



LACAHS FY2025-26 Expenditure Plan

LACAHS COC Briefing

May 22, 2025

What is the Expenditure Plan?

The FY2025-26 Expenditure Plan answers two critical questions:

1. Funding Allocations

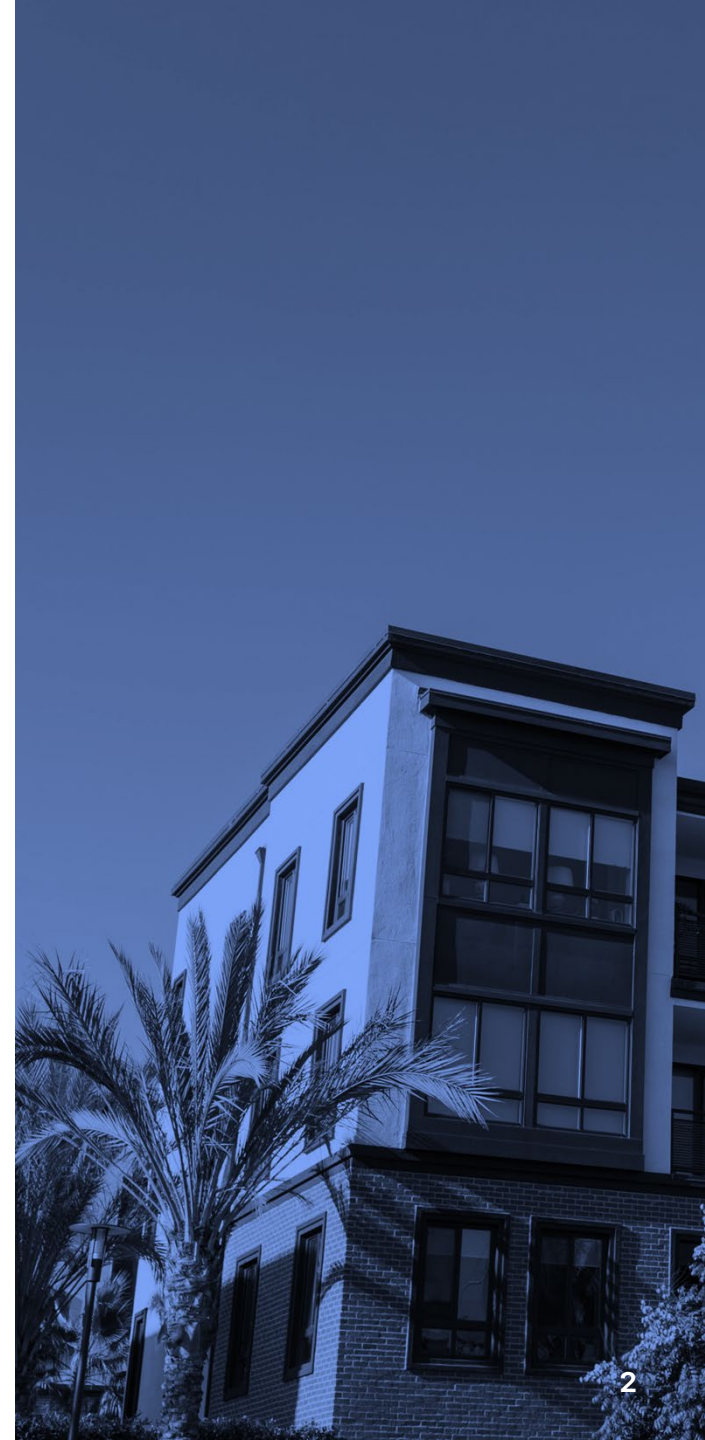
How much funding will each jurisdiction receive?

2. Eligible Uses

How can funding be spent?

The Expenditure Plan is a first step in LACAHSAs' ongoing planning process:

May	June	July
Draft Expenditure Plan Draft MOUs	Final Expenditure Plan Final MOUs Agency Operating Budget Draft Program Guidelines	Program Guidelines



Thank you to everyone who provided valuable insight throughout this process.

LACAHS Board
LACAHS Staff
Ad Hoc Committees
Eligible Jurisdictions
RFI Respondents

Local and Regional Housing Experts
Best Best & Krieger
MDG Associates
LeSar Development Consultants

LACAHSA's Unique Role

LACAHSA is uniquely positioned to make the process faster and cheaper—our goal is to reduce total cost of development per unit by 20%.

