Resolution shall take effect immediately.

APPROVED AND ADOPTED by the Board of Commissioners of the Los Angeles County Development Authority on this ___ day of _____, 2026.

ATTEST:

EDWARD YEN
Executive Officer-Clerk of the
Board of Commissioners

HILDA L. SOLIS
Chair, Board of Commissioners

By: _____
Deputy

By: _____

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By: _____
Deputy

LACDA Annual Salary Schedule

Effective July 1, 2026

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

LACDA Annual Salary Schedule

Effective July 1, 2026

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

**This salary schedule introduces an additional classification and supersedes the schedule dated November 1, 2025.*

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

ATTACHMENT C

Certificate of Cost Allocation Plan

This is to certify that I have reviewed the cost allocation plan submitted herewith and to the best of my knowledge and belief:

(1) All costs included in this proposal based on FY 2025-26 are to establish cost allocations or billings for FY 2026-27 are allowable in accordance with the requirements of 2 CFR Part 200, "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards" and the Federal award(s) to which they apply. Unallowable costs have been adjusted for in allocating costs as indicated in the cost allocation plan.

(2) All costs included in this proposal are properly allocable to Federal awards on the basis of a beneficial or causal relationship between the expenses incurred and the Federal awards to which they are allocated in accordance with applicable requirements. Further, the same costs that have been treated as indirect costs have not been claimed as direct costs. Similar types of costs have been accounted for consistently.

I declare that the foregoing is true and correct.

Government Unit: Los Angeles County Development Authority

Signature: _____

Name of Official: Emilio Salas

Title: Executive Director

Date of Execution: July 1, 2026

PHA Board Resolution
Approving Operating Budget

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0029 (exp. 04/30/2027)

Public reporting burden for this collection of information is estimated to average 136.2 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, completing the operating budget and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information including suggestions for reducing this burden, to the Reports Management Officer, QDAM, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410. When providing comments, please refer to OMB Approval No. 2577-0029. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed and budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating budget adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA complies with HUD prescribed procedures. PHA boards must approve the operating budget and HUD requires boards to certify their approval through this form. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: **Los Angeles County Development Authority** PHA Code: **CA002**

PHA Fiscal Year Beginning **July 1, 2026** Board Resolution Number: _____

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

- | | <u>DATE</u> |
|---|-------------------|
| <input checked="" type="checkbox"/> Operating Budget approved by Board resolution on: | 06/09/2026 |
| <input checked="" type="checkbox"/> Operating Budget submitted to HUD, if applicable, on: | 06/23/2026 |
| <input type="checkbox"/> Operating Budget revision approved by Board resolution on: | _____ |
| <input type="checkbox"/> Operating Budget revision submitted to HUD, if applicable, on: | _____ |

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

Print Board Chairperson's Name: Hilda L. Solis	Signature:	Date:
---	------------	-------

June 9, 2026

Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

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

Dear Supervisors/Commissioners:

**APPROVAL AND ADMINISTRATION OF THE 2026-2027 ACTION PLAN FOR THE
ALLOCATION OF FEDERAL FUNDS, APPROVAL OF THREE-YEAR
COOPERATION AGREEMENTS WITH PARTICIPATING CITIES TO REQUALIFY
FOR ENTITLEMENT STATUS AS AN URBAN COUNTY, AND A LOAN FOR THE
ALTADENA VISTAS APARTMENTS
(ALL DISTRICTS) (3 VOTE)**

SUBJECT

This letter recommends approval of the Fiscal Year (FY) 2026-2027 Action Plan (Action Plan) for the County of Los Angeles (County) to apply for, receive and administer Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grants (ESG) Program funds from the U.S. Department of Housing and Urban Development (HUD) for housing and community development activities in the 47 participating cities and the unincorporated areas of the Los Angeles Urban County. The Los Angeles County Development Authority (LACDA) serves as the agent of the County in administering the Action Plan and the allocated funds described herein. This letter recommends approval of cooperation agreements with participating cities, as part of the Urban County qualification process, for participation in the CDBG program for the next three-year period (July 1, 2027 through June 30, 2030). Additionally, this letter recommends approval to execute loan documents for Altadena Vistas Apartments LP to rehabilitate and remediate 22 affordable senior units.

IT IS RECOMMENDED THAT THE BOARD OF SUPERVISORS:

1. Find that approval of the FY 2026-2027 Action Plan is not subject to the provisions of the California Environmental Quality Act (CEQA) because it is not defined as a project under CEQA.
2. Approve the Action Plan, which will enable the Los Angeles Urban County to receive and administer a total of \$36,905,751 in FY 2026-2027 funding. The funding is comprised of the following amounts: \$19,213,090 in CDBG grant funds for the County and the City of Cerritos, which is a joint applicant; \$3,734,865 in future CDBG program income; \$7,263,809 in HOME Program funds; \$5,000,000 in future HOME program income; and \$1,693,987 in Federal ESG funds.
3. Designate the LACDA to serve as the agent of the County for administration of the Action Plan and the distribution of the allocated funds described herein; and authorize the transfer of these allocated funds to the LACDA.
4. Approve cooperation agreements between the County of Los Angeles and participating cities for FY 2027-2029 (July 1, 2027 through June 30, 2030), to include required federal provisions, to enable the County to administer the CDBG Program within these jurisdictions, following approval as to form by County Counsel.
5. Authorize the Executive Director of the LACDA to execute cooperation agreements with participating cities and any new participating cities for all future program years, for the purpose described above, following approval as to form by County Counsel.

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

1. Find that the acceptance of FY 2026-2027 CDBG, HOME, and ESG Program funds from the County is not subject to the provisions of CEQA because it is not defined as a project under CEQA.
2. Accept the LACDA's designation to serve as the agent of the County for the administration of the Action Plan; and accept from the County a \$36,905,751 in FY 2026-2027 funding comprised of the following: \$19,213,090 in CDBG grant funds for the County and the City of Cerritos, which is a joint applicant; \$3,734,865 in estimated CDBG program income; \$7,263,809 in HOME Program funds; \$5,000,000 in estimated HOME program income; and \$1,693,987 in Federal ESG funds, which will be included in the LACDA's FY

2026-2027 budget through the annual budget approval process; all subject to final notification of approval by HUD.

