



“We build better lives and better neighborhoods.”

AGENDA

**FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING ADVISORY COMMITTEE
WEDNESDAY, MAY 20, 2026, 12:00 PM**

Primary location:

West Knoll Apartments
838 West Knoll Avenue
West Hollywood, California 90069

Alternate location (teleconference only):

West Hollywood Library
Study Room C
652 N San Vicente Blvd
West Hollywood, California 90069

To join via phone, dial **(747) 200-6781**, then enter **525 710 562#** when prompted.

[Click here to join the meeting](#)

1. Call to Order

2. Roll Call

Zella Knight, Chair
James Brooks, Vice Chair
Tara Barauskas
Mary Canoy
Crystal Clark
Renee Contreras
Connor Lock
Ruthie Myers
Takao Suzuki
Anna Swett
Pamela Williams



lacda.org

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

Executive Director: Emilio Salas

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



3. **Reading and Approval of the Minutes of the Previous Meeting(s)**

Regular Meeting of January 21, 2026

Regular Meeting of February 18, 2026

Regular Meeting of March 18, 2026

4. **Report of the Executive Director**

5. **Presentations**

Fiscal Year 2026-2027 LACDA Budget

Fiscal Year 2026-2027 Action Plan

6. **Public Comments** (3 minutes each speaker)

Regular Agenda

7. **Approve the Annual Plan for the Los Angeles County Development Authority**

Continued from the Housing Advisory Committee meeting of March 18, 2026, for concurrence with the Board of Commissioners item of April 7, 2026:

Find that approval of the Annual Plan is not subject to the provisions of the California Environmental Quality Act (CEQA), because it will not have the potential for causing a significant effect on the environment.

Approve the Annual Plan, as required by the U.S. Department of Housing and Urban Development (HUD), to update the LACDA's program goals, major policies, and financial resources, including the Admissions and Continued Occupancy Policy for the Public Housing Program (ACOP), and the Housing Choice Voucher Administrative Plan.

Adopt and instruct the Chair to sign the Resolution approving the Annual Plan for submission to HUD and authorize the Executive Director or designee to take all actions required for the implementation of the Annual Plan.

Authorize the Executive Director or designee to execute all documents required to receive HUD-allocated 2026 Capital Fund Program (CFP) grant funds.

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

8. **Fiscal Year 2026-2027 Budget of the Los Angeles County Development Authority**

Recommend that the Board of Commissioners:

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.

Adopt the Resolution approving the FY 2026-27 Budget totaling \$1,016,213,100.

Approve the Cost Allocation Plan (CAP) which outlines the methodology for equitably distributing shared service costs across all departments and programs within the LACDA.

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).

Approve the LACDA's employee pay schedule.

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.

9. Commissioner Comments or Suggestions for Future Agenda Items

Access to the agenda and supporting documents are available on the LACDA website. Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Advisory Committee meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Committee, are available if requested at least four business days prior to the meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the LACDA by phone at (626) 586-1855 from 8:00 a.m. to 6:00 p.m., Monday through Thursday, or by e-mail at nick.teske@lacda.org.



May 20, 2026

TO: Housing Advisory Committee

FROM: Medina Johnson-Jennings, Director
Housing Assistance Division

SUBJECT: FSS PROGRAM UPDATE – APRIL 1, 2026

The Family Self-Sufficiency (FSS) Program is a HUD initiative intended to assist Housing Choice Voucher and Public Housing participants achieve economic independence and self-sufficiency.

ACTIVITIES

NUMBER CURRENTLY ENROLLED	322	As of May 1, 2026 , there were 297 Housing Choice Voucher (HCV) and 25 Public Housing (PH) FSS participants.
NEW ENROLLMENTS	9	(9) Housing Choice Voucher (HCV) and (0) for Public Housing (PH).
CONTRACTS EXPIRED	3	FSS contracts expired for Housing Choice Voucher and Self-terminated (HCV) (3) and (0) for Public Housing (PH).
REASONS FOR CONTRACTS EXPIRED		Employment (0); ITSP (1); Welfare-free (1); Self-Terminated (2)
DIRECT ASSISTANCE REFERRALS	1,154 1,612 755 473 428 442 183 301 0 466 499 0	Job Referrals Work Source/Job Fairs Educational/Vocational/Job Training Financial Literacy Home Ownership Counseling Credit Repair Other/Utility/Legal Aid/Childcare Services Computer Training Small Business Youth Services Other: Community Resource Events Free Tax Prep Pop-up Sites
OUTREACH & COMMUNITY EVENT	2	4/8/2026-Housing Rights Summit, 4/20/2026- Credit 101 Workshop
GRADUATIONS	2	(2) Request for Graduation for Housing Choice Voucher (HCV) and (0) for Public Housing (PH).