Local Control

- Offer rental and operating subsidies
- Prioritize preservation
- Set bedroom sizes and other physical requirements that increase costs

Shorter Timelines

- Fewer sources of financing
- Open solicitations
- Independent investment committee

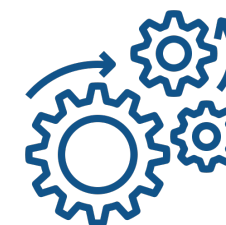


Lower Cost Capital

- Bond financing backed by sales tax revenues
- Municipal bond rated debt
- Ability to leverage private funds

Core Capacities

To be effective, LACAHSa needs to develop core capacities that enable it to work effectively with developers, investors, service providers, and public agencies.



Project-Level Financing	Asset & Portfolio Management	Capital Markets & Cashflow Management	Policy & Program Management	Compliance & Risk Management	Operations
Source, prioritize, underwrite, & close complex deal structures	Manage investments for performance & compliance	Raise private capital, access bond markets, & manage liquidity	Design & manage program guidelines, partners, and contracts	Ensure regulatory compliance across multiple jurisdictions	Efficiently execute MOUs and distribute money

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Funding Allocations

By Use and Jurisdiction

Allocations by Use

Both Measure A and SB 679 outline requirements for how the funding must be allocated.

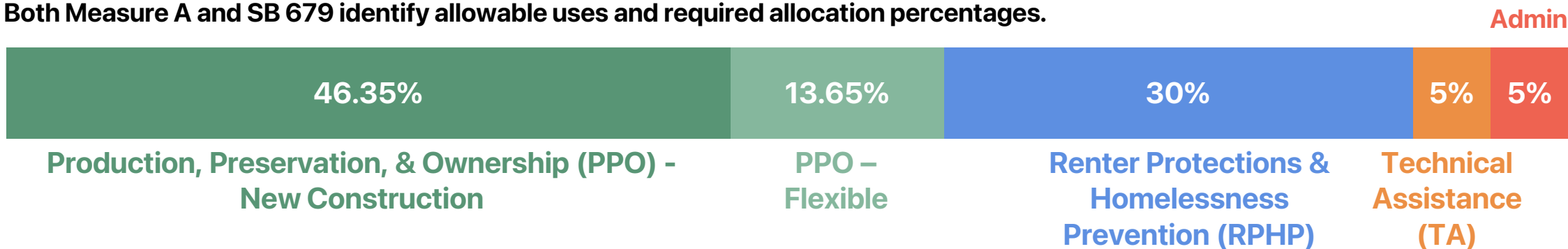
Measure A Allocations:

Measure A governs the % allocation to LACAHSa; dollar estimates are based on LA County estimates as of 02/28/25.



Allocations by Use

Both Measure A and SB 679 identify allowable uses and required allocation percentages.



Allocations by Jurisdiction

SB 679 allocates 15% of LACAHSAs
Funding to Annual Board Priorities.

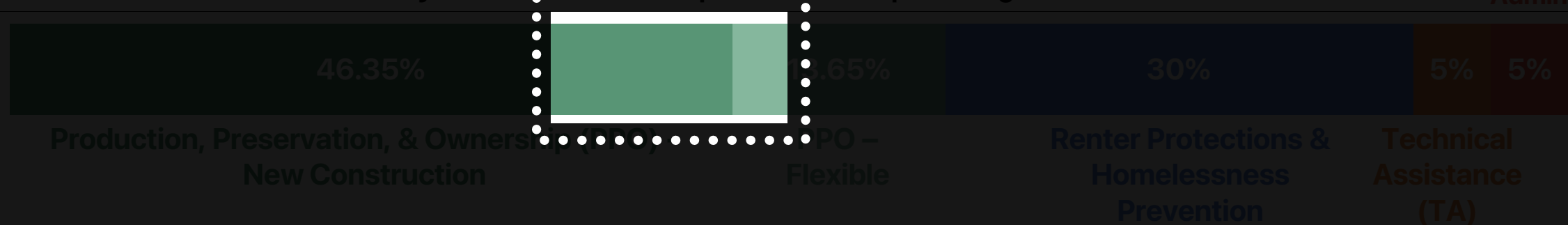
Measure A Allocations:

To meet Measure A’s 60% PPO
requirement, this portion is fully
dedicated to PPO.

The Board will decide how to
distribute this funding among
agencies during today’s meeting.

Allocations by Allowable Use

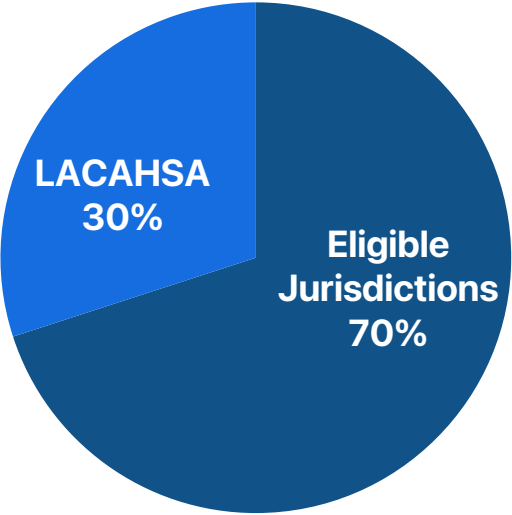
Both Measure A and SB 679 identify allowable uses and required allocation percentages.



