2025-2026 Consolidated Annual Performance and Evaluation Report

Los Angeles County Development Authority

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Alhambra CA 91801

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PREFACE

The Consolidated Annual Performance and Evaluation Report (CAPER) is an assessment of the County of Los Angeles' (County) activity performance funded by the three U.S. Department of Housing and Urban Development (HUD) formula grant programs: Community Development Block Grant (CDBG); Emergency Solutions Grant (ESG); and the HOME Investment Partnerships Program (HOME).

The CAPER describes the County's performance for these HUD Formula Grant Programs in meeting the priority needs and goals established in the County's Five-Year Consolidated Plan and the corresponding Annual Action Plan. Fiscal Year (FY) 2025-2026 is the first year in the Five-Year Consolidated Planning Period (Program Years 2023-2028) for the County.

A draft of the 2025-2026 CAPER is made available for public review and comment during a 15-day public notice period, as mandated by HUD. Residents of the Los Angeles Urban County were invited to examine the contents of the report from Wednesday, September 9, 2026 through Wednesday, September 23, 2026. A printed copy of the CAPER was made available at the Los Angeles County Development Authority (LACDA), located at 700 West Main Street, Alhambra, CA 91801. The Draft was also posted for viewing and download on the LACDA's website: www.lacda.org during the public notice period. Anyone wishing to comment was instructed to submit written comments by 5:00 p.m. on Wednesday, September 23, 2026, to the attention of Eric Fong, Reporting Analyst, Community Development Division-Grants Management Unit, at the LACDA address. The Final CAPER is posted on the website shortly after submission to HUD at the end of September 2026.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Los Angeles County Development Authority (LACDA) takes the lead in overseeing the administration of the County of Los Angeles' (County) Federal formula grants: Community Development Block Grant (CDBG); Home Investment Partnerships (HOME); and Emergency Solutions Grant (ESG). The County does not administer the Housing Opportunities for Persons with AIDS (HOPWA) grant funds. The LACDA also oversees the development of the County's five-year Consolidated Plan, which outlines objectives to address housing and community development needs of County residents. The County's current Consolidated Plan covers the five-year planning period of program years 2023 through 2028 and identifies four priority needs and eight associated goals. The identified priority needs and goal statements facilitate in aligning proposed projects with the activity structure and reporting requirements of the Integrated Disbursement and Information System (IDIS), the U.S. Department of Housing and Urban Development (HUD) Office of Community Planning and Development's (CPD) management database.

The LACDA developed the goals, guided by community input and stakeholder feedback. These goals consider both "hard" costs related to increasing the supply of affordable housing units and shelter for unhoused persons and improving the quality of public facilities and infrastructure, as well as "soft" costs to provide County residents with services to improve their housing and employment opportunities and overall quality of life. More detail on one-year outcome indicators for each goal is provided in Table AP.2 of the County's 2025-2026 One-Year Action

Plan. The priority needs and goals are as follows:

1. Priority Need: Increase Affordable Housing Opportunities
    a. GOAL: Develop and Rehabilitate Affordable Housing Units
    b. GOAL: Increase Access to Affordable Housing
2. Priority Need: Reduce Homelessness
    a. GOAL: Develop and Rehabilitate Housing and Shelter for Unhoused Persons
    b. GOAL: Provide Services to Prevent and Reduce Homelessness
3. Priority Need: Strengthen an Inclusive Local Economy
    a. GOAL: Support Businesses
    b. GOAL: Increase Access to Employment Opportunities
4. Priority Need: Resilient and Healthy Communities
    a. GOAL: Resilient Infrastructure and Public Facilities
    b. GOAL: Thriving Neighborhoods and Healthy Residents

A summary of the County's program year 2025-2026 expected goals and actual accomplishments are outlined in Table 1 – Accomplishments – Program Year & Strategic Plan to Date along with a program summary report in Attachment 1.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Develop and Rehabilitate Affordable Housing Units	Affordable Housing	CDBG: $ / HOME: $	Rental units constructed	Household Housing Unit	425	103	24%	30	0	0.00%
Develop and Rehabilitate Affordable Housing Units	Affordable Housing	CDBG: $ / HOME: $	Rental units rehabilitated	Household Housing Unit	1,310	0	0%	100	0	0.00%
Develop and Rehabilitate Affordable Housing Units	Affordable Housing	CDBG: $ / HOME: $	Homeowner Housing Rehabilitated	Household Housing Unit	2,670	202	8%	200	0	0.00%
Increase Access to Affordable Housing	Affordable Housing	CDBG: $ / HOME: $ / RUSH - ESG Disaster Relief Grant: $750000	Homeowner Housing Added	Household Housing Unit	270	48	18%	0	0	0.00%
Increase Access to Affordable Housing	Affordable Housing	CDBG: $ / HOME: $ / RUSH - ESG Disaster Relief Grant: $750000	Direct Financial Assistance to Homebuyers	Households Assisted	510	17	3%	54	0	0.00%
Increase Access to Employment Opportunities	Non-Housing Community Development	CDBG: $	Jobs created/retained	Jobs	150	69	46%	88	68	77%
Increase Access to Employment Opportunities	Non-Housing Community Development	CDBG: $	Businesses assisted	Businesses Assisted	275	467	100%	533	133	25%
Provide Services to Prevent & Reduce Homelessness	Homeless	CDBG: $ / ESG: $	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	150	0	0%	10	0	0.00%
Provide Services to Prevent & Reduce Homelessness	Homeless	CDBG: $ / ESG: $	Homelessness Prevention	Persons Assisted	625,000	0	0%	168	0	0.00%

OMB Control No: 2506-0117 (exp. 09/30/2021)

Resilient Infrastructure and Public Facilities	Non-Housing Community Development	CDBG: $	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	343,410	237,781	69%	3000	0	0.00%
Resilient Infrastructure and Public Facilities	Non-Housing Community Development	CDBG: $	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	317,321	100%	479,664	317,320	66%
Resilient Infrastructure and Public Facilities	Non-Housing Community Development	CDBG: $	Homeowner Housing Rehabilitated	Household Housing Unit	25	895	100%	5474	879	16%
Support Businesses	Non-Housing Community Development	CDBG: $	Facade treatment/business building rehabilitation	Business	150	11	7%	28	9	32%
Support Businesses	Non-Housing Community Development	CDBG: $	Jobs created/retained	Jobs	0	0	0.00%	450	0	0.00%
Support Businesses	Non-Housing Community Development	CDBG: $	Businesses assisted	Businesses Assisted	140	246	100%	0	0	0.00%
Thriving Neighborhoods and Healthy Residents	Non-Housing Community Development	CDBG: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2,468,975	3,772,008	100%	1,165,889	1,147,869	98%
Thriving Neighborhoods and Healthy Residents	Non-Housing Community Development	CDBG: $	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	1	100%	393455	0	0.00%
Thriving Neighborhoods and Healthy Residents	Non-Housing Community Development	CDBG: $	Homeless Person Overnight Shelter	Persons Assisted	930	302,036	100%	100351	100201	99%
Thriving Neighborhoods and Healthy Residents	Non-Housing Community Development	CDBG: $	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	55,050	100%	0	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The County funds a wide range of activities to address its priorities and objectives. In FY 2025-2026, 237 projects were funded. The greatest amount of CDBG grant funds were budgeted for activities in support of public facilities and infrastructure. Intending to build resilient and healthy communities, these activities included: acquisition, disposition, public facilities and improvements, neighborhood facilities, parks and recreational facilities, parking facilities, water and sewer improvements, preservation, street improvements, and sidewalk construction.