3. Designate the Executive Director, or designee, as the official responsible for completing all required actions to be taken by the LACDA for administration of the Action Plan, and the distribution of the allocated funds described within; and authorize the Executive Director, or designee, to do the following:
 - a. Execute CDBG Reimbursable and Advance Contracts, following approval as to form by County Counsel, to provide a total of \$1,224,735 in CDBG funds for 17 projects with 15 community-based organizations described in the Action Plan, to be effective from July 1, 2026 to June 30, 2027;
 - b. Approve an additional \$250,000 of CDBG funds from the 5th Supervisorial District to Antelope Valley Partners for Health (AVPH), a nonprofit organization, to complete the improvements for their Program Access & Storage Support Space project;
 - c. Execute CDBG Reimbursable Contracts with 47 participating cities, following approval as to form by County Counsel, to provide a total of \$6,689,504 in CDBG funding for eligible activities, to be effective from July 1, 2026 to June 30, 2027;
 - d. Execute CDBG Reimbursable Contract with the City of Covina, following approval as to form by County Counsel, for the purpose of repaying a Section 108 Loan previously approved by your Board; and authorize the Executive Director, or designee, to set aside approximately \$172,187.60 of the City of Covina's FY 2026-2027 CDBG allocation for repayment of the Section 108 loan;
 - e. Execute ESG contracts in the amount of approximately \$1,693,987 with the Los Angeles Homeless Services Authority (LAHSA), following approval as to form by County Counsel, to fund programs that assist persons who are experiencing homelessness, as described in the Action Plan;
 - f. Accept and incorporate additional FY 2026-2027 CDBG, HOME, or ESG funding, into the Action Plan and LACDA budget, in the event that HUD makes changes to the allocations that result in additional funding for the Los Angeles Urban County Program; and, if necessary, reprogram such funds, whether unexpended, disallowed, or recovered, in order to fully expend the grants for the purposes described in the Action Plan, within the limits prescribed by HUD;
 - g. Modify funding at the project level as needed to incorporate and utilize all FY 2026-2027 CDBG, HOME, and ESG funds allocated by HUD;

- c. Execute any future amendments to the loan documents and related documents, including taking all required actions to modify loan conditions and terms that are consistent with conditions and terms identified in this letter, following approval as to form by County Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The National Affordable Housing Act (NAHA) of 1990 (Cranston/Gonzalez Housing Act), as amended in 1992, requires that the County provide a single, consolidated submission of the proposed expenditure of funds to be eligible for HUD formula grant funding, including CDBG, HOME, and ESG funds. The Action Plan satisfies these federal requirements to provide for the release of these allocated funds. The purpose of the recommended actions is to allow the LACDA to administer the Action Plan and the allocated federal funds on behalf of the County.

FY 2026-2027 is the fourth year of the FY 2023-2028 Consolidated Plan. The FY 2026-2027 Action Plan is a component of the Consolidated Plan that defines projects and programs to be implemented with these funds over a one-year period. Following approval by the Board of Supervisors, the Action Plan must be submitted to HUD by June 30, 2026.

The Executive Director is also requesting the following authorities:

- To terminate CDBG and ESG contracts with operating agencies that fail to address administrative deficiencies, CDBG and ESG Program compliance issues, or other contract obligations. Following consultation with County Counsel and the respective Supervisorial Districts, the LACDA will determine whether it is in the best interest of the County to suspend funding for non-compliant agencies for the CDBG and ESG Program Year and/or terminate the contract(s). If so, the LACDA will then recover any disallowed or unexpended funds and return said funds to the appropriate Supervisorial Districts.
- To execute these reimbursable and advance contracts and any necessary non-monetary amendments, as well as any monetary amendments up to \$200,000, following approval as to form by County Counsel. This would enable participating agencies to respond to immediate community needs.
- To enter into agreements with cities participating in the Los Angeles Urban County or other entitlement cities to provide administrative, construction management, and oversight of their CDBG and HOME Programs including procurement, contracting for, and carrying out construction projects within these jurisdictions. Administrative services would include such tasks as consulting with the cities to provide project recommendations; drafting information for public noticing and other citizen

participation activities; conducting procurements and assisting with developing contracts with vendors, contractors, and other service providers; assisting the cities and service providers with compiling information for project quarterly performance reports; collecting reimbursable expenditure information in order to process payment requests; and overseeing construction or other CDBG-eligible activities. The LACDA would be compensated by each jurisdiction using CDBG or non-CDBG funds. The LACDA is also requesting authority to execute contracts up to \$200,000, following approval as to form by County Counsel. Each proposed contract will be subject to environmental review. The Board will be notified each time such a contract is executed.

- To administer the CDBG Revolving Grant Fund, comprised of funds reallocated by participating cities; and to execute contracts transferring these funds to the city(ies) of up to \$200,000, following County Counsel approval. The funds withdrawn from the pool would be repaid with future CDBG funds allocated to the participating city that utilized funds from the pool.
- To increase the budget by \$250,000 using CDBG funds from the 5th Supervisorial District to complete improvements to the AVPH Program Access & Storage Support Space project.
- To accept additional FY 2026-2027 CDBG, HOME, or ESG funding, and incorporate such funding into the Action Plan and LACDA budget, in the event that HUD makes changes to the allocations that result in additional funding for the Los Angeles Urban County Program.
- In January 2012, the City Council of the City of Arcadia elected to transfer the former Arcadia redevelopment agency housing assets at 15 and 19 Lucille Street to the LACDA when the State dissolved redevelopment agencies. In 2021, these sites were declared surplus land and LACDA was instructed to dispose of the properties. The properties were sold in October 2025 for \$2,330,000. Per state law, funds from the sale of these properties must be used for affordable housing purposes; therefore, it is recommended that the \$2,330,000 be provided to Altadena Vistas Apartments LP to rehabilitate and remediate the Altadena Vistas Apartments at 815, E. Calaveras Street in Altadena that were damaged by the Eaton Canyon Wildfire. The Altadena Vistas Apartments are home to 21 low-income seniors with incomes at or below 60% AMI and one resident manager. The \$2,330,000 will be provided in the form of a 0% loan with a 30-year term payable by residual receipts split proportionately with other loans; \$2,330,000 will leverage \$285,000 in CDBG funds.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund.

The FY 2026-2027 Action Plan allocates a total of \$36,905,751 in FY 2026-2027 funding. The funding is comprised of the following: \$19,213,090 in CDBG grant funds for the County and the City of Cerritos, which is a joint applicant; \$3,734,865 in estimated CDBG program income; \$7,263,809 in HOME Program funds; \$5,000,000 in estimated HOME program income; and \$1,693,987 in Federal ESG funds, which will be included in the LACDA's FY 2026-2027 budget through the annual budget approval process, all subject to final notification of approval by HUD.