2025 Graduates	34	CY 2025 , there were (24) Housing Choice Voucher (HCV) and (10) Public Housing (PH) FSS graduates.
Transitioned out of Housing Subsidy	4	(3) Housing Choice Voucher (HCV) and (1) for Public Housing (PH).
Homeownership	1	(1) Housing Choice Voucher (HCV) and (0) for Public Housing (PH)
Family Services/Goal Completion	1 0 6 11 26 12 0 0 31 29 0 0	GED High School Post Secondary Vocational/Job Training Job Search/Job Placement Job Retention Transportation Health Services Mentoring (Credit and Budget counseling) Homeownership Counseling Individual Development Account (IDA) Child Care
2026 YTD Graduates	5	CY 2026, there were (5) Housing Choice Voucher and (0) Public Housing (PH) FSS graduates
Transitioned out of Housing Subsidy	2	(2) Housing Choice Voucher (HCV) and (0) for Public Housing (PH).
Homeownership	0	(0) Housing Choice Voucher (HCV) and (0) for Public Housing (PH)
Family Services/Goal Completion	0 0 2 1 5 3 0 0 4 4 0 0	GED High School Post Secondary Vocational/Job Training Job Search/Job Placement Job Retention Transportation Health Services Mentoring (Credit and Budget counseling) Homeownership Counseling Individual Development Account (IDA) Child Care

If you have any questions, please feel free to contact Maureen Fabricante at (626) 586-1665.

**MINUTES FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY DEVELOPMENT AUTHORITY
HOUSING ADVISORY COMMITTEE**

Wednesday, January 21, 2026

The meeting was convened at LACDA headquarters, located at 700 West Main Street in Alhambra, California.

Digest of the meeting. The Minutes are being reported seriatim.

The meeting was called to order by Commissioner Knight at 12:08 p.m.

<u>Roll Call</u>	<u>Present</u>	<u>Absent</u>
Zella Knight	X	
Ruthie Myers	X	
Tara Barauskas	X	
James Brooks	X	
Mary Canoy	X	
Crystal Clark	X	
Renee Contreras	X	
Connor Lock	X	
Takao Suzuki		X
Anna Swett	X	
Pamela Williams	X	

Agenda Item No. 3 – Reading and Approval of the Minutes of the Previous Meeting

On motion by Commissioner Brooks, seconded by Commissioner Canoy, the minutes of the Regular Meeting of December 18, 2025, were approved as presented.

Agenda Item No. 4 – Report of the Executive Director

Chief of Programs Tracie Mann reported on the draft Federal Fiscal Year (FFY) 2026 appropriations bill for Transportation, Housing and Urban Development. The bill follows the House and Senate proposals released last summer and comes in the wake of the longest government shutdown in history, which occurred after Congress failed to enact FFY 2026 funding or pass a continuing resolution at the end of FFY 2025. The legislation must still be approved by both the House and the Senate before it can be enacted into law. The bill provides \$77.3 billion for HUD in FFY 2026, an increase over FFY 2025, which was funded through a year-long continuing resolution.

The bill includes a \$2.812 billion increase in the Housing Choice Voucher (HCV) Housing Assistance Payments (HAP) Renewal Account from FFY 2025 enacted levels, and a \$65 million increase for HCV Administrative Fees. The bill recommends level funding for the Family Unification Program/Foster Youth to Independence, Veterans Affairs Supportive

Housing (VASH), the Public Housing Capital Fund, the Resident Opportunity and Self-Sufficiency (ROSS) Program, Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). Although the Public Housing Operating Fund is funded at \$789 million below FFY 2025 levels, the Operating Fund Shortfall Account is increased by \$312 million to help address the more than \$700 million in national shortfall needs. The bill provides an increase of \$15.4 million for the Family Self-Sufficiency Program compared to FFY 2025. The legislation also includes provisions related to the Emergency Housing Voucher (EHV) Program, allowing HUD to use Tenant Protection Vouchers (TPV) for households that would otherwise lose EHV assistance in calendar year 2026. The bill also provides HUD with certain waiver authorities related to the administration of waiting lists, local preferences, and portability to facilitate or expedite the transition of EHV residents. The bill includes \$601 million for TPVs, which is \$264 million more than the FFY 2025 level.