Housing rehabilitation activities comprised the second largest amount of CDBG grant funds, with a majority of funds budgeted for single-unit residential and public housing rehabilitation. Housing rehabilitation efforts included: mitigating safety code violations, implementing ADA upgrades, installing solar panels, and home modifications for low- and moderate-income seniors. Also, the Housing Rights Center was contracted to address fair housing inquiries and the increased need for housing assistance litigation throughout the County.

Beyond brick-and-mortar activities, the County aimed to improve the living conditions for its residents through senior services, youth services, and general public service activities. Public services funded : after-school programs, youth scholarships, services for the handicapped, nutrition for seniors, graffiti removal, crime awareness/prevention, domestic violence shelters, neighborhood cleanups, and food banks.

The County operated a variety of programs directed towards economic growth in the region, including: other commercial/industrial improvements, farmer's markets, business façade improvements, direct financial assistance to for-profit business, and technical assistance to businesses. The County and several of its participating cities administered small business grant programs to help prevent local businesses from shuttering and to boost economic resiliency. The County also continued to manage its Section 108 Loan Program, used to fund large scale CDBG-eligible economic development and infrastructure projects.

Lastly, as part of the CARES Act funding, the County received a total of $32,552,033 in CDBG-CV 2020 funding to prevent, prepare for, and respond to the coronavirus pandemic. In FY 2025-2026, CDBG-CV funding was largely used to provide services to two of the populations most heavily impacted by the pandemic – youth and seniors. Funding was also allocated for small business grants and emergency mortgage and rental assistance programs. The CDBG-CV grant expired in May 2026, and the County expended 100% of its allocation to assist residents affected by the pandemic and improve resiliency in County services.

OMB Control No: 2506-0117 (exp. 09/30/2021)

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	1,605	7
Black or African American	292	15
Asian	1,256	5
American Indian or American Native	84	1
Native Hawaiian or Other Pacific Islander	17	2
Total	**3,254**	**93**
Hispanic	1,269	21
Not Hispanic	2,552	31

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	0
Asian or Asian American	2
Black, African American, or African	36
Hispanic/Latina/e/o	35
Middle Eastern or North African	1
Native Hawaiian or Pacific Islander	0
White	20
Multiracial	4
Client doesn't know	0
Client prefers not to answer	0
Data not collected	0
Total	**98**

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The County's federally funded CDBG, HOME, and ESG activities continue to serve a variety of clients throughout the five Supervisorial Districts of the County of Los Angeles, within its participating cities and among Countywide targeted areas. The LACDA and LAHSA focus on tracking individual persons in its databases, along with families. Racial and ethnic counts were adjusted in CR-10 to reflect individual clients served. Only housing activities qualified under the Low-Mod Housing National Objective require households to be counted; and beneficiary categories with varied racial detail were rolled up into ethnicity categories in order to maintain consistency with IDIS. Missing from the table above are CDBG additional clients who identified as the racial category of Other - a total of 567 persons. The Ethnicity counts for Hispanic versus Not Hispanic totals are a sum total of the categories listed in the table plus the category of Other.

HOME clients reflected in CR-10 do not include 22 households identifying Race as Other or 41 units that were left vacant. The Ethnicity counts for Hispanic versus Not Hispanic totals are a sum total of the categories listed in the table plus the category of Other and the Vacant counts.

A total of 98 individuals were served with ESG funds. The makeup of individuals served with ESG funding mirrors that of the population experiencing homelessness, with 37% of individuals identifying as African American or African, 36% identifying as Hispanic, and 4% identifying as multiracial.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	43,407,932.76	20,945,531.55
HOME	public - federal	24,099,459.00	9,169,956.00
ESG	public - federal	1,725,321.00	153,971.34
RUSH - ESG Disaster Relief Grant	public - federal	1,000,000.00	810,850.90

Table 3 - Resources Made Available

Narrative

The IDIS PR-26 FY 2025-2026 Financial Summary Report for CDBG and CDBG-CV for the County of Los Angeles is included in Attachment 2.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Countywide	35	35	Sum of unincorporated areas
Dist. 1 Unincorporated Avocado Heights-Bassett North Whittier			First District Handyworker Program
Dist. 1 Unincorporated Azusa			Code Enforcement - First District; Code Enforcement Nuisance Abatement Program; First District Handyworker Program; 1st District Clean-Up and Graffiti Prevention Projects
Dist. 1 Unincorporated Covina			Senior Information and Referral; Senior Nutrition; Second Start Literacy Program; Code Enforcement - First District; Code Enforcement Nuisance Abatement Program; First District Handyworker Program; 1st District Clean-Up and Graffiti Prevention Projects; Fifth District Handyworker Program
Dist. 1 Unincorporated East Los Angeles			Maravilla/Disposition; East Los Angeles Parking Lot Lease Payments; Economic & Small Business Initiatives TA to Businesses in East Los Angeles & City Terrace; Code Enforcement - First District; Code Enforcement Nuisance Abatement Program; First District Handyworker Program; The 323 Farmer's Market - City Terrace; 1st District Clean-Up and Graffiti Deterrent Project

Dist. 1 Unincorporated East Valinda (San Jose Hills)			
Dist. 1 Unincorporated South El Monte			Code Enforcement - First District; Code Enforcement Nuisance Abatement Program; First District Handyworker Program; 1st District Clean-Up and Graffiti Prevention Projects
Dist. 1 Unincorporated South San Gabriel			After-School Program; Code Enforcement Nuisance Abatement Program; First District Handyworker Program; 1st District Clean-Up and Graffiti Prevention Projects
Dist. 1 Unincorporated Valinda			Code Enforcement - First District; Code Enforcement Nuisance Abatement Program; First District Handyworker Program; 1st District Clean-Up and Graffiti Prevention Projects; Equestrian Patrol Program
Dist. 1 Unincorporated Walnut Park			First District Handyworker Program
Dist. 1 Unincorporated West Valinda			
Dist. 1 Unincorporated West Valinda/West Puente Valley			First District Handyworker Program
Dist. 1 Unincorporated Whittier Sunrise			
Dist. 2 Unincorporated Athens Village			Century Station Code Enforcement
Dist. 2 Unincorporated Athens-Westmont			LA Commons - Corridors 2 Community - Central Avenue & Vermont Avenue; Century Station Code Enforcement
Dist. 2 Unincorporated Del Aire			
Dist. 2 Unincorporated East Rancho Dominguez			Century Station Code Enforcement
Dist. 2 Unincorporated El Camino Village			
Dist. 2 Unincorporated Florence-Firestone			LA Commons - Corridors 2 Community - Central Avenue & Vermont Avenue; Central Ave Corridor Vacant Lot Activation Series; Century Station Code Enforcement
Dist. 2 Unincorporated Hawthorne			
Dist. 2 Unincorporated Lennox			Century Station Code Enforcement
Dist. 2 Unincorporated Rosewood/East Gardena			