CDBG funds total \$22,947,955 and are comprised of new and program income funds, of which \$3,842,618 will be used for administration. A total of \$9,389,563 in CDBG funds will be allocated among the five (5) Supervisorial Districts for projects in the unincorporated areas of the County. A total of \$9,715,775 in CDBG funds will be allocated among the 47 participating cities. Projects to address housing and community needs will be implemented by the LACDA and the County Departments District Attorney, Regional Planning, Sheriff, and Economic Opportunity (collectively, County Departments) and 15 community-based organizations.

HOME funds total \$7,263,809, of which \$726,381 will be used for HOME Program administration, as determined by HUD. The First-Time Home Ownership Program will use \$1,125,000 to provide homeownership opportunities in the unincorporated areas of the County and participating cities, while housing development is allocated \$4,412,428 and \$1,000,000 for Tenant-Based Rental Assistance (TBRA) to primarily target individuals and families who are at risk of homelessness. HOME funds may be reprogrammed based on homeownership, TBRA or development needs. In addition, \$5,000,000 in previously approved HOME funds from the prior year will be allocated among the above activities.

Federal ESG funds total \$1,693,987, which will be utilized for projects to assist persons who are experiencing homelessness in the unincorporated areas of the County and participating cities.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

All public notice requirements contained in 24 Code of Federal Regulations (CFR) Part 91 Section 91.105 of the NAHA for approval of the Action Plan have been satisfied. Public participation was conducted through outreach mailings, surveys, and the LACDA outreach and information website. A hybrid (in-person and virtual) community meeting was held on November 1, 2025 to solicit further public participation. Comments received through all these efforts have been incorporated into the Action Plan and the documents were posted on the outreach website in March 2026 to update the community regarding the comments received through the participation process. Public notices of the 30-day comment period were published in newspapers in various languages throughout the County and copies of the draft Action Plan were made available for review at public libraries. The comment period will conclude on June 9, 2026.

The following documents are attached to this letter: Fiscal Year 2026-2027 CDBG Program Allocation Funding Summary (Attachment A); Proposed Use of Federal HOME Funds (Attachment B); Proposed Use of Federal ESG Funds (Attachment C); and Fiscal Year 2026-2027 Funding for Participating Cities (Attachment D). The Action Plan is also attached to this Board letter.

All the projects proposed in the Action Plan are being federally funded. As applicable, the administering agencies will be subject to the prevailing wage requirements of the Davis-Bacon Act, and related Acts, and Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain HUD assistance be directed to persons of limited means, particularly to persons who are recipients of HUD housing assistance; however, where Section 3 is not applicable, the agencies will be subject to the County's Greater Avenues for Independence (GAIN) Program and Skills and Training to Achieve Readiness for Tomorrow (START) Program, which furthers the same or similar goals.

HUD requires that existing urban counties requalify for entitlement status as urban counties for participation in the CDBG program every three (3) years. To meet the requirements of requalification, each urban county must enter into cooperation agreements that note the specific guidance HUD provides for the cities that wish to be part of the urban county. Currently, the LACDA is conducting the Urban County Qualification process for participation in the CDBG program for the next three-year period (July 1, 2027 through June 30, 2030).

Cooperation agreements, which include required federal provisions, will be signed by cities that wish to participate or continue participating in the Urban County Program, and the Executive Director will approve the agreements as to the program. Following execution of the cooperation agreements by the Executive Director, they will be submitted to HUD, and will become effective July 1, 2027. In future years, the Executive Director will execute the cooperation agreements and amendments to complete the qualification process. Cooperation agreements for this period (July 1, 2027 through June 30, 2030) must be submitted to HUD.

This letter has been reviewed by County Counsel.

ENVIRONMENTAL DOCUMENTATION

These actions are exempt from the provisions of the National Environmental Policy Act pursuant to 24 CFR, Part 58, Section 58.34(a)(3) because they are administrative actions and do not involve activities that will alter existing environmental conditions. The actions are not subject to the provisions of CEQA, pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because they are not defined as a project under CEQA and do not have the potential for causing a significant effect on the environment.

Each project within the Action Plan will be reviewed for environmental impact on a project-by-project basis before funding is released.

CONTRACTING PROCESS

The County does not use a competitive process to award CDBG contracts to non-profit agencies. Each Supervisorial District utilizes the Community Resources Investment Strategy (CRIS), citizen input from community meetings, and consultations with the LACDA to select agencies that best meet community needs.

HOME funds are used to implement a variety of affordable housing development programs available to households earning less than 80% of the area median income for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for family size, as determined by HUD. HOME funds for development are made available on an annual basis through a competitive Notice of Funding Availability (NOFA) to for-profit and nonprofit developers. Projects are selected to maximize the impacts of HOME funds based on viability, financial feasibility, and appropriateness to geographic location and community need. Funds are also made available on a first-come, first-served basis to income-qualified buyers for the purchase of existing housing. Income qualified households from an existing program that is being discontinued will be eligible for TBRA.

Federal ESG funds are allocated to LAHSA, which contracts with non-profit and government agencies to provide housing and services for persons who are experiencing homelessness, as outlined in the Action Plan.

IMPACT ON CURRENT PROJECTS

The projects contained in the Action Plan will benefit residents of limited means in the unincorporated County and participating cities.

Respectfully submitted,

EMILIO SALAS
Executive Director

Attachments

**FISCAL YEAR 2026-2027 CDBG PROGRAM ALLOCATION
JULY 1, 2026 TO JUNE 30, 2027
FUNDING SUMMARY**

Grant Funds to be Received

County Entitlement Funds ¹	\$19,213,090
Estimated Program Income	<u>3,734,865</u>
Total	\$22,947,955

Distribution of CDBG Funds

Unincorporated Areas ²	\$9,389,563
Participating Cities ³	9,715,775
Countywide Administration	<u>3,842,618</u>
Total	\$22,947,955

¹ This amount includes funds received for the Los Angeles Urban County and the City of Cerritos, as a joint applicant. Beginning in 2018, the U.S. Department of Housing and Urban Development combined the funding for the Urban County and the City of Cerritos, instead of breaking them out separately.

² Includes funds for district allocations and half of estimated program income.

³ Includes funds for city allocations and half of estimated program income.

PROPOSED USE OF FEDERAL HOME FUNDS

The following chart depicts the distribution of new 2026-2027 HOME funds among housing activities within the Los Angeles Urban County.