Tracie provided an update on the Department of Homeland Security's (DHS) "public charge" Proposed Rule, which would significantly restrict access to essential resources for millions of low-income immigrants and their children. An individual is deemed a "public charge" if they are identified as likely to depend on government benefits as their main source of support, in which case they are denied entry or green card status. Under the current public charge rule, implemented during the Biden administration in 2022, usage of several health and social services is not considered in a public charge determination, such as Medicaid, Supplemental Nutrition Assistance Program (SNAP), and housing assistance programs like public housing and HCV/Section 8. If finalized, the Administration's proposed public charge Proposed Rule would replace these guidelines on what programs can be considered in a public charge assessment.

The comment period ended on December 19, 2025, and the LACDA submitted comments along with other County Departments, coordinated by the Office of Immigrant Affairs. DHS must now review over 8,000 comments that were submitted before potentially announcing a Final Rule. In total, 170 members of Congress added their voices to widespread opposition to the public charge proposal, and 178 members of Congress signed a bicameral letter opposing the Proposed Rule.

Tracie reported that HUD announced another proposed rule stating that it will no longer publicly interpret or enforce fair housing discrimination liability and instead will defer the issue to the courts. Through this rulemaking, HUD proposes significantly weakening the enforcement of disparate impact – one of the most impactful tools used to fight acts of housing and lending discrimination. This proposed rule is the latest action of the Trump Administration significantly reducing the federal government's willingness to prohibit discrimination in housing. In October 2025, HUD fired more than 100 employees from the Office of Fair Housing and Equal Opportunity. In February 2025, HUD also stated that it would terminate the Affirmatively Furthering Fair Housing (AFFH) rule and halt the enforcement of fair housing complaints based on sexual orientation and gender identity. The proposed rule was published in the Federal Register and entitled "HUD's Implementation of the Fair Housing Act's Disparate Impact Standard." The Fair Housing Act prohibits discrimination in the sale, rental, or financing of dwellings and in other

housing-related activities based on protected characteristics like race, color, religion, sex, disability, familial status, or national origin. LACDA staff is meeting internally to discuss a plan to submit comments.

Tracie reported on January 8, 2026, HUD announced its intent to reopen the FFY 2024-2025 Continuum of Care (CoC) Notice of Funding Opportunity (NOFO) as ordered in a preliminary court injunction and to begin processing eligible renewal projects whose funding expires in 2026. However, the court's order does not yet require HUD to award or obligate funds. The LACDA continues to work closely with LAHSA while waiting HUD's revised NOFO to be issued. Operations for the CoC program continue with business as usual, for now.

Tracie reported that in December 2025, Principal Deputy Assistant Secretary Benjamin Hobbs issued a communication stating that public housing agencies (PHAs) must take measures now to reduce program costs to ensure that expenditures do not exceed the anticipated 2026 funding, even though we will not know our funding allocation until Congress passes a full-year appropriations bill. HUD offers no guarantee that funding will be available to PHAs to resolve any shortfalls and may consider any cost-saving measures taken. To avoid a shortfall position and possibly face the need to terminate housing assistance, HUD recommends: 1) Not issuing new vouchers, except for HUD-VASH and Foster Youth to Independence; 2) Pausing new PBV agreements and commitments, excluding public housing repositioning efforts; 3) Reducing payment standards; 4) Reassessing rent reasonableness policies and procedures; 5) Adopting other cost-saving measures. Because the LACDA's per-unit costs change from month to month, we remain vigilant in closely monitoring our HAP budget position. One month, we may forecast a surplus by the end of 2026, and the next month, we could project a shortfall. This uncertainty is currently compounded by not knowing our current FFY 2026 funding level.

Tracie reported that the LACDA's Housing Management Division is launching a resident survey in February 2026 and will share the results once completed. The team has access to Survey Monkey and will be able to create a QR code and send it out to all residents for them to complete the survey electronically. We will also have paper surveys that can be picked up at the management office if residents cannot or don't want to complete it electronically.

Agenda Item No. 5 - Presentations

Rental Assistance Demonstration Program

Resident Council Updates

Agenda Item No. 6 – Public Comments

Joshulyn Syler

Agenda Item No. 7 – Commissioner Comments or Suggestions for Future Agenda Items

Commissioner Barauskas requested periodic updates on the progress of the Rental Assistance Demonstration project at the Carmelitos housing development.