Dist. 2 Unincorporated Rosewood/West Rancho Dominguez			Century Station Code Enforcement
Dist. 2 Unincorporated View Park/Windsor Hills			
Dist. 2 Unincorporated West Carson			
Dist. 2 Unincorporated West Rancho Dominguez			Century Station Code Enforcement
Dist. 2 Unincorporated Willowbrook			Willowbrook Community Project Area/Disposition; Century Station Code Enforcement
Dist. 4 Unincorporated Cerritos			Code Enforcement - Fourth District; Fourth District Handyworker Program
Dist. 4 Unincorporated Hacienda Heights			First District Handyworker Program
Dist. 4 Unincorporated La Rambla			Fourth District Handyworker Program; Fourth District Handyworker Program
Dist. 4 Unincorporated Rowland Heights			First District Handyworker Program
Dist. 4 Unincorporated South Whittier			South Whittier/Los Nietos Before and/or After-School Programming; 4th District - DPR– Amelia Mayberry Park Senior Center Multi-Purpose Room Remodeling; Code Enforcement - Fourth District; Fourth District Handyworker Program
Dist. 4 Unincorporated West Whittier/Los Nietos			South Whittier/Los Nietos Before and/or After-School Programming; Code Enforcement - Fourth District; Fourth District Handyworker Program
Dist. 5 Unincorporated Agua Dulce			Fifth District Handyworker Program; Handyworker Program
Dist. 5 Unincorporated Altadena			West Altadena/Disposition; Fifth District Handyworker Program; Handyworker Program
Dist. 5 Unincorporated Canyon Country			Fifth District Handyworker Program; Healthcare Access for the Low Income and Uninsured; Handyworker Program
Dist. 5 Unincorporated Castaic/Lake Hughes			Fifth District Handyworker Program; Healthcare Access for the Low Income and Uninsured; Handyworker Program
Dist. 5 Unincorporated Covina			Fifth District Handyworker Program; First District Handyworker Program
Dist. 5 Unincorporated East Pasadena			
Dist. 5 Unincorporated El Monte			

Dist. 5 Unincorporated Hi Vista			AVPH-HFA Home Visitation Program; Handyworker Program; DPR - SENIOR PROGRAMS (STEPHEN SORENSON PARK); Fifth District Handyworker Program; Handyworker Program
Dist. 5 Unincorporated Kagel Canyon			Handyworker Program
Dist. 5 Unincorporated La Crescenta/Montrose			Fifth District Handyworker Program; Handyworker Program
Dist. 5 Unincorporated Lake Littlerock			
Dist. 5 Unincorporated Lake Los Angeles			AVPH-HFA Home Visitation Program; Handyworker Program; DPR - SENIOR PROGRAMS (STEPHEN SORENSON PARK); DPR - SENIOR PROGRAMS (JACKIE ROBINSON PARK); Fifth District Handyworker Program; Handyworker Program
Dist. 5 Unincorporated Llano			AVPH-HFA Home Visitation Program; Handyworker Program; DPR - SENIOR PROGRAMS (STEPHEN SORENSON PARK); Fifth District Handyworker Program; Handyworker Program
Dist. 5 Unincorporated Monrovia			Fifth District Handyworker Program; Handyworker Program
Dist. 5 Unincorporated Newhall			Fifth District Handyworker Program; Healthcare Access for the Low Income and Uninsured; Handyworker Program
Dist. 5 Unincorporated North East San Gabriel			
Dist. 5 Unincorporated Pearblossom			AVPH-HFA Home Visitation Program; Handyworker Program; Handyworker Program
Dist. 5 Unincorporated Quartz Hill			AVPH-HFA Home Visitation Program; Handyworker Program; Fifth District Handyworker Program; Handyworker Program
Dist. 5 Unincorporated Roosevelt			
Dist. 5 Unincorporated South Antelope Valley			Handyworker Program; Fifth District Handyworker Program; Handyworker Program
Dist. 5 Unincorporated Val Verde			Fifth District Handyworker Program; Healthcare Access for the Low Income and Uninsured; Handyworker Program

Table 4 – Identify the geographic distribution and location of investments

Narrative

Funds are distributed among the 47 participating cities and the unincorporated areas within the five County Supervisorial Districts. The distribution of funds among these entities utilizes the HUD formula as adopted by the Board of Supervisors in 1975. The formula is based on a combination of 2020 Census data and other most recent population estimates provided by HUD.

Funding decisions for County programs are based on the needs and strategies discussed in the County's Consolidated Plan. Participating cities retain local control by designing and operating CDBG projects based on local needs. Funding for participating cities activities account for 65% of the County's formula grant funds distribution. The LACDA works with each County Supervisorial Board Office to identify and develop viable projects in the unincorporated areas of the County. Funding for activities in the unincorporated areas of the County account for the remaining 35% of the County's formula grant funds distribution. ESG funds are administered by the lead agency for the County and City of Los Angeles who works with local government agencies and nonprofit housing and social service providers to address a wide range of issues related to homelessness within the Los Angeles Continuum of Care (CoC).

CDBG and HOME-funded activities in the unincorporated areas target geographic areas with the greatest socio-economic distress. The goals of these programs are to maintain and improve neighborhoods and communities within the unincorporated County. To this end, a variety of public services, public works projects, housing production and rehabilitation programs and economic development activities are undertaken. Public funds are leveraged with private resources to maximize the effects of formula grant investment.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The LACDA enlists a variety of public and private resources to meet its planned outcomes and objectives to serve County residents. The County uses resources from CDBG, HOME, ESG, Public Housing Assistance, and special grants awarded by HUD as the foundation for implementing its consolidated plan strategies. CDBG dollars are expanded through the Section 108 Loan Guarantee Program, which allows the County and its participating cities to borrow additional funds against their grant funds to meet immediate community development needs. Repayments were made for outstanding Section 108 loans, for the city of Covina, and the County projects of Florence Parking Lot, Vermont Manchester, and Willowbrook Library. The County also received funds from the State of California and City of Los Angeles for projects that involved joint funding by these jurisdictions. In addition to these public resources, the LACDA worked with the lending community to provide private dollars to help meet the County's needs.

Fiscal Year Summary – HOME Match (HIF)	
1. Excess match from prior Federal fiscal year	635,308,802
2. Match contributed during current Federal fiscal year	104,060,507
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	739,369,309
4. Match liability for current Federal fiscal year	3,339,813
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	736,029,496

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	**Date of Contribution**	**Cash (non-Federal sources)**	**Foregone Taxes, Fees, Charges**	**Appraised Land/Real Property**	**Required Infrastructure**	**Site Preparation, Construction Materials, Donated labor**	**Bond Financing**	**Total Match**
N19136	10/10/2024	4,265,669						4,265,669
N19148	11/7/2024	4,848,429						4,848,429
C26A05	11/21/2024	1,790,804						1,790,804
N26A05	11/21/2024	1,468,119						1,468,119
C26A13	12/12/2024	1,903,499						1,903,499
N26A13	12/12/2024	4,302,542						4,302,542
N19152	12/13/2024	3,389,236						3,389,236
C26A14	12/23/2024	1,926,817						1,926,817
C27A05	12/31/2024	183,308						183,308
N19145	1/2/2025	5,708,200						5,708,200
C27A02	1/28/2025	3,076,273						3,076,273
N19156	1/31/2025	7,047,689						7,047,689
N19106	2/27/2025	8,833,676						8,833,676
N19107	2/27/2025	6,022,018						6,022,018
N19102	3/12/2025	6,543,935						6,543,935
C27A10	3/24/2025	4,290,649						4,290,649
N19114	4/29/2025	2,840,546						2,840,546
C26A16	4/30/2025	4,392,613						4,392,613
N26A16	4/30/2025	6,930,913						6,930,913
C27A09	5/6/2025	4,827,841						4,827,841
C26A06	5/12/2025	3,053,317						3,053,317
N26A06	5/12/2025	6,943,166						6,943,166
C26A04	7/3/2025	4,966,305						4,966,305
N26A04	7/3/2025	1,110,994						1,110,994
N19150	7/18/2025	2,170,189						2,170,189