ACTIVITY*	FY 2026-2027 FUNDS
HOME Administration	\$726,381
Housing Development	4,412,428
Home Ownership Program**	1,125,000
HOME Tenant-Based Rental Assistance (TBRA)	1,000,000
Total	\$7,263,809

* Note: Funds may be reprogrammed. In addition, \$5,000,000 in projected HOME program income will be allocated among the activities.

PROPOSED USE OF FEDERAL ESG FUNDS

LAHSA proposes to use the 2026-2027 ESG allocation to meet the purpose of the Stewart B. McKinney Homeless Assistance Act 24 Code of Federal Regulations 576.1 (b) as amended by The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 and to meet the goals in the Fiscal Year 2023-2028 Consolidated Plan.

In 2009, the HEARTH Act revised the Emergency Shelter Grants Program and renamed the program to the Emergency Solutions Grants Program and revised it to broaden existing emergency shelter and homelessness prevention activities to add rapid re-housing activities. As such, homelessness prevention and rapid re-housing services will be provided, along with homeless shelter and street outreach. Together, these activities will strengthen the referral system of these services to address the needs of individuals and families at risk of homelessness and persons that are now experiencing chronic homelessness.

The following are the percentages of ESG funds to be allocated to the various eligible activities:

ELIGIBLE ACTIVITY	ESTIMATED ALLOCATION	PERCENT (%)
Emergency Shelter ⁴	\$964,219	56.9
Homelessness Prevention	0	0
Rapid Re-Housing	486,180	28.7
HMIS	116,539	6.9
Administration ⁵	127,049	7.5
Total	\$1,693,987	100.0

LAHSA will meet the matching funds requirement with 100% Federal Supportive Housing Program funds for the 2026-2027 Program Year.

⁴ Subpart B Sec. 576.100 states that total outreach and operations expenses cannot exceed the greater of (a) 60% of the entire ESG contract, or (b) amount of FY 2010 grant funds committed for homeless assistance activities. The County's 2026-2027 allocation towards emergency shelter, which is \$964,219, is not greater than the FY 2010 grant funds of \$1,261,678 committed for homeless assistance activities.

⁵ Administration is split 60/40, with LAHSA receiving 60% and the LACDA receiving 40%.

FISCAL YEAR 2026-2027 FUNDING FOR PARTICIPATING CITIES

CONTRACT NO.	CITY	FY 2026-2027 ALLOCATION
70710	Agoura Hills	\$76,065
70711	Arcadia	285,499
70712	Artesia	95,728
72220	Avalon	30,580
70713	Azusa	371,366
70714	Bell	413,453
70715	Bell Gardens	499,273
70716	Beverly Hills	178,402
70718	Calabasas	112,841
72219	Cerritos ⁶	202,687
70719	Claremont	133,401
70720	Commerce	129,987
70721	Covina ⁷	291,792
70722	Cudahy	299,783
70723	Culver City	180,662
70724	Diamond Bar	275,839
70725	Duarte	119,115
70726	El Segundo	60,948
70727	Hawaiian Gardens	132,896
70728	Hermosa Beach	79,444
70729	Irwindale	6,771
70730	La Canada-Flintridge	57,816
70731	La Habra Heights	18,668
70732	La Mirada	231,538
70733	La Puente	253,220
70734	La Verne	150,528
70735	Lawndale	247,807
70736	Lomita	140,108
70737	Malibu	52,163
70738	Manhattan Beach	100,189
70739	Maywood	319,376
70740	Monrovia	241,821
70741	Rancho Palos Verdes	143,809
70743	Rolling Hills Estates	21,679
70744	San Dimas	170,941
70745	San Fernando	174,416

⁶ As a joint applicant with the County for FY 2026-2027, Cerritos receives \$253,359. The allocation amounts shown reflect the total amount that the city will receive after the administration fee is subtracted from the grant total.

⁷ Net amount after Section 108 loan repayment.

ATTACHMENT D

CONTRACT NO.	CITY	FY 2026-2027 ALLOCATION
70746	San Gabriel	296,295
70747	San Marino	64,763
70748	Santa Fe Springs	129,007
70749	Sierra Madre	40,732
70750	Signal Hill	69,843
70751	South El Monte	225,794
70752	South Pasadena	116,853
70753	Temple City	219,854
70754	Walnut	131,922
70755	West Hollywood	225,261
71556	Westlake Village	27,407

June 16, 2026

Honorable Board of Supervisors
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

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

Dear Supervisors and Commissioners:

**ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS OR NOTES FOR THE
ACQUISITION, DEVELOPMENT, AND CONSTRUCTION OF THE ESPERANZA
VILLAGE PROJECT IN THE CITY OF EL MONTE
(DISTRICT 1) (3 VOTES)**

SUBJECT

This letter requests that the Board of Supervisors of the County of Los Angeles (County) and the Board of Commissioners of the Los Angeles County Development Authority (LACDA) approve resolutions authorizing and actions facilitating the issuance, sale, and delivery of multifamily housing revenue bonds or notes (collectively, Bonds) by the LACDA to finance the site acquisition, development and construction of the Esperanza Village project (Project), a 202-unit (including two manager unit) affordable housing development to be owned and operated by a partnership between National Community Renaissance of California (National CORE) and Prima Development (Prima) (collectively, Borrower), and to be located on County-owned land at 4024 Durfee Avenue in the City of El Monte.

IT IS RECOMMENDED THAT THE BOARD OF SUPERVISORS:

1. Pursuant to Section 147(f) of the Internal Revenue Code, approve the plan of financing of the construction of the Project by the LACDA, located at on County-owned land at 4024 Durfee Avenue in the City of El Monte to be

owned and operated by the Borrower and the issues of the below defined Bonds following the Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing held by the LACDA.

2. Adopt and instruct the Chair to sign the attached Resolution approving the plan of financing and issuance of Bonds by the LACDA in an aggregate principal amount not exceeding \$87,500,176 to assist the Borrower to finance the site acquisition, construction and development of the Project.
3. Approve and delegate authority to the LACDA to act as the agent of the County and to negotiate and execute an Interlocal Cooperation Agreement between the County and the City of El Monte (Cooperation Agreement).
4. Find that the adoption of the Resolutions approving a plan of financing and authorizing issuance of the Bonds is not subject to the provisions of the California Environmental Quality Act (CEQA) because the actions will not have the potential of causing a significant effect on the environment.