Allocations by Jurisdiction

Eligible Jurisdictions will receive 70% of LACAHSAs programmatic funds for production, preservation, and ownership, renter protection and homelessness prevention, and technical assistance.¹

Allocation of Programmatic Funds



¹ Not inclusive of Annual Board Priorities

Eligible Jurisdictions

- County of Los Angeles (on behalf of unincorporated areas)
- City of Los Angeles
- City of Long Beach
- City of Glendale
- City of Santa Clarita
- San Gabriel Valley Council of Governments*
- Gateway Cities Council of Governments*
- South Bay Cities Council of Governments*
- Westside Cities Council of Governments
- San Fernando Valley Council of Governments
- Las Virgenes/Malibu Council of Governments
- Burbank-Glendale-Pasadena Regional Housing Trust**

* Share may be allocated to the relevant Regional Housing Trust.
** Plan assumes the Board will approve the pending allocations request from the BGPRHT.
*** Two municipalities, the City of Lancaster and the City of Palmdale, neither belong to a Council of Governments nor receive a direct allocation.

Allocations by Jurisdiction and Use

	PPO-New Construction	PPO-Flexible	RPHP	Technical Assistance	Admin	Total
LACAHSA*	\$41,914,450	\$9,760,014	\$34,449,643	\$5,741,607	\$19,138,690	\$111,004,405
Burbank-Glendale-Pasadena RHT	\$2,293,716	\$675,496	\$2,137,002	\$356,167	-	\$5,462,381
Cities of Lancaster & Palmdale**	\$1,677,862	\$494,128	\$2,142,219	\$357,037	-	\$4,671,245
City of Glendale	\$1,533,341	\$451,566	\$2,105,698	\$350,950	-	\$4,441,555
City of Long Beach	\$3,062,303	\$901,843	\$4,646,518	\$774,420	-	\$9,385,084
City of Los Angeles	\$50,560,570	\$14,890,006	\$39,560,271	\$6,593,378	-	\$111,604,225
City of Santa Clarita	\$1,404,422	\$413,600	\$886,244	\$147,707	-	\$2,851,973
Gateway Cities COG/RHT	\$5,264,052	\$1,550,255	\$8,102,103	\$1,350,350	-	\$16,266,759
Las Virgenes/Malibu COG	\$153,553	\$45,221	\$166,605	\$27,768	-	\$393,147
San Fernando Valley COG	\$200,905	\$59,166	\$146,780	\$24,463	-	\$431,315
San Gabriel Valley COG/RHT	\$9,360,717	\$2,756,716	\$8,172,640	\$1,362,107	-	\$21,652,180
South Bay Cities COG/RHT	\$4,230,784	\$1,245,959	\$4,886,096	\$814,349	-	\$11,177,189
Unincorporated Los Angeles County	\$10,767,602	\$3,171,041	\$5,312,453	\$885,409	-	\$20,136,505
Westside Cities COG	\$2,633,394	\$775,530	\$2,117,872	\$352,979	-	\$5,879,775
Annual Board Priorities	\$44,353,915	\$13,062,156	-	-	-	\$57,416,071
TOTAL	\$179,411,586	\$50,252,699	\$114,832,143	\$19,138,690	\$19,138,690	\$382,773,809

* Programmatic categories are inclusive of additional distributions for Technical Assistance for small cities.

**Subject to change as COG assignment is finalized.

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Eligible Uses

PPO | RPHP | TA

Eligible Uses Overview

The Expenditure Plan describes eligible uses for LACAHSAs funding. Uses were selected to give LACAHSAs and Eligible Jurisdictions flexibility in their approach.

Production, Preservation, & Ownership	Renter Protection & Homelessness Prevention	Technical Assistance
Direct Project Investments	Intake and Assessment	Local Agency Technical Assistance Grants
Impact Fund	Legal Assistance & Tenant Outreach	Local Agency Technical Assistance Grants – Small Cities
Rent & Operating Subsidies	Emergency Rental Assistance	Direct Programming
LACAHSAs Mortgage	Short Term Income Support	Program Design, Administration, Monitoring, & Evaluation
Ownership Products	Flexible Financial Assistance	Professional Services Support
	Relocation Assistance	

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Questions and Discussion

PPO | RPHP | TA