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	**Date of Contribution**	**Cash (non-Federal sources)**	**Foregone Taxes, Fees, Charges**	**Appraised Land/Real Property**	**Required Infrastructure**	**Site Preparation, Construction Materials, Donated labor**	**Bond Financing**	**Total Match**
CGAP02	7/18/2025	1,223,759						1,223,759

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period $	**Amount received during reporting period $**	**Total amount expended during reporting period $**	**Amount expended for TBRA $**	**Balance on hand at end of reporting period $**
$3,825,092.36	**$3,468,231.73**	**1,336,619.24**		**5,956,704.85**

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	**Minority Business Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Contracts						
Dollar Amount	60,655,056	0	0	0	0	0
Number	1	0	0	0	0	0
Sub-Contracts						
Number	67	1	3	0	13	50
Dollar Amount	51,630,405	44,861	379,338	0	4,906,829	46,302,377

	Total	**Women Business Enterprises**	**Male**
Contracts			
Dollar Amount	60,655,056	60,655,056	0
Number	1	1	0
Sub-Contracts			
Number	67	6	61
Dollar Amount	51,630,405	10,121,100	41,509,305

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	**Minority Property Owners**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Households Displaced	**Total**	**Minority Property Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	72	0
Number of Non-Homeless households to be provided affordable housing units	172	21
Number of Special-Needs households to be provided affordable housing units	0	72
Total	**244**	**93**

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	72	72
Number of households supported through Rehab of Existing Units	172	0
Number of households supported through Acquisition of Existing Units	0	21
Total	**244**	**93**

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The First-Time Homebuyer Program falls under the Acquisition of Existing Units in the HOME Program's Integrated Disbursement & Information System (IDIS) input; however, under the County's CDBG Program, it is referred to as Direct Financial Assistance to Homebuyers.

Discuss how these outcomes will impact future annual action plans.

The County continues to report accomplishments in the future as planned for in the Five-Year Consolidated Plan. Adjustments to one-year goals will be considered for the Number of non-homeless households to be provided affordable housing units and Number of households supported through the rehabilitation of existing units.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	1	31
Moderate-income	0	97
Total	**1**	**128**

Table 13 – Number of Households Served

Narrative Information

The LACDA has been able to assist in the financing of the development of new, affordable rental units, for-sale housing for low-income households, as well as special needs housing. Rental units financed by the LACDA using HOME funds are reserved for occupants with incomes that do not exceed 50% of the Los Angeles County Area Median Income (AMI). During FY 2025-2026, approximately $6.3 million in HOME funds was expended to finance the development of 4 housing projects at various development stages. A total of 72 rental HOME-assisted units were completed and received a certificate of occupancy in FY 2025-2026. There are an additional 161 units in progress.

The LACDA's Home Ownership Program (HOP) assists households in Los Angeles County by making home ownership accessible by facilitating affordable home purchases for low-income households, providing deferred payment loans for down payment assistance, individual credit counseling, and homebuyer education. The HOP funded 21 deferred payment loans, totaling $2.05 million in HOME funds during FY 2025-2026.

CDBG funds were used to financially assist eligible homeowners and renters under the single-family and multi-family home improvement, handyworker, and public housing modernization programs. During FY 2025-2026, LACDA completed 126 units of housing rehabilitation for extremely low-, low-, and moderate-income owners, and 14 units of housing rehabilitation for extremely low-, low-, and moderate-income renters, with an emphasis on health and safety repairs.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

The Los Angeles Continuum of Care's (COC) goal is to make individuals experiencing homelessness a rare and short lived situation. Furthermore, they seek to prevent individuals from entering the homeless system by meeting immediate needs and to expedite the placement of individuals into permanent housing.

The Los Angeles CoC promotes integrated, community-wide strategies and plans to prevent and end homelessness, by way of coordinating with numerous local organizations and initiatives to serve those experiencing homelessness and managing the CoC's funding applications. It has invested heavily in deploying problem-solving throughout the homeless response system. Problem-Solving (also known as Diversion or Rapid Resolution, herein referred to as Problem-Solving) is a short-term housing intervention that seeks to assist participants to maintain their current housing or identify an immediate and safe housing alternative within their own network of family, friends and social supports. By working alongside people facing a housing crisis in an empowering manner, Problem-Solving can assist them at the very beginning of their housing crisis, or shortly after they enter the system. Problem-Solving also ensures that those households who do not have alternative housing options are quickly connected to existing emergency or crisis housing services to ensure their immediate health and safety needs are met.

In addition to Problem-Solving, the Los Angeles CoC has invested heavily in prevention services. Coordinated Entry System (CES) providers and partners have established a systematic approach for linking supportive services available to people in danger of homelessness or unstably housed, and how to leverage those resources as quickly and efficiently as possible. Providers are often able to prevent a new inflow into homelessness by simply helping an individual or family get caught up on rental arrears that occurred because of a one-time emergency. By understanding the challenges that individuals, youth, and families face in being homeless and/or in danger of homelessness, the CES providers are better able to divert people away from the emergency shelter and homeless services delivery system by helping them maintain their current housing, or, when necessary, to relocate to more affordable housing. The Los Angeles CoC continues to employ the practice of problem solving/diversion and helping people reconnect with family and friends, when possible, on a permanent or temporary basis.

For those in need of housing support, the Los Angeles CoC has worked hard to ensure individuals are able to obtain the interim and permanent housing solutions they need. In FY 2025-2026, LAHSA utilized ESG funding to support winter shelter programs, crisis housing programs, and rapid re-housing programs. These programs work to meet an individual's immediate needs while providing them with the resources they need to exit into permanent housing. LAHSA also worked to ensure individuals are able to obtain interim housing by utilizing ESG funding to support transportation services as part of the winter shelter program. Measure H funding and ESG funding were used to transport individuals to and from winter shelter sites during the winter season. This helped ensure individuals were able to access interim housing resources during the coldest months of the year.

Currently within the Los Angeles CoC, there are four systems providing targeted homeless prevention services to subpopulations: the adult, family, youth, and Veteran systems. The targeting for these programs has been informed through extensive research and data to develop and improve targeting tools for homelessness prevention, to maximize the impact in preventing future homelessness.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Los Angeles CoC has continued to implement an outreach system based on regional coordination of all outreach workers across different funding sources. All outreach workers use the same standardized assessment and triage tool to understand the needs and available resources for the people they are engaging. Additionally, outreach workers worked closely with the City of Los Angeles Mayor's "Inside Safe" effort. Inside Safe is focused on addressing high profile encampments and getting people indoors as soon as possible.

Los Angeles has also continued to implement a public-facing online system called the Los Angeles Homeless Outreach Portal (LA-HOP) for community stakeholders to inform the outreach system of people experiencing unsheltered homelessness in need of services and requests. Requests go to a centralized platform and are then routed to regional CES outreach coordinators who triage and ensure that outreach teams are deployed to contact the individual experiencing homelessness within 72 hours of the request.

Finally, the Los Angeles CoC worked closely with its County partners to develop solutions to encampments, expand street-based medicine, improve the availability of mainstream benefits, and meet the needs of individuals in crisis housing. LAHSA has received encampment resolution funding and has actively implemented encampment clearing initiatives.