IT IS RECOMMENDED THAT THE BOARD OF COMMISSIONERS:

1. Adopt and instruct the Chair to sign the attached Resolution approving the issuance, sale, and delivery of Bonds by the LACDA to assist the Borrower to finance the development of the Project.
2. Authorize the Executive Director of the LACDA, or his designee, to negotiate, execute, and if necessary, amend or terminate all related documents and take all necessary actions for the issuance, sale, and delivery of the Project Bonds.
3. Approve the designation to act on behalf of the County and authorize and instruct the Executive Director of the LACDA, or his designee, to negotiate, execute, and if necessary, amend an Interlocal Cooperation Agreement between the County and the City of El Monte (Cooperation Agreement).
5. Find that the adoption of these Resolutions is not subject to the provisions of the California Environmental Quality Act (CEQA) because the actions will not have the potential of causing a significant effect on the environment.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to approve the plan of financing and authorize the issuance, sale, and delivery of Bonds by the LACDA to finance the acquisition, construction, and development of Project, which is a 202-unit permanent supportive and affordable housing development that spans 3.3 acres at the site that housed MacLaren Hall, a former Department of Children and Family Services facility that has been closed since 2003.

The Project features 202 residential units across two three-story buildings, along with 220 surface parking spaces for residents. Building 1 consists of 102 units, including 48 one-bedroom apartments, 28 two-bedroom apartments, and 26 three-bedroom apartments, one of which is designated as the manager's unit. Building 2 consists of 100 units reserved for seniors, including 99 one-bedroom apartments and one two-bedroom manager's unit. One hundred fifty-four units will be reserved for households earning up to 30% of Area Median Income (AMI) and 46 units will be reserved for households earning up to 70% of AMI.

The buildings are arranged around a centralized courtyard and offer a variety of amenities, such as rooftop decks, BBQ areas, and leisure spaces for residents. Additionally, the Project includes multiple community rooms designed for resident gatherings, social services, and on-site classes or events. Community facilities also include on-site management offices and private spaces for intensive case management, supporting both residential needs and service delivery.

This action will also authorize the LACDA, on behalf of the County, to enter into a Cooperation Agreement with the City of El Monte on the County's behalf, as required by California Health and Safety Code Section 52086. Execution of the Cooperation Agreement will authorize issuance of the Bonds by the LACDA for development of the Project, which is in the City of El Monte.

FISCAL IMPACT/FINANCING

There is no impact on the County General Fund. The Bonds will be repaid solely through project rent revenues collected by a partnership to be formed by the Borrower. The Borrower will pay all fees and related costs for the Bonds. No financial obligations are placed on the County or LACDA for project financing costs or debt repayment. If the Borrower defaults on their repayment obligations with respect to the Bonds, the bondholder's security will be the Project, all payments made with respect to the loans and/or funds held by a Fiscal Agent. The County and LACDA will have no legal obligation to make payments from any source of County or LACDA funds.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On May 13, 2025, the Board of Commissioners adopted an inducement resolution declaring the intent of the LACDA to undertake the financing of the Bonds in accordance with U.S. Treasury Department regulations. This action established a base date after which costs incurred by the Borrower for the Project could be included in the acquisition and permanent financing obtained prior to the issuance of the Bonds.

The LACDA is authorized to issue multifamily revenue bonds or notes to assist in financing for nonprofit public benefit organizations or for-profit corporations with public benefit projects, including the Borrower. For the LACDA to issue the Bonds, the LACDA

and the County must execute the following actions: (1) The LACDA must conduct a public hearing to satisfy the public approval requirement of Section 147(f) of the Internal Revenue Code; and (2) the County must approve a Resolution approving the plan of financing and authorizing the LACDA to issue the Bonds. Although the LACDA will be issuing the Bonds at the request of the Borrower, the financing cannot proceed without the approval of the applicable elected legislative body and execution of the Cooperation Agreement between the County and the City of El Monte.

On April 1, 2026, following proper notice, the LACDA, at its office located at 700 West Main Street in Alhambra, conducted a telephonic TEFRA public hearing regarding the issuance of the Bonds and the nature and location of the Project, which provided an opportunity for all interested persons to speak or submit written comments. No comments were received at the hearing concerning the issuance of the Bonds or the nature and location of the Project.

The attached Resolutions were prepared by Hawkins Delafield & Wood LLP, LACDA Bond Counsel, and approved as to form by County Counsel. Outside of adopting the required Resolutions, no other participation or activity of the County or the Board of Supervisors/Commissioners with respect to the issuance of the Bonds will be required.

Pursuant to California Government Code Section 5852.1, required public disclosure documents for issuance of the Bonds are also attached. All documents related to this action will be approved as to form by County Counsel prior to execution by the authorized parties.

ENVIRONMENTAL DOCUMENTATION

The proposed action is not a project pursuant to CEQA because it is an activity that 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.

IMPACT ON CURRENT PROJECT

The proposed action will facilitate financing for the Project, which will expand the supply of affordable housing in the County with long-term affordability.

Respectfully submitted,

EMILIO SALAS
Executive Director

Enclosures

June 16, 2026

Honorable Board of Supervisors
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

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

Dear Supervisors and Commissioners:

**ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS OR NOTES FOR THE
ACQUISITION, DEVELOPMENT AND CONSTRUCTION OF THE CENTURY +
RESTORATIVE CARE VILLAGE PHASE III PROJECT IN THE CITY OF LOS
ANGELES
(DISTRICT 1) (3 VOTES)**

SUBJECT

This letter requests that the Board of Supervisors of the County of Los Angeles (County) and the Board of Commissioners of the Los Angeles County Development Authority (LACDA) approve resolutions authorizing and actions facilitating the issuance, sale, and delivery of multifamily housing revenue bonds or notes (collectively, Bonds) by the LACDA to finance the site acquisition, development and construction of the Century + Restorative Care Village Phase III project (Project), a 150-unit (including one manager unit) affordable housing project to be owned and operated by Century Affordable Development, Inc., or an approved designee (Borrower), and to be located on County-owned land at 1325 North Mission Road in the City of Los Angeles.

IT IS RECOMMENDED THAT THE BOARD OF SUPERVISORS:

1. Pursuant to Section 147(f) of the Internal Revenue Code, approve the plan of financing of the construction of the Project by the LACDA, located at on County-owned land at 1325 North Mission Road in the City of Los Angeles, to be owned and operated by the Borrower and the issues of the below

defined Bonds following the Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing held by the LACDA.