The meeting was adjourned at 1:59 p.m.

Respectfully submitted,



EMILIO SALAS
Executive Director
Secretary-Treasurer

**MINUTES FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY DEVELOPMENT AUTHORITY
HOUSING ADVISORY COMMITTEE**

Wednesday, February 18, 2026

The meeting was convened at the Nueva Maravilla housing development, located at 4919 Cesar E. Chavez Avenue in East Los Angeles.

Digest of the meeting. The Minutes are being reported seriatim.

The meeting was called to order by Commissioner Brooks at 12:10 p.m.

<u>Roll Call</u>	<u>Present</u>	<u>Absent</u>
Zella Knight		X
James Brooks	X	
Tara Barauskas	X	
Mary Canoy	X	
Crystal Clark	X	
Renee Contreras	X	
Connor Lock	X	
Ruthie Myers		X
Takao Suzuki		X
Anna Swett		X
Pamela Williams		X

Due to lack of quorum at the primary meeting location, the meeting proceeded with informational presentations only, and no official business.

Agenda Item No. 3 – Reading and Approval of the Minutes of the Previous Meeting(s)

No action taken.

Agenda Item No. 4 – Report of the Executive Director

Chief of Programs Tracie Mann reported on the LACDA’s ongoing visits with legislators, including a meeting with the House Appropriations Subcommittee for Transportation, Housing and Urban Development (THUD). On February 3, 2026, a \$1.2 trillion appropriations package was authorized to fully fund the federal government for federal fiscal year (FFY) 2026. While the agreement funds the vast majority of agencies, it left the U.S. Department of Homeland Security (DHS) funded for only two weeks until February 13, 2026, at its current FFY 2025 levels. The FFY 2026 appropriations process concluded after an extended period of negotiations between the House and Senate, with lawmakers using multiple legislative vehicles to prevent a lapse in federal funding and a government shutdown.

The bill provides \$77.3 billion for HUD in this federal fiscal year, an increase of \$4.3 billion over FFY 2025 funding levels. The bill increases funding for the Housing Choice Voucher (HCV) program, Family Self-Sufficiency program, and Homeless Assistance Grants, while maintaining level funding for HUD-VASH, HOME, Community Development Block Grant (CDBG), Resident Opportunities for Self-Sufficiency (ROSS), and the Public Housing Capital Fund. However, it reduces funding for the Public Housing Operating Fund.

Key provisions of the FFY26 THUD bill include:

- \$38.439 billion for the HCV Program. In FFY25, the enacted level was \$32.387 billion, plus a \$4 billion anomaly for HCV renewals under the Continuing Resolution.
- \$601 million for Tenant Protection Vouchers (TPVs), which is \$264 million more than the FFY25 enacted level, including new authority allowing TPVs to be used for Emergency Housing Voucher (EHV) households at risk of losing assistance as the program sunsets. While this is positive news, it will not provide enough resources to fully absorb all of the EHV families still housed nationwide.
- \$4.687 billion for the Public Housing Operating Fund, a significant decrease from the FFY25 enacted level of \$5.476 billion. With public housing not faring as well as other programs, the program cuts further support a move toward the Rental Assistance Demonstration (RAD) program.
- \$3.2 billion for the Public Housing Capital Fund, equal to the FFY25 enacted level.

Once HUD notifies the LACDA of our funding through the remainder of this fiscal year, we can appropriately plan next steps for our EHV families, since the EHV funding will run out at the end of calendar year 2026.

Tracie reported on a recent HUD and DHS audit into all tenants across HUD-funded housing. As a result of the audit, HUD has classified nearly 200,000 tenants requiring eligibility verification, nearly 25,000 deceased tenants, and nearly 6,000 ineligible non-American tenants. HUD announced that all Public Housing Agencies (PHAs) and owners participating in HUD-funded housing have 30 days to take corrective action to address these findings. This directive is the follow-up to a letter HUD sent to PHAs and owners last month, reminding them of their legal obligation under Section 214 of the Housing and Community Development Act of 1980 and Executive Order 14218, to verify the citizenship and immigration status of all individuals before admission to HUD-assisted housing.

HUD is also requiring all PHAs and owners to review their EIV-SAVE (Systematic Alien Verification for Entitlements) Tenant Match Report, verify that they have accurately reported individuals' citizenship or immigration status to determine eligibility, and initiate corrective actions. PHAs and owners who fail to comply with the established requirements will be subject to sanctions. HUD will recapture funding for payments made on behalf of ineligible and deceased tenants.

Agenda Item No. 5 - Presentations

Family Self-Sufficiency (FSS) Program graduate Claudia Valle

FSS Program Update

Certificates of Appreciation

Community Development Foundation Scholarships

Agenda Item No. 6 – Public Comments

Patricia McAllister

Agenda Item No. 7 – Commissioner Comments or Suggestions for Future Agenda Items

The meeting was adjourned at 1:16 p.m.

Respectfully submitted,



EMILIO SALAS
Executive Director
Secretary-Treasurer

**MINUTES FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY DEVELOPMENT AUTHORITY
HOUSING ADVISORY COMMITTEE**

Wednesday, March 18, 2026

The meeting was convened at LACDA headquarters, located at 700 West Main Street in Alhambra, California.

Digest of the meeting. The Minutes are being reported seriatim.

The meeting was called to order by Commissioner Knight at 12:10 p.m.

<u>Roll Call</u>	<u>Present</u>	<u>Absent</u>
Zella Knight	X	
James Brooks	X	
Tara Barauskas		X
Mary Canoy	X	
Crystal Clark	X	
Renee Contreras	X	
Connor Lock		X
Ruthie Myers		X
Takao Suzuki		X
Anna Swett		X
Pamela Williams		X

Due to lack of quorum at the primary meeting location, the meeting proceeded with informational presentations only, and no official business.

Agenda Item No. 3 – Reading and Approval of the Minutes of the Previous Meeting(s)

No action taken.

Agenda Item No. 4 – Report of the Executive Director

Executive Director Emilio Salas provided an update on the LACDA’s legislative advocacy efforts and meetings with members of Congress. The LACDA reiterated requests to provide funding for Emergency Housing Voucher holders. We also requested the protection of Continuum of Care from programmatic changes, as well as more funding for public housing. Emilo reported that he would be joining the Board of Supervisors’ legislative advocacy trip from April 21 to 23, 2026. The focus of the visit will be on the aforementioned requests as well as a requested Veterans Affairs Supportive Housing (VASH) exemption for Project-Based Vouchers (PBV). The County will also be requesting Community Development Block Grant Disaster Recovery (CDBG-DR) funds for wildfire

recovery efforts. The LACDA will be actively involved since we are the CDBG administrator on behalf of county.

Emilio provided an update on the LACDA's involvement in other wildfire recovery efforts over the past 12 months, including the 50 emergency Housing Choice Vouchers for wildfire survivors. The LACDA received \$5 million for first time homebuyer program that we will be putting out soon to allow those displaced by the fires. The LACDA has also conducted numerous workshops for survivors ranging from dealing with reverse mortgages to how to hire and fire contractors.

Emilio provided an update on several HUD proposed rules including those that disqualify Mixed Status Families from program participation. HUD recently issued more new proposed rules around Work Requirements and Time Limits for housing assistance. These requirements would be voluntary for PHAs to adopt, and provide flexibility for PHAs on how requirements can be set. The LACDA is submitting comments for all the proposed rules.

Emilio reported that HUD recently issued three notices that collectively rescind a significant number of administrative flexibilities available to PHAs administering the HCV, PBV, Public Housing, EHV, and Stability Voucher (SV) programs. These changes reverse several administrative streamlining measures introduced in recent years that reduced documentation barriers, expedited admissions for households experiencing homelessness, and eased PHA operations. For example, one of the notices rescinds the ability to accept self-certification of social security number (SSN) upon initial eligibility determination. Another notice rescinded a waiver allowing third party income verification to be considered current if it was within 120 days; this will revert to 60 days. These measures along with others were meant to remove barriers to access. Another notice erased all COVID-era regulatory relief, dealing with income reexaminations, inspections flexibility, waiting list administration, annual planning, and community service requirements. While these changes in and of themselves won't disrupt the LACDA's ability to administer our programs, the changes pile onto the administrative burden at a time that our administrative fees are being reduced.

Emilio reported on the recent grand opening of the 33-unit Larkin Place affordable housing development in the city of Claremont. The LACDA provided 32 PBV's and \$4.7M from Affordable Housing Trust Funds. The project was years in the making and was met with protests, but is now being accepted by the community.

Emilio also reported on a recent groundbreaking on the grounds of the Metropolitan State Hospital in Norwalk. It's undergoing a \$106 million redevelopment to transform six long-vacant historic buildings into the LA County Care Community, a "mental health village" that will provide 162 new beds for psychiatric treatment as well as supportive housing (that's where we will be involved). This is a unique arrangement where the State of California is leasing land to the Los Angeles County for this work. Although the City of Norwalk has its own housing authority, they opted not to utilize their vouchers so the

LACDA stepped in with PBVs to make sure the permanent supportive housing component is viable.

Agenda Item No. 5 - Presentations

Notice of Funding Availability 101

Annual Plan for Fiscal Year 2026-2027

Agenda Item No. 6 – Public Comments

None

Agenda Item No. 7 – Commissioner Comments or Suggestions for Future Agenda Items

The meeting was adjourned at 1:11 p.m.

Respectfully submitted,



EMILIO SALAS
Executive Director
Secretary-Treasurer



March 18, 2026

Housing Advisory Committee
Los Angeles County Development Authority
700 West Main Street
Alhambra, California 91801

Dear Commissioners:

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

SUBJECT

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

IT IS RECOMMENDED THAT THE COMMITTEE:

1. Recommend that the Board of Commissioners find that approval of the Annual Plan is not subject to the provisions of the California Environmental Quality Act (CEQA), because it will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners approve the Annual Plan, as required by HUD, to update the LACDA's program goals, major policies, and financial resources, including the Admissions and Continued Occupancy Policy for the Public Housing Program (ACOP), and the HCV's Administrative Plan.
3. Recommend that the Board of Commissioners adopt and instruct the Chair to sign the Resolution approving the Annual Plan for submission



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



to HUD and authorize the Executive Director or designee to take all actions required for the implementation of the Annual Plan.

4. Recommend that the Board of Commissioners authorize the Executive Director or designee to execute all documents required to receive HUD-allocated 2026 CFP grant funds.
5. Recommend that the Board of Commissioners authorize the Executive Director or designee to incorporate into the Annual Plan all public comments received and approved for inclusion by the Board; and authorize the Executive Director or his designee to submit the Annual Plan to HUD by April 17, 2026.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

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

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

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

FISCAL IMPACT/FINANCING

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

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

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

CAPITAL FUND ANNUAL STATEMENT

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

As authorized by HUD, the Executive Director may amend the CFP Annual Statement as necessary to respond to needs such as housing emergencies, to safeguard property or protect health and safety, or to implement other changes that are in the interests of the LACDA and Public Housing residents. The Executive Director may also implement changes to the CFP Annual Statement in response to changes in federal funding.

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

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

1. LACDA- Initiated Reexaminations

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

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

2. Registrant/Applicant/Participant Requested Information Deadline

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

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

Admissions and Continued Occupancy Policy for the Public Housing Program

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

1. Applicant Criminal Screening Status

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

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

Housing Choice Voucher (Section 8) Program Administrative Plan

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

1. Waiting List Preference

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

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

2. Waiting List Purge

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

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

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

3. Verification of Residency Preference

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

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

4. Minimum Rent Financial Hardship

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

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

5. Verification of Legal Identity

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

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

6. Extensions of Voucher Term

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

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

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

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

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

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

2. Requests to Move under PBV Program

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

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

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

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

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

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

The Certification of Compliance with PHA Plan (Attachment D), has been approved as to form by County Counsel. At the conclusion of the Public Review and Comment period,

the LACDA will provide to the Board all public comments pertaining to the Annual Plan. Public comments received are included in the Board-approved Annual Plan and are submitted to HUD.

ENVIRONMENTAL DOCUMENTATION

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

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

IMPACT ON CURRENT PROGRAMS

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

Respectfully submitted,



EMILIO SALAS
Executive Director

Enclosures

Attachment A

Summary of Public Outreach

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

Summary of RAB Activities

Public Housing Program

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

Section 8 Program

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

Other Outreach Activities

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

Attachment B

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



May 20, 2026

Housing Advisory Committee
Los Angeles County Development Authority
700 West Main Street
Alhambra, California 91801

Dear Commissioners:

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

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 COMMITTEE RECOMMEND THAT THE BOARD
OF COMMISSIONERS:**

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).



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



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,

Housing Advisory Committee

May 20, 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,

A handwritten signature in black ink, appearing to read "Emilio Salas". The signature is written in a cursive, flowing style.

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:
---------------------------------------------------	------------	-------