Addressing the emergency shelter and transitional housing needs of homeless persons

Recently the Board of Supervisors proclaimed a local emergency for homelessness in the County of Los Angeles. This allowed the County additional tools to accelerate and expand its responses through the Homeless Initiative, and in collaboration with partners. LAHSA utilized ESG funding in combination with local funding to support programs that address the immediate and long-term needs of people experiencing homelessness. These programs were focused on serving individual adults, unaccompanied youth, and families and providing them with prevention, emergency shelter, and permanent housing solutions. In FY 2025-2026, City and County partners began efforts to create a unified emergency response program to expand the capacity of the shelter system to bring people indoors during emergencies, several weather, or natural distasters. These efforts will save lives. During the recent wild fires in Los Angeles County, this program was able to mobilize emergency shelter resources to bring people who were experiencing homelessness and affected by the fires indoors.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

LAHSA's Homeless Prevention Program provides services to families and individuals (adults and transition age youth) who are in imminent danger of becoming homeless. Participants are provided with short-term financial assistance and case management to address the financial crises that cause this issue. When necessary, participants are also referred to a Measure H-funded legal services program to help defend any eviction actions that may be threatening their housing.

LAHSA also utilized Measure H funding for Bridge Housing sites to provide minimal-restriction and supportive 24-hour residence for individuals. Bridge Housing is temporary and serves to "bridge" people experiencing homelessness into housing via a reserved bed that facilitates placement into permanent housing. The intention of this emergency housing is to provide participants with some stability so that they can maintain contact with their support systems and utilize resources to overcome challenges that come with finding housing. The individuals served at these sites are over the age of eighteen (18+) and were either involved with the criminal justice system over the past five years or who have exited a hospital or jail/prison over the past six months.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Time-Limited Subsidies (TLS) program assists individuals and families experiencing homelessness in obtaining and maintaining permanent housing through temporary rental assistance and housing stabilization services. The program is designed to help households quickly exit homelessness and achieve housing stability.

TLS reduces the duration of homelessness by providing financial assistance that removes barriers to housing access and enables participants to secure fair market rate housing as quickly as possible. Although most participants are referred to TLS upon unit application approval, TLS service providers work closely with landlords, property managers, and other community partners to identify available housing opportunities and support rapid placement into permanent housing units.

In addition to rental assistance, participants receive individualized case management and housing-focused support services to strengthen their ability to achieve long-term housing stability and independent living. Services may include assistance with income and benefits acquisition, employment resources, healthcare and behavioral health connections, budgeting, life skills development, and linkage to mainstream community resources.

Throughout the subsidy period, providers work with participants to develop and implement housing stability plans, increase household income, and prepare for a successful transition from rental assistance. Additionally, to ensure participants are connected to the most appropriate housing interventions, providers administer a Housing Acuity Index (HAI) assessment every 90 days. The HAI is used to assess housing stability, track changes in participant needs over time, and identify households that may be eligible for Permanent Supportive Housing (PSH) when ongoing intensive support is necessary to maintain housing stability.

By combining temporary financial assistance with targeted support services, TLS increases access to affordable housing, reduces the length of time households experience homelessness, and helps prevent returns to homelessness after housing placement. The program promotes self-sufficiency, connection to community resources, and sustainable housing outcomes, ensuring that participants are equipped with the tools and support necessary to remain stably housed after subsidy assistance ends.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The LACDA owns 3,229 housing units of public and multifamily housing properties, located throughout the unincorporated areas of the County of Los Angeles. These housing sites help to strengthen neighborhoods, empower families, support local economies, and promote local achievement. Over 2,989 families have benefited from the programs administered by the LACDA, which empowers low-income families by providing opportunities to obtain affordable rental housing; employment and job training; youth programs; childcare; case management; and elderly assistance.

The LACDA meets residents' needs by providing various services at the LACDA's housing developments located throughout the unincorporated areas of the County. The following resident service programs were offered to public housing residents during FY 2025-2026:

- **Resident Services Programs –** This project provided support programs to residents of the County of Los Angeles' public housing developments. Resident services programs included: after school programs; adult literacy; recreation; creative arts; youth leadership; senior/adaptive services; workforce development; and housing community activities and events. Many of these programs were administered through collaboration with nonprofits providing services onsite. **Service Area/Target Population:** This program served approximately 2,900 residents residing at the Nueva Maravilla, Sundance Vista, Harbor Hills, Carmelitos and Century Wilton Housing Developments, located in the 1st, 2nd, and 4th County Supervisorial Districts. The program targets low and extremely low income youth residing in the housing developments.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The LACDA administers a Family Self-Sufficiency (PH-FSS) program to encourage residents to become more self-sufficient and has an array of resident participation activities organized by the LACDA staff:

- **Family Self-Sufficiency –** The LACDA administers a Family Self-Sufficiency (PH-FSS) program for Public Housing and Section 8 residents. The FSS program provided critical tools and supportive services to foster a resident's transition from financial and housing assistance to economic and housing self-sufficiency. The FSS program offers a unique savings opportunity known as an escrow account, which is a savings account created and maintained by the LACDA. The escrow account is established when an FSS participant's rent increases due to an increase in earned income (wages). Participants must successfully achieve all goals established in order to be eligible to receive escrow funds upon completion of the FSS program. After successful completion of the program, participants receive their escrow savings and are encouraged to use it as a down payment on their first home. **Service Area/Target Population:** This program served 30 Public Housing residents at all the conventional public housing developments located in all five County Supervisorial Districts.

Public Housing encourages its residents to become more involved in community management and participatory roles through its Resident Councils and the Annual Plan Resident Advisory Board.

- **Resident Councils -** The role of a Resident Council (RC) is to improve the quality of life and resident satisfaction in self-help initiatives by enabling residents to create positive living conditions for individuals and families residing in public housing. RCs serve as the voice of the housing communities that elect them. RCs actively participate and are formally recognized through an executed Memorandum of Understanding with the LACDA. The RC membership consists of a democratically governing board elected by the voting membership. The LACDA holds a quarterly gathering of RC Board members and provides workshops on varying topics throughout the year which may include: the LACDA policies; community resources; how to run an effective meeting; safety issues; and the budgeting process. Currently, there are eight (8) active RCs.

Resident Advisory Board - The Resident Advisory Board (RAB) provides the LACDA and its clients with a forum for sharing information about the Annual Plan. As part of the Annual Plan process, HUD requires the LACDA to set up a RAB each year and meet with the RAB at least once in efforts to increase resident participation and input in the Annual Plan process. RAB members help the LACDA in developing its goals and provide recommendations on how to improve the Section 8 and Public Housing programs.

Actions taken to provide assistance to troubled PHAs

The LACDA has been commended for its management of its public housing sites and has received a HUD High Performer designation for the 17th year in a row under HUD's Public Housing Assessment System (PHAS). The PHAS is an in-depth evaluation of a Public Housing Agency's (PHAs) performance, including the physical condition of properties, financial standing, management systems and the effectiveness of its modernization Capital Fund program. The LACDA's Public Housing program is the second largest PHA in Southern California. The LACDA has not had to take action to provide assistance to troubled PHAs but would be available to assist local PHAs with recommendations for public housing operations and management.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The LACDA worked closely with the County Board of Supervisors Offices to identify affordable housing obstacles and reshape their policies and programs to align with the County's Priority Needs. The LACDA identifies three primary obstacles to affordable housing:

- Current market conditions – such as increased land costs, high construction costs, construction liabilities and lack of developable land – constrain the housing market and become obstacles to affordable housing;
- Financing requirements, increasing interest rates, and unfair lending practices make homeownership less attainable for low- and moderate-income households; and
- Regulatory/policy measures (development fees, building codes, zoning, and the approval process), as well as conditions such as hillsides/slopes, fire hazards, flooding/mudflows, and seismic hazards create obstacles to developing affordable housing.