2. Adopt and instruct the Chair to sign the attached Resolution approving the plan of financing and issuance of Bonds by the LACDA in an aggregate principal amount not exceeding \$80,000,000 to assist the Borrower to finance the site acquisition, construction and development of the Project.
3. Approve and delegate authority to the LACDA to act as the agent of the County and to negotiate and execute an Interlocal Cooperation Agreement between the County and the City of Los Angeles (Cooperation Agreement).
4. Find that the adoption of the Resolution approving a plan of financing and authorizing issuance of the Bonds is not subject to the provisions of the California Environmental Quality Act (CEQA) because the actions will not have the potential of causing a significant effect on the environment.

IT IS RECOMMENDED THAT THE BOARD OF COMMISSIONERS:

1. Adopt and instruct the Chair to sign the attached Resolution approving the issuance, sale, and delivery of Bonds by the LACDA to assist the Borrower to finance the development of the Project.
2. Authorize the Executive Director or designee to negotiate, execute, and if necessary, amend or terminate all related documents and take all necessary actions for the issuance, sale, and delivery of the Project Bonds.
3. Approve the designation to act on behalf of the County and authorize the Executive Director or designee to negotiate, execute, and if necessary, amend an Interlocal Cooperation Agreement between the County and the City of Los Angeles (Cooperation Agreement).
5. Find that the adoption of the Resolution is not subject to the provisions of the California Environmental Quality Act (CEQA) because the actions will not have the potential of causing a significant effect on the environment.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to approve the plan of financing and authorize the issuance, sale, and delivery of Bonds by the LACDA to finance the acquisition, construction, and development of Project, which is a 150-unit senior permanent supportive and senior affordable housing development with ample amenity space located on a 0.95-acre site at the northwest intersection of Griffin Avenue and North Mission Road in East Los Angeles. The Project's units will be restricted to households earning between 30-60% of the Area Median Income. The development will offer integrated supportive services, community

rooms, landscaped courtyards, and proximity to wellness facilities, creating a comprehensive, service-enriched environment. The project presents an opportunity to advance the County of Los Angeles' key objectives for the area, which include beautifying the neighborhood and creating affordable housing opportunities.

The Project will serve the larger Restorative Care Village initiative on the Los Angeles General Medical Center (LAGMC) campus and will provide a Wellness Hub, promoting healing and restoration entailing permanent supportive housing, various public and private community spaces, workforce training and other services to secure employment, and a step-down peer respite center. The Restorative Care Village on the LAGMC campus is a regional and comprehensive continuum of care to address the physical health, mental health, and substance use needs of the County's most vulnerable residents. It includes a 96-bed Recuperative Care Center, aimed for those recovering from medical health challenges who are too frail to recover on the streets, who receive clinically enriched interim housing with on-site nursing support, health oversight, case management and connections to permanent housing.

This action will also authorize the LACDA, on behalf of the County, to enter into a Cooperation Agreement with the City of Los Angeles on the County's behalf, as required by California Health and Safety Code Section 52086. Execution of the Cooperation Agreement will authorize issuance of the Bonds by the LACDA for development of the Project, which is in the City of Los Angeles.

FISCAL IMPACT/FINANCING

There is no impact on the County General Fund. The Bonds will be repaid solely through project rent revenues collected by a partnership to be formed by the Borrower. The Borrower will pay all fees and related costs for the Bonds. No financial obligations are placed on the County or LACDA for project financing costs or debt repayment. If the Borrower defaults on their repayment obligations with respect to the Bonds, the bondholder's security will be the Project, all payments made with respect to the loans and/or funds held by a Fiscal Agent. The County and LACDA will have no legal obligation to make payments from any source of County or LACDA funds.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On May 13, 2025, the Board of Commissioners adopted an inducement resolution declaring the intent of the LACDA to undertake the financing of the Bonds in accordance with U.S. Treasury Department regulations. This action established a base date after which costs incurred by the Borrower for the Project could be included in the acquisition and permanent financing obtained prior to the issuance of the Bonds.

The LACDA is authorized to issue multifamily revenue bonds or notes to assist in financing for nonprofit public benefit organizations or for-profit corporations with public benefit projects, including the Borrower. For the LACDA to issue the Bonds, the LACDA

and the County must execute the following actions: (1) The LACDA must conduct a public hearing to satisfy the public approval requirement of Section 147(f) of the Internal Revenue Code; and (2) the County must approve a Resolution approving the plan of financing and authorizing the LACDA to issue the Bonds. Although the LACDA will be issuing the Bonds at the request of the Borrower, the financing cannot proceed without the approval of the applicable elected legislative body and execution of the Cooperation Agreement between the County and the City of Los Angeles.

On April 1, 2026, following proper notice, the LACDA, at its office located at 700 West Main Street in Alhambra, conducted a telephonic TEFRA public hearing regarding the issuance of the Bonds and the nature and location of the Project, which provided an opportunity for all interested persons to speak or submit written comments. No comments were received at the hearing concerning the issuance of the Bonds or the nature and location of the Project.

The attached Resolutions were prepared by Stradling Yocca Carlson & Rauth LLP, LACDA Bond Counsel, and approved as to form by County Counsel. Outside of adopting the required Resolutions, no other participation or activity of the County or the Board of Supervisors/Commissioners with respect to the issuance of the Bonds will be required.

Pursuant to California Government Code Section 5852.1, required public disclosure documents for issuance of the Bonds are also attached. All documents related to this action will be approved as to form by County Counsel prior to execution by the authorized parties.

ENVIRONMENTAL DOCUMENTATION

The proposed action is not a project pursuant to CEQA because it is an activity that 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.

IMPACT ON CURRENT PROJECT

The proposed action will facilitate financing for the Project, which will expand the supply of affordable housing in the County with long-term affordability.

Respectfully submitted,

EMILIO SALAS
Executive Director

Enclosures

June 16, 2026

Honorable Board of Supervisors
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

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

Dear Supervisors and Commissioners:

**ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS OR NOTES FOR THE
ACQUISITION, DEVELOPMENT, AND CONSTRUCTION OF THE SANKOFA PLACE
AT CENTINELA PROJECT IN THE CITY OF INGLEWOOD
(DISTRICT 2) (3 VOTES)**

SUBJECT

This letter requests that the Board of Supervisors of the County of Los Angeles (County) and the Board of Commissioners of the Los Angeles County Development Authority (LACDA) approve resolutions authorizing and actions facilitating the issuance, sale, and delivery of multifamily housing revenue bonds or notes (collectively, Bonds) by the LACDA to finance the site acquisition, development and construction of the Sankofa Place at Centinela project (Project), a 120-unit (including one manager unit) affordable housing development to be owned and operated by Sankofa Place LP (Borrower), and to be located at 400 Centinela Avenue in the City of Inglewood.

IT IS RECOMMENDED THAT THE BOARD OF SUPERVISORS:

1. Pursuant to Section 147(f) of the Internal Revenue Code, approve the plan of financing of the construction of the Project by the LACDA, located at 400 Centinela Avenue in the City of Inglewood, to be owned and operated by the Borrower and the issues of the below defined Bonds following the Tax

Equity and Fiscal Responsibility Act (TEFRA) public hearing held by the LACDA.

2. Adopt and instruct the Chair to sign the attached Resolution approving the plan of financing and issuance of Bonds by the LACDA in an aggregate principal amount not exceeding \$72,276,000 to assist the Borrower to finance the site acquisition, construction and development of the Project.
3. Approve and delegate authority to the LACDA to act as the agent of the County and to negotiate and execute an Interlocal Cooperation Agreement between the County and the City of Inglewood (Cooperation Agreement).
4. Find that the adoption of the Resolutions approving a plan of financing and authorizing issuance of the Bonds is not subject to the provisions of the California Environmental Quality Act (CEQA) because the actions will not have the potential of causing a significant effect on the environment.

IT IS RECOMMENDED THAT THE BOARD OF COMMISSIONERS:

1. Adopt and instruct the Chair to sign the attached Resolution approving the issuance, sale, and delivery of Bonds by the LACDA to assist the Borrower to finance the development of the Project.
2. Authorize the Executive Director of the LACDA, or his designee, to negotiate, execute, and if necessary, amend or terminate all related documents and take all necessary actions for the issuance, sale, and delivery of the Project Bonds.
3. Approve the designation to act on behalf of the County and authorize and instruct the Executive Director of the LACDA, or his designee, to negotiate, execute, and if necessary, amend an Interlocal Cooperation Agreement between the County and the City of Inglewood (Cooperation Agreement).
5. Find that the adoption of these Resolutions is not subject to the provisions of the California Environmental Quality Act (CEQA) because the actions will not have the potential of causing a significant effect on the environment.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to approve the plan of financing and authorize the issuance, sale, and delivery of Bonds by the LACDA to finance the acquisition, construction, and development of Project, which is a 120-unit permanent supportive and affordable housing development in the City of Inglewood.

The Project will feature a 79,093 square foot residential building and an 18,110 square foot community service facility space that will house the Social Justice Learning Institute's (SJLI) programming headquarters. The Project will also house a 13,373 square foot garage that will serve the SJLI space. The residential building will consist of 120 units, community rooms, and offices for onsite property management. The Project will serve low-income families and formerly unhoused transition aged youth and families earning between 30% and 80% of the Area Median Income (AMI). The Project will be comprised of 55 studio units, 34 one-bedroom units, 15 two-bedroom units, 14 three-bedroom units, and two two-bedroom manager's units.

This action will also authorize the LACDA, on behalf of the County, to enter into a Cooperation Agreement with the City of Inglewood on the County's behalf, as required by California Health and Safety Code Section 52086. Execution of the Cooperation Agreement will authorize issuance of the Bonds by the LACDA for development of the Project, which is in the City of Inglewood.

FISCAL IMPACT/FINANCING

There is no impact on the County General Fund. The Bonds will be repaid solely through project rent revenues collected by a partnership to be formed by the Borrower. The Borrower will pay all fees and related costs for the Bonds. No financial obligations are placed on the County or LACDA for project financing costs or debt repayment. If the Borrower defaults on their repayment obligations with respect to the Bonds, the bondholder's security will be the Project, all payments made with respect to the loans and/or funds held by a Fiscal Agent. The County and LACDA will have no legal obligation to make payments from any source of County or LACDA funds.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On July 9, 2024, the Board of Commissioners adopted an inducement resolution declaring the intent of the LACDA to undertake the financing of the Bonds in accordance with U.S. Treasury Department regulations. This action established a base date after which costs incurred by the Borrower for the Project could be included in the acquisition and permanent financing obtained prior to the issuance of the Bonds.

The LACDA is authorized to issue multifamily revenue bonds or notes to assist in financing for nonprofit public benefit organizations or for-profit corporations with public benefit projects, including the Borrower. For the LACDA to issue the Bonds, the LACDA and the County must execute the following actions: (1) The LACDA must conduct a public hearing to satisfy the public approval requirement of Section 147(f) of the Internal Revenue Code; and (2) the County must approve a Resolution approving the plan of financing and authorizing the LACDA to issue the Bonds. Although the LACDA will be issuing the Bonds at the request of the Borrower, the financing cannot proceed without the approval of the applicable elected legislative body and execution of the Cooperation Agreement between the County and the City of Inglewood.

On April 1, 2026, following proper notice, the LACDA, at its office located at 700 West Main Street in Alhambra, conducted a telephonic TEFRA public hearing regarding the issuance of the Bonds and the nature and location of the Project, which provided an opportunity for all interested persons to speak or submit written comments. No comments were received at the hearing concerning the issuance of the Bonds or the nature and location of the Project.

The attached Resolutions were prepared by Hawkins Delafield & Wood LLP, LACDA Bond Counsel, and approved as to form by County Counsel. Outside of adopting the required Resolutions, no other participation or activity of the County or the Board of Supervisors/Commissioners with respect to the issuance of the Bonds will be required.

Pursuant to California Government Code Section 5852.1, required public disclosure documents for issuance of the Bonds are also attached. All documents related to this action will be approved as to form by County Counsel prior to execution by the authorized parties.

ENVIRONMENTAL DOCUMENTATION

The proposed action is not a project pursuant to CEQA because it is an activity that 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.

IMPACT ON CURRENT PROJECT

The proposed action will facilitate financing for the Project, which will expand the supply of affordable housing in the County with long-term affordability.

Respectfully submitted,

EMILIO SALAS
Executive Director

Enclosures

June 16, 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:

**RECOMMENDATION TO AWARD A CONTRACT TO PROVIDE ENVIRONMENTAL
DOCUMENTATION CONSULTING SERVICES
(ALL DISTRICTS) (3 VOTE)**

SUBJECT

The Los Angeles County Development Authority (LACDA) requests the Board's approval to award and execute a contract with Rincon Consultants, Inc., to provide environmental documentation consulting services on a project-by-project basis.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that approval of a Contract for Environmental Documentation Consulting (EDC) services is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the action will not have the potential for causing a significant effect on the environment.
2. Authorize the Executive Director, or designee, to execute a contract with Rincon Consultants, Inc. (Rincon) to provide EDC Services for an initial term of one year with four (4) one-year extension options. The maximum annual contract amount for the initial contract term is \$400,000, using program funds included in the LACDA's approved Fiscal Year (FY) 2026-2027 budget, following approval as to form by County Counsel.
3. Authorize the Executive Director, or designee to exercise each of the four (4) renewal options to extend by amendment, in accordance with the Contract using funds to be requested through the LACDA's annual budget approval process. Should the LACDA exercise the option to extend the contract for four additional one-year periods, the estimated maximum contract amount of each extension year is \$400,000, with a five-year

maximum contract amount of \$2 million. The approval of County Counsel as to form will be obtained prior to executing such amendments.

4. Authorize the Executive Director, or designee, to execute amendments for:
 - a) Instances which affect the scope of work, contract term, contract sum, payment terms, or any term or condition;
 - b) Additions and/or changes required by the Board, Executive Director, or the LACDA;
 - c) Contractor assignment and delegation of an agreement resulting from acquisitions, corporate mergers, business decisions or possible changes in ownership, and for contractors' name changes;
 - d) Changes to be in compliance with applicable federal, State, and County regulations; and
 - e) Increases or decreases of no more than ten percent (10%) of the current total contract maximum amount based on the contractor's performance, County needs, and/or funding availability. The approval of County Counsel as to form will be obtained prior to executing such amendments.

5. Authorize the Executive Director, or designee, to terminate the contract for contractor default or for convenience of the LACDA, upon review and approval by County Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommended actions will allow the LACDA to continue contracting for environmental documentation consulting services essential to its federally and locally funded programs. The LACDA administers the Community Development Block Grant (CDBG) Urban County Program, the Home Investment Partnerships (HOME) Program, and other U.S. Department of Housing and Urban Development (HUD) and locally funded programs on behalf of the County of Los Angeles, including the Public Housing and other federally and locally funded programs. These programs operate within the County's unincorporated areas of the County and participating cities.

As a recipient of federal funds, the LACDA is required to prepare environmental documents in accordance with the National Environmental Policy Act (NEPA) and HUD regulations. Additionally, for projects located in the unincorporated areas of the County, the LACDA must ensure compliance with CEQA. Continued access to EDC Services is therefore critical to meeting these statutory obligations and supporting the effective implementation of the LACDA's housing and community development activities.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. The contract for EDC Services will be funded with an aggregate amount of \$400,000 in CDBG administrative funds allocated by HUD for FY 2026-2027 and other Federal, State, and County funds included in the LACDA's approved FY 2026-2027 budget. The Contract may be renewed for a maximum of four (4) additional years, in one-year increments, at the same rate of compensation,

contingent upon satisfactory performance and continued CDBG funding from HUD. Funds for years two through five of the Contracts, if extended, will be requested in the LACDA's annual budget approval process. The maximum amount for the five-year term, including 10% pool dollars, will be \$2,200,000.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Rincon will be providing EDC Services to the LACDA to support NEPA and CEQA compliance. These services include, but are not limited to: preparation of environmental documents for noise, traffic, and biological studies; documentation for historic and archaeological preservation reviews under Section 106 of the National Historic Preservation Act; coordination with the South Central Coastal Information Center; and completion of slum and blight reviews.

The Contract incorporates all current Board-mandated provisions, including those pertaining to contractor responsibility and debarment including but not limited to, Jury Service Program, Defaulted Property Tax Reduction Program, Federal Lobbyist Requirements, Child Support Program, Consideration of Hiring Qualified GAIN/START Participants, the Safely Surrendered Baby Law, Compliance with County of Los Angeles Policy of Equity, Zero Tolerance Human Trafficking, and Fair Chance Employment Practice, and Campaign Contribution Prohibition Following Final Decision in Contract Proceeding.

The attached sample Contract is being presented in substantially final form and will be effective upon approval as to form by County Counsel and execution by all the parties.

ENVIRONMENTAL DOCUMENTATION

The proposed activities are exempt from the provisions of the NEPA pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3) because it involves administrative activities that will not have a physical impact on or result in any physical changes to the environment.

These activities are also not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

CONTRACTING PROCESS

On February 13, 2026, the LACDA issued a Request for Proposals (RFP) to identify a firm to provide EDC services for a one-year period with the option to extend for four additional one-year periods, for a maximum total Contract term of five years. The RFP were posted on the LACDA's solicitation website OpenGov and County WebVen for 28 days. On March 12, 2026, five proposals were received and all five proposals were evaluated based on the RFP requirements and rating process. Rincon was selected as the most

Honorable Board of Commissioners

June 16, 2026

Page 4

qualified firm to provide EDC Services for the LACDA.

The Summary of Outreach Activities is provided as Attachment A.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This contract for EDC services will ensure that the County complies with applicable federal and state environmental laws and regulations.

Respectfully Submitted,

EMILIO SALAS
Executive Director

Enclosures

ATTACHMENT A

Summary of Outreach Activities
Environmental Documentation Consulting Services

On February 13, 2026, the following outreach was initiated to identify firms to provide environmental documentation consulting (EDC) services for the programs funded by the U.S. Department of Housing and Urban Development (HUD) and locally funded programs for the LACDA.

A. Announcement and Distribution of Request for Statement of Qualifications (RFSQ) and Request for Proposals (RFP)

On February 13, 2026, announcements were posted on the LACDA’s solicitation website OpenGov and County WebVen websites for twenty-eight (28) days and released over 2,473 email notices to environmental firms identified on both websites. In the solicitation for EDC services, 129 firms downloaded a copy of the solicitation package.

B. Request for Proposal Results

On March 12, 2026, five firms submitted proposals for EDC services. All five proposals were evaluated and based on RFP requirements and rating process, Rincon Consultants, Inc. was selected to provide EDC services for the LACDA. The final score was as follows:

<u>Proposers</u>	<u>Score</u>
Chambers Group, Inc.	863
PlaceWorks, Inc.	832
Rincon Consultants Inc.	970
UltraSystems Environmental Inc.	841
Willdan Engineering	843

C. Minority/Woman Ownership

<u>Proposers</u>	<u>Ownership</u>
Chambers Group, Inc.	Non-Minority
PlaceWorks, Inc.	Non-Minority
Rincon Consultants Inc.	Non-Minority
UltraSystems Environmental Inc.	Women Business Enterprise
Willdan Engineering	Non-Minority

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

voluntarily provided to the LACDA.

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