Recent trends have exacerbated these hurdles, such as the continuing increase in housing costs and rents, rising insurance premiums, insufficient housing stock, and resistance to affordable developments in affluent, low-density areas.

The County has taken several measures to ameliorate these obstacles. In FY 2025-2026, the County continued to implement the Density Bonus Ordinance, which is designed to increase the production of on-site affordable housing. Another significant piece of legislation was the amendment to the Accessory Dwelling Unit (ADU) ordinance. This amendment streamlined the ADU approval process and broaden the availability of ADUs to homeowners and enable construction of affordable rental units. In addition, the County continued to reduce or exempt fees for affordable housing developers for minor modifications to conditional use permits or from payment of zoning and subdivision fees for the projects.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Among the most acute needs in Los Angeles County, the housing-related issues identified under Priority Need: Increase Affordable Housing Opportunities and Priority Need: Reduce Homelessness afflict nearly half of Urban County households. These needs include a growing lack of affordable housing, housing cost burden, and overcrowding. These circumstances are most prevalent among people of color, who are more likely to be extremely low-income renters and are more likely to experience housing cost burdens and overcrowding.

During FY 2025-2026, the LACDA engaged in several measures to address the County's multi-faceted housing needs:

- **CDBG:** The County expended over $9 million in CDBG funds on housing rehabilitation and preservation. These funds were largely directed towards single-unit and multifamily housing rehabilitation and upgrades to the County's public housing units.

- **NOFA:** Through a semi-annual Notice of Funding Availability (NOFA), including HOME funds among other sources, the LACDA makes funding available to public and private applicants to develop affordable multifamily rental housing. The focus of the LACDA's most recent NOFA, was on new construction and acquisition/rehabilitation projects that created new Special Needs and affordable rental housing units. Projects funded through this NOFA are expected to help meet the housing needs of their communities, provide local economic development opportunities during construction, and assist in the alleviation of any local blighting conditions.

- **Section 8:** The Housing Choice Voucher (Voucher), previously referred to as a Section 8 voucher, is a flexible tool to assist the lowest-income households afford the cost of housing in the private market. Vouchers cover the difference between the full rent for an apartment in the private market and the affordable rent households pay, typically 30 percent of their household income.

The Los Angeles CoC takes an "all hands-on deck" approach to addressing obstacles to meeting underserved needs. Under the "state of emergency" motion, Los Angeles County is easing regulations that can slow or prevent the construction of interim/ permanent housing, while simultaneously, expediting the process for acquiring properties and executing/amending leases. Also, Los Angeles County is accelerating funding services via contracting and procurement, simplifying the action or re-purposing existing funding to support services essential to helping individuals move from encampments.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

In the last two decades, the LACDA has implemented HUD lead-based paint regulations which required federally-funded rehabilitation projects to address lead hazards. Any property receiving

HOME program funds or other federal assistance is required to undergo a lead-based paint inspection. For the LACDA's homeownership program, an inspection is ordered immediately after the reservation of loan funds, and properties must pass the inspection before loan processing occurs. If the property fails inspection, repairs are required and must be completed by a qualified contractor. All contractors participating in the LACDA's home improvement programs are required to be Environmental Protection Agency (EPA)-certified. To educate consumers and contractors, the LACDA distributes the EPA's lead pamphlet to all homeowners and occupants before construction work begins and requires written confirmation of receipt of the lead pamphlet. Interim controls are put in place on each project to reduce human exposure to contaminants, including specialized cleaning, painting, temporary containment and ongoing monitoring of lead-based paint hazards and other potential hazards.

The majority of homes served by the LACDA home improvement programs are older than 1978, and it is assumed that many of them have lead-based paint. LACDA inspectors test the areas that will be impacted by rehabilitation and take necessary measures to abate the conditions. All occupants are advised of any lead hazard evaluations, reports and recommendations of the hazard reduction activities and clearances.

LACDA staff, Handyworker subrecipient agencies, community-based organizations, nonprofit organizations, and other participating public agency staff all receive information on lead hazards, and key staff are sent to HUD-sponsored trainings. The LACDA also distributes notices to all Section 8 property owners and managers to notify them about regulatory requirements. Emergency shelter housing participating in the County's voucher program are also subject to health and safety inspections, and routine inspections are required in many of the multi-family dwellings to ensure that units are maintained in accordance with HUD requirements. Post-pandemic, it is now safe to resume rehabilitation work on single-unit, multi-unit, and public housing units as programs continue to return to normal operations. Many of the County's funded Housing Rehabilitation Loan Programs include their own lead-based paint testing services as part of the program.

In addition, the LACDA partners with the Los Angeles County Department of Public Health to administer Lead Free Homes LA (LFHLA). Although not CDBG-funded, LFHLA works in tandem with many of the staff and contractors from County Rehabilitation Loan Programs. LFHLA is a program that provides lead paint hazard remediation services to eligible homeowners, property owners, and tenants across Los Angeles County, particularly for homes with children under the age of six who are more susceptible to the detrimental effects of lead poisoning. LFHLA targets underserved communities with social and economic impediments. A lead hazard remediation program of this size and scope is the first of its kind in California.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The County's Consolidated Plan section SP-70 outlines an anti-poverty strategy that describes how the LACDA's goals, programs, and policies for producing and preserving affordable housing and community development activities contribute to reducing the number of poverty-level families. The LACDA supports the State of California's overall anti-poverty strategy of moving low-income people to self-sufficiency, in part, by funding activities with CDBG, HOME and ESG grant dollars, as well as supplemental and leverage funding. The LACDA consults with many public, private, and nonprofit organizations to help ensure that its funded activities are effectively coordinated to best reduce the number of poverty-level families.

The LACDA funds a variety of projects to reduce the number of families living in poverty. These projects cover a range of housing, workforce, and economic development efforts. The County also funds supportive social service activities, such as teen programs to avert involvement in illicit activities (such as gangs and drug abuse), and childcare and education programs. These programs are aimed at preventing low- to moderate-income persons and families from falling into poverty.

In addition to its formula grant-funded projects, the LACDA operates an effective Family Self-Sufficiency (FSS) program that assists participants with moving towards self-sufficiency and homeownership. FSS program participants receive career development, life skills, job training, homeownership and financial literacy counseling as they continue on the path to financial self-reliance.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

As the lead agency for the County's Consolidated Plan, the LACDA coordinated with State agencies, local governments (particularly its participating cities), 25 community-based organizations, other Los Angeles County Departments, and various business and financial institutions to assist in implementing its formula grant programs. The LACDA's focus on institutional structure was a broad strategy of coordination, empowerment, and communication among the public, private, and nonprofit sectors. The LACDA continued to foster greater cooperation and coordination efforts with other local governmental agencies and identified a variety of programs, services, and strategies suitable for collaboration with other County Departments. Strengths and gaps regarding the institutional structure emerged from focus groups, community meetings, and other coordinated communication. The LACDA also provided technical assistance and organizational management to partner agencies to increase their effectiveness in implementing programs to address the County's housing and community development needs.

The LACDA partnered with LAHSA and provided it with ESG funds to address the Priority Need: Reduce Homelessness. The ESG program provides homeless persons with connections not only to safe and sanitary shelter, but also to supportive services and other kinds of assistance needed to improve their situations. The program also intends to reduce homelessness through the funding of rapid re-housing and diversion. LAHSA works with local government agencies and nonprofit housing and social service providers to address a wide range of issues related to homelessness within the Los Angeles CoC. In addition to the steps being taken to increase and accelerate funding for essential services, the CoC takes note of accountability measures within the institutional structure. For example, quarterly reports, evaluations and audits, citizen oversight, and County Board of Supervisors' correspondence and meeting agendas, to help ensure homelessness initiatives and agendas permeate the operational and institutional structures.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Los Angeles County Unit Acquisition strategies, which includes master leases, landlord incentives, etc. are innovative ways to partner with private housing and social services agencies. These strategies intend to expedite access, reduce barriers, and create more opportunities for property owners and developers. This strategy is aided by public and private stakeholders.

In FY 2025-2026, LAHSA and its subrecipients continued their efforts to improve coordination to expediate the process of placing participants into permanent housing, reducing barriers towards entry into emergency shelters, and to expand access to social support services. Key among these efforts were:

- Permanent Supportive Housing (PSH) inventory tracking and batch matching of participants in emergency shelter service with essential documents to new PSH resources.
- Deployment of Universal Housing Application that expediates the collection and processing of applications to project-based permanent housing resources.
- Mainstream Benefits Coordination – List of participants at interim housing sites are shared with social service agencies to identify who is already connected to social services and who is not. Individuals who are not connected are engaged at the emergency shelter

site by social service agencies rather than having the participant go to them.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The County addressed impediments to fair housing choice by prioritizing activities that served to mitigate factors that had a direct and substantial impact on achieving housing stability, opportunity, and accommodation, especially for persons from underserved populations.

The LACDA contracts with the Housing Rights Center (HRC) and its subcontractors to provide fair housing services to County residents and meet the goals set forth in the County's fair housing strategic plan. The HRC hosted training events, workshops, resource fairs for non-profit organizations, agencies and direct service providers that covered and provided information on federal and State fair housing laws, prohibited practices, and HRC services. Trainings were hosted for fair housing testers to assist HRC in enforcing fair housing rights throughout Los Angeles County.

Fair housing services were provided to persons who were most severely impacted by the housing crisis in Los Angeles County. The most prevalent housing issues were related to notices, rent increases, seeking housing, landlord-tenant conflict, or substandard housing conditions. A majority of direct services that HRC provided were to those who were either low, very low, or extremely low income.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

As lead agency for the County, the LACDA developed a standard approach to monitoring to ensure federal funds received from HUD are used only for approved activities and administered in accordance with applicable statutory and regulatory requirements. This monitoring approach identified potential problems in meeting applicable requirements and helped to prevent fraud, waste, and mismanagement. Finally, through an active process of agency interaction, including instructional training, ongoing technical assistance, routine site visits, quarterly reporting, and annual monitoring, the LACDA promoted efficient and effective grantee performance.

LACDA staff conducted programmatic and financial compliance monitoring of CDBG and ESG-funded activities primarily through the In-Progress Monitoring (IPM) protocol, a proactive strategy that implements the following methods: individual meetings with each participating city or subrecipient agency during the planning phase for their new year; desktop monitoring; pre-determined field visits; and timely communication on deficiencies found. Continuous monitoring enabled timely identification of deficiencies, the provision of tailored technical assistance to address the noted deficiency, implementation of corrective actions, and mitigation and/or prevention of questioned or disallowed costs.

The Annual Monitoring Plan included two different approaches for agency and project monitoring: Full Monitoring Review and Limited Monitoring Review. Agencies and projects selected for full monitoring were reviewed by a team of LACDA staff to ensure compliance with ESG requirements and CDBG National Objectives; procurement and contracting; and other specific activity requirements. Limited Monitoring Reviews primarily focused on a sample CDBG Funding Requests to verify financial support and eligibility of expenditures as well as programmatic supporting documentation to ensure compliance meeting the CDBG National Objective. Subrecipients contracted by funded agencies were monitored for program implementation and compliance with financial requirements. All contracts between a funded agency and construction contractors were monitored for compliance with federal prevailing wage and other federal and State requirements to ensure the successful administration of these contracts.

As a condition of receiving HOME funds, recipients agreed to maintain all HOME-assisted rental units as affordable housing, and in compliance with Housing Quality Standards (HQS). A total of 263 units were monitored for HQS during FY 2025-2026. In prior years, a site visit was made to each development and multifamily rehabilitation project in order to conduct mandatory tenant file reviews and physical inspections. All sampling was performed randomly. Tenant file reviews consisted of evaluating documentation, verifying rent amounts, conducting income calculations, and reviewing leases. On-site inspections are performed in accordance with HQS. All deficiencies encountered were referred to the property management company and owner for corrective action. Site visits were made at a later date to ensure that all deficiencies have been addressed. Additionally, first time homeowner units were monitored. Each homeowner was sent a letter requesting verification that the home continued to be their primary residence and that they maintained the property. Title reviews were completed on a sampling of the units monitored and random curbside visits were also made to ensure the sites were being maintained. The LACDA also performs 100% desktop monitoring for HOME-assisted developments.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Citizen participation is a priority for the County, including public review of its Consolidated Annual Performance and Evaluation Report (CAPER). To encourage citizen participation, the LACDA coordinates efforts to provide citizens an opportunity to make comments on the preparation of its Consolidated Plan, Action Plans, and CAPER.

A printed copy of the Draft CAPER was made available for review at the LACDA, located at 700 West Main Street, Alhambra, California 91801, and online through the LACDA's website: www.lacda.org for at least 15 calendar days. Prior to submitting the Final CAPER to HUD, a notice was published indicating the list of 31 County public libraries where copies of the Draft CAPER were available and the dates available for public review. The notice for review of the FY 2025-2026 Draft CAPER was published in the non-legal section of the Antelope Valley Press, Asbarez (Armenian), Chinese Daily News(Chinese), East LA Tribune, Inland Valley/Pomona Daily Bulletin, Korea Times (Korean), L.A. Daily News, L.A. Sentinel, L.A. Times, La Opinion (Spanish), Panorama (Russian), Pasadena Star News, San Gabriel Valley Tribune, and Whittier Daily News, newspapers on September 9, 2026, and the public notice period lasted from September 9, 2026, through September 23, 2026. Copies of the public notices are included in Attachment 3. The Final CAPER will be available for review in hard copy print at the LACDA office, as well as online through the LACDA website. Copies are also available upon request. All comments received during the public notice period are recorded and, if applicable, responded to in writing.

CR-45 - CDBG 91.520(c)

In FY 2025-2026, the County received $19,508,115 in CDBG funding, Grant B-25-UC-06-0505. These grant funds, plus program income and leveraged funding, were used to further the County's primary objective of developing viable urban communities by providing decent housing, suitable living conditions, and expanding economic opportunities, principally for persons of low- and moderate-income.

FY 2025-2026 was the second year of the County's 2023-2028 Consolidated Plan. The LACDA identified four priority needs and eight (8) associated goals for this five-year planning period. These needs and goal statements allow the LACDA to align with how activities are structured and reported in HUD's grant database, IDIS. The LACDA used quantitative data collected via the Needs Assessment and Market Analysis, along with stakeholder consultations and community participation, to identify the priority needs for residents and the strategies that can be used to address those needs. These goals consider both the "hard" costs related to increasing the supply of affordable housing units and shelter for unhoused persons, and improving the quality of public facilities and infrastructure, as well as the "soft" costs to provide Urban County residents with services that would improve their housing and employment opportunities and their overall quality of life.

The LACDA will measure the effectiveness of its programs through four (4) elements of its performance evaluation system.

1. Five-Year Matrix: This matrix quantifies and summarizes the LACDA's five-year planned accomplishments in relation to the national performance measurement objectives, outcomes, and Los Angeles Urban County's five-year priorities and strategies.

2. Annual Plan Tables: These tables contain measurable short-term objectives planned for the coming year along with the planned activities, unit of accomplishment, and the number of expected accomplishments upon completion of activities.

3. Integrated Disbursement and Information System (IDIS): This database is a reporting system that collects accomplishments and other information for HUD. During the program year, the LACDA will enter its planned and actual accomplishments for each activity into IDIS. At the end of the program year, the LACDA will use IDIS to summarize its accomplishments, enter them into the Five-Year Matrix, and update the Annual Plan tables.

4. Consolidated Annual Performance and Evaluation Report (CAPER): The LACDA will publish the Five-Year Matrix and Annual Plan Tables in each year's CAPER, which reports its accomplishment to HUD, to reflect its number of planned and actual accomplishments and

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how they relate to the long- and short-term objectives set in the Consolidated Plan and Annual Action Plan. Such updates will allow HUD, the LACDA’s partners, Urban County residents, and others to track the County’s performance in administering its formula grants.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

In FY 2025-2026, the County received $7,427,175.63 in HOME funding. These grant funds, along with program income, leveraged funding and match funds, were used to promote affordable housing in the County through activities such as homeowner rehabilitation, homebuyer activities, rental housing development, and tenant-based rental assistance.

As a condition of receiving HOME funds, recipients agree to maintain all HOME-assisted rental units as affordable housing and remain in compliance with HQS. A total of 263 units were monitored for HOME-assisted developments. A list of affordable rental housing assisted on-site inspections is included in Attachment 4.

A site visit was made to each development and multifamily rehabilitation project in order to conduct mandatory Tenant File Reviews (TFR) and site inspections. During the period of affordability, HOME-assisted rental units were inspected and tenant files were reviewed in accordance with the requirements of Section 92.252: 1-4 Units - Every 3 years - Sample Size 25%; 5-25 Units - Every 2 years - Sample Size 15%; 26+ Units - Every year - Sample Size 10%.

All sampling was performed randomly. TFR consisted of evaluating documentation, verifying rent amounts, conducting income calculations, and providing a leave review. On-site inspections were performed in accordance with HQS. All deficiencies encountered were referred to the property management company or owner for corrective action. A recommended plan of action was also made available to the property management company or owner. Additional site visits may be required at a later date to ensure all deficiencies have been addressed.

A total of 1,073 first-time homeowner units were monitored. Each homeowner was sent a letter requesting verification that the home continued to be their primary residence and that they were maintaining the property. Title reviews were completed on a sampling of the units monitored.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

In accordance with 24 CFR 92.351, the LACDA adopted affirmative marketing procedures and requirements for HOME-assisted housing. Affirmative marketing consists of actions that provide information and attract eligible persons from all racial, ethnic, and gender groups to the housing market. The LACDA is committed to affirmative marketing and has developed specific procedures for informing affected parties about federal fair housing laws. The LACDA keeps records that: 1) demonstrate the actions taken, 2) evaluate the success of affirmative marketing actions, and 3) develop corrective actions where affirmative marketing requirements are not met. The LACDA informs the general public of affirmative martketing via website training, lenders' pre-lease up orientation, and community outreach.

Each HOME participant is required to adhere to established affirmative marketing requirements and practices, such as the use of fair housing logos, use of community contacts, Equal Housing Opportunity logotype, and the display of fair housing posters. A property owner's or designee's Affirmative Marketing Plan shall consist of a written marketing strategy designed to provide information and to attract eligible persons in the housing market area to the available units without regard to race, color, national origin, sex, religion, marital and familial status, handicap (disability), sexual orientation, ancestry or source of income. It shall describe initial advertising, outreach (community contacts) and units. It shall also outline an outreach program which includes special measures designed to attract those groups identified as least likely to apply without special outreach efforts, (because of existing neighborhood racial or ethnic patterns, location of housing or other factors) and other efforts designed to attract persons from the total eligible population.

In order to ensure adequate marketing efforts, the LACDA also collects statistical information on homeowner households assisted, such as: status of prior homeownership; age of applicant; marital status; number of wage earners in the household; household size; and ethnicity. Applicants are advised that the information requested from them is optional and will only be used for statistical purposes.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The LACDA received approximately $3.47 million in HOME program income during FY 2025-2026. Loan repayments generated the majority of program income received. At the end of FY

2025-2026, approximately $5.96 million remained in unspent program income. The total amount of program income expended during the reporting period is $1.34 million. Program income was utilized to fund loans to assist first-time homeowners, the costs of housing development and preservation, and for program administration. Program income was applied for partial loan payments for rental activities in the amount of $156,173.91, and 21 loans for the first-time homebuyer program in the amount of $1,260,140.42. Household characteristics for the 21 first-time homeowners are included in **Attachment 5**.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

The LACDA established high priorities for fostering and maintaining affordable housing for the LACDA's low- and moderate-income households. The four strategies developed by the County are: 1) expanding the supply of affordable rental and homeownership housing; 2) increasing homeownership among low- and moderate-income prospective homebuyers; 3) preserving and improving the existing stock of affordable housing; and 4) ensuring equal access to housing. These strategies were implemented in FY 2025-2026 through first-time homebuyer loans, housing rehabilitation, tenant-landlord counseling, fair housing activities, and the development of new affordable housing. The LACDA also provided various infrastructure improvements to low- and moderate-income neighborhoods in support of housing.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	13	0	0	0	0
Total Labor Hours	110,611.43				
Total Section 3 Worker Hours	843.6				
Total Targeted Section 3 Worker Hours	13,684				

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	6				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	5				
Direct, on-the job training (including apprenticeships).	4				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	1				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	1				
Outreach efforts to identify and secure bids from Section 3 business concerns.	0				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0				
Provided or connected residents with assistance in seeking employment including: drafting resumes,preparing for interviews, finding job opportunities, connecting residents to job placement services.	0				
Held one or more job fairs.	0				

Provided or connected residents with supportive services that can provide direct services or referrals.	2				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	2				
Assisted residents with finding child care.	2				
Assisted residents to apply for, or attend community college or a four year educational institution.	2				
Assisted residents to apply for, or attend vocational/technical training.	2				
Assisted residents to obtain financial literacy training and/or coaching.	2				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	2				
Provided or connected residents with training on computer use or online technologies.	2				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	9				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0				
Other.					

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

During FY 2025-2026, the County had 13 projects administered by 9 participating agencies, that met Section 3 reporting thresholds. Section 3 projects contributed to the maintenance and improvement of public infrastructure through the Americans with Disabilities Act (ADA)-compliant construction. Others conducted projects to renovate their aquatics centers. The LACDA's Housing Management Division conducted projects to rehabilitate and/or improve affordable housing developments, that met Section 3 reporting requirements.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	LOS ANGELES COUNTY
Organizational DUNS Number	961608163
UEI	
EIN/TIN Number	953777596
Indentify the Field Office	LOS ANGELES
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix	Mr
First Name	Emilio
Middle Name	
Last Name	Salas
Suffix	
Title	Executive Director

ESG Contact Address

Street Address 1	700 W Main St
Street Address 2	
City	Alhambra
State	CA
ZIP Code	91801-
Phone Number	6265861505
Extension	
Fax Number	
Email Address	emilio.salas@lacda.org

ESG Secondary Contact

Prefix	Ms

First Name	Linda
Last Name	Jenkins
Suffix	
Title	Community Development Division Director
Phone Number	6265861765
Extension	
Email Address	linda.jenkins@lacda.org

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2025
Program Year End Date	06/30/2026

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name
City
State
Zip Code
DUNS Number
UEI
Is subrecipient a vistim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount