



**LACAHS
THE AFFORDABLE
SOLUTIONS AGENCY**

South Bay Regional Housing Trust Board Meeting



Presented By:

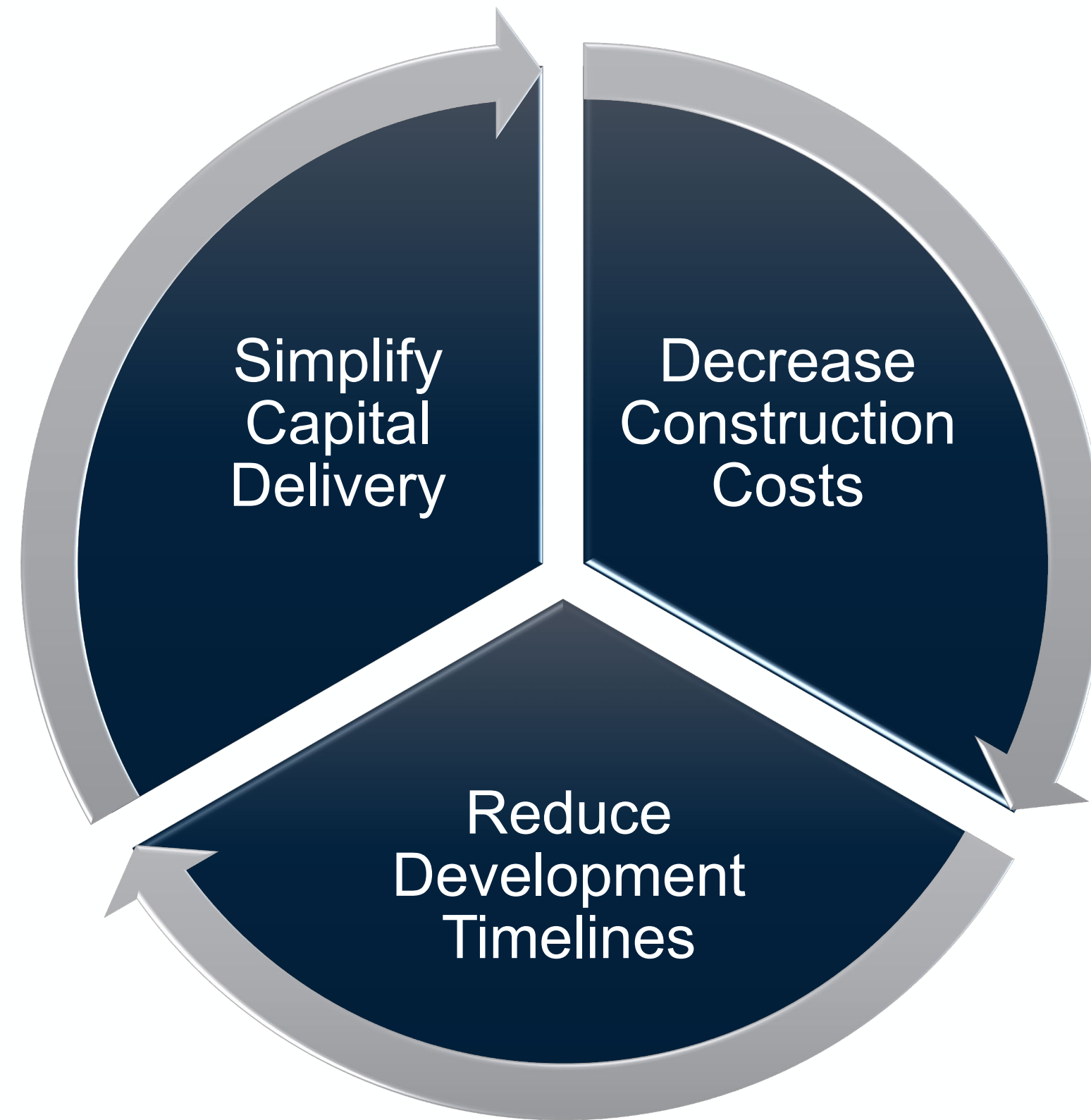
Claudia Lima, Chief Strategic Investments Officer

June 18, 2026



Embracing the role of “Solutions Agency”

An expanded financing toolkit designed to enhance the development of affordable housing and reduce development timelines



Minimize complexity by simplifying capital structure to lower expenses and regulatory burdens



Measure A Overarching Goals for PPO

GOAL 5 Increase the number of affordable housing units in Los Angeles County with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities

| | Total Units by 2030 | Units per Year |
|------------------------|---------------------|----------------|
| LACAHSA | 3,330 | 666 |
| Eligible Jurisdictions | 7,770 | 1,554 |

5A. Produce (New Construction) a minimum of 1,800 affordable housing units per year, for a total of 9,000 units through 2030

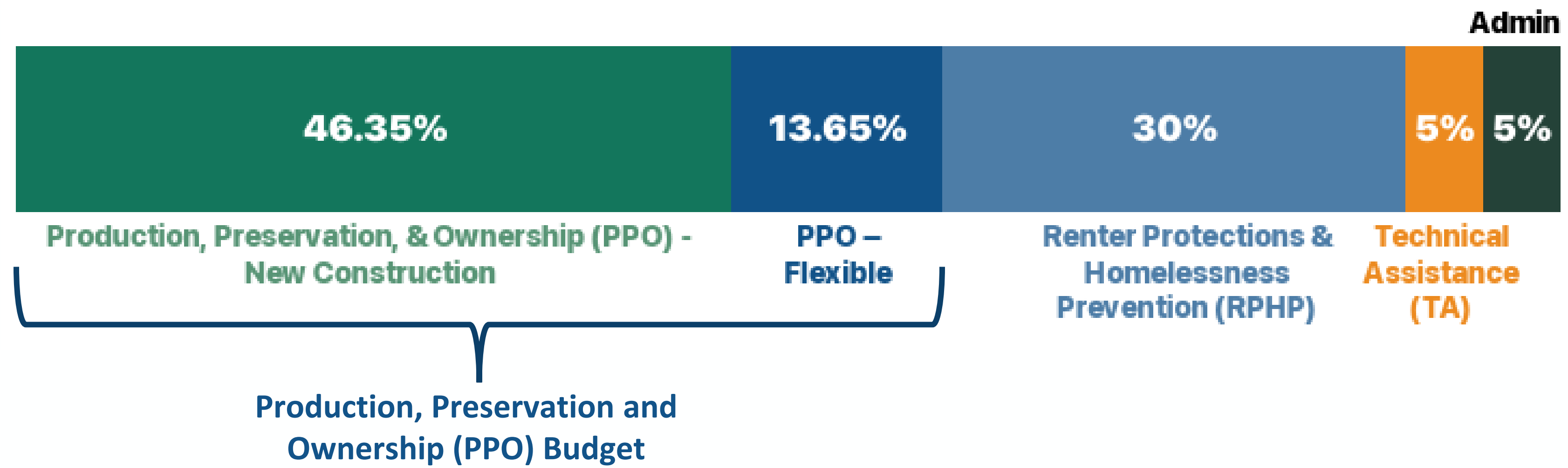
- LACAHSA 2,700
- Eligible Jurisdictions 6,300

5B. Preserve a minimum of 420 affordable housing units per year, for a total of 2,100 units through 2030

- LACAHSA 630
- Eligible Jurisdictions 1,470



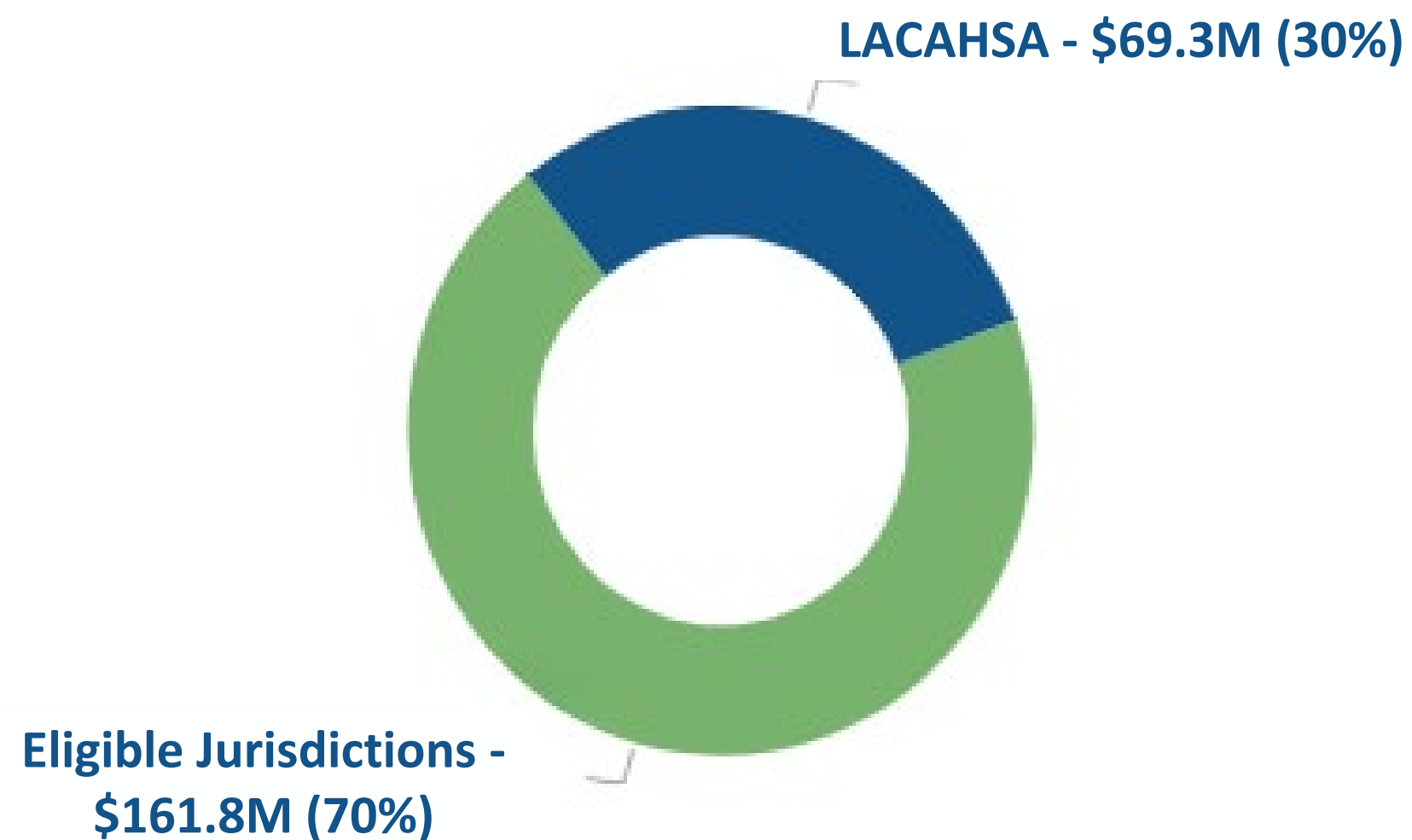
LACAHSA Allocations





Measure A Allocations - PPO

Eligible Jurisdictions will receive 70% of LACAHSAs programmatic funds



- Administrative funds are fully allocated to LACAHSAs
- Remaining programmatic funds are allocated:
 - 30% to LACAHSAs
 - 70% to Eligible Jurisdictions

| Agency | New Construction | Flexible | TA For Small Cities | Total |
|---------------------------------|----------------------|---------------------|---------------------|----------------------|
| 1 LACAHSAs (a) | \$53,558,647 | \$13,173,001 | \$2,599,934 | \$69,331,582 |
| 2 Burbank-Glendale-Pasadena RHT | \$3,077,477 | \$906,312 | | \$3,983,789 |
| 3 City of Glendale | \$2,057,282 | \$605,866 | | \$2,663,148 |
| 4 City of Long Beach | \$4,108,689 | \$1,210,002 | | \$5,318,691 |
| 5 City of Los Angeles | \$67,837,071 | \$19,977,908 | | \$87,814,979 |
| 6 City of Santa Clara | \$1,884,312 | \$554,927 | | \$2,439,239 |
| 7 Gateway Cities COG/AHT | \$7,062,773 | \$2,079,975 | | \$9,142,748 |
| 8 Lancaster-Palmdale RHT | \$2,251,186 | \$662,970 | | \$2,914,156 |
| 9 Las Virgenes/Malibu COG | \$206,022 | \$60,673 | | \$266,695 |
| 10 San Fernando Valley COG | \$269,555 | \$79,383 | | \$348,938 |
| 11 San Gabriel valley COG/RHT | \$12,559,265 | \$3,698,683 | | \$16,257,948 |
| 12 South Bay Cities COG/RHT | \$5,676,440 | \$1,671,702 | | \$7,348,142 |
| 13 Unincorporated LA County | \$14,446,882 | \$4,254,583 | | \$18,701,465 |
| 14 Westside Cities COG | \$3,533,223 | \$1,040,528 | | \$4,573,751 |
| TOTAL | \$178,528,823 | \$49,976,515 | \$2,599,934 | \$231,105,273 |

(a) Estimates, FY 26-27 LACAHSAs Expenditure Plan



Countywide PPO Budget (FY 26-27)

| <u>Sources</u> | FY 25-26 Allocation | FY 26-27 Allocation | TOTAL FY 26-27 Budget |
|---|---------------------|----------------------|-----------------------|
| Social Bond - (501(c)(3) Tax-Exempt, Governmental Purpose, Taxable Bonds) | \$0 | \$223,466,234 | \$223,466,234 |
| Pay-Go/Unpledged Funds | \$66,801,434 | \$66,731,648 | \$133,533,082 |
| Investment Income | \$0 | \$1,326,912 | \$1,326,912 |
| LESS: Social Bond Closing Expenses | \$0 | (\$1,957,690) | (\$1,957,690) |
| LESS: Social Bond Debt Service and Fund Fees | \$0 | (\$11,933,884) | (\$11,933,884) |
| TOTAL PPO Allocation | \$66,801,434 | \$277,633,220 | \$344,434,654 |

- Issuing a social bond to leverage a portion of the sales tax revenues, closing during FY 26-27
- FY 25-26 PayGo Allocation includes interest earned during the year
- PPO Pay-Go excludes \$2,583,700 and \$2,599,848 for small cities TA for FY25-26 and FY26-27, respectively.

Uses

| | TOTAL FY 26-27 Budget |
|--|-----------------------|
| Multifamily Rental (<i>New Construction & Preservation</i>) | \$274,428,524 |
| CLT and NOAH Preservation (<i>New Construction & Preservation</i>) | \$25,000,000 |
| Homeownership (<i>New Construction & Preservation</i>) | \$25,000,000 |
| Impact Funds (Preservation & Homeownership) | \$15,000,000 |
| Rental Subsidies (<i>New Construction & Preservation</i>) | \$1,332,864 |
| Consulting Services | \$1,004,000 |
| Required PPO Reserve Allocation | \$2,669,266 |
| Net PPO Allocation | \$344,434,654 |

- During FY 25-26 all consulting service expenses were paid from the Administrative budget
- During FY 25-26 there was no required PPO Reserve allocation
- TA Allocations transferred to TA Budget (new LACAHS division)



Loan and Grants: Core Objectives

Multi-Family Rental

- Direct project investments for production and preservation of affordable housing
- For LIHTC and non-LIHTC projects
- Social Housing

CLT / NOAH Program

- Flexible capital for CLT project development
- Small multi-family residential projects
- Other Homeownership opportunities (Rental to Homeownership and shared-equity models)

Homeownership

- Capital subsidies for developers to improve the homeownership affordability
- Down Payment Assistance for first time homebuyers
- Interest Rate Buydowns for first time homebuyers

Rental Subsidy

- Ongoing payments to partially cover tenant's rents
- Available for new construction, rehabilitation and preservation projects
- Up to 20 year contract



Impact Funds: Core Objectives

Unlock Additional Capital

- Attract philanthropic and private investment
- Reduce reliance on limited public subsidy
- Raise cost-effective, longer-term capital at scale

Accelerate Housing Production & Preservation

- Coordination with local jurisdictions
- Support preservation of at-risk units
- Place-Based Strategies
- Innovative or high-impact projects

Improve System Efficiencies

- Reduce delays caused by complex, multi-layered financing stacks
- Bridge gaps until permanent funding is secured
- Raise cost-effective, longer-term capital



Workstream Timeline

- NOFA I Closings
- Release RFP For CLT/NOAH
- Listening Sessions/
Stakeholder meetings for
Homeownership Program
- Launch RFP for Impact Funds

↑
July-Sept
2026

↓
Oct-Dec
2026

- NOFA I Closings
- Underwriting of CLT/NOAH
projects
- Release RFP for
Homeownership Programs
- Interviews with Impact Fund
Respondents
- Start NOFA II process

↑
Jan-March
2027

- NOFA I Closings
- CLT/NOAH Closings
- Underwriting of
Homeownership Programs
- Launch Preservation Impact
Funds
- Open applications - NOFA II

↓
April-June
2027

- CLT/NOAH Closings
- Underwriting -
Homeownership Programs
- Launch Homeownership
Impact Fund
- Capital Raising Activities for
Impact Funds
- Underwriting - NOFA II
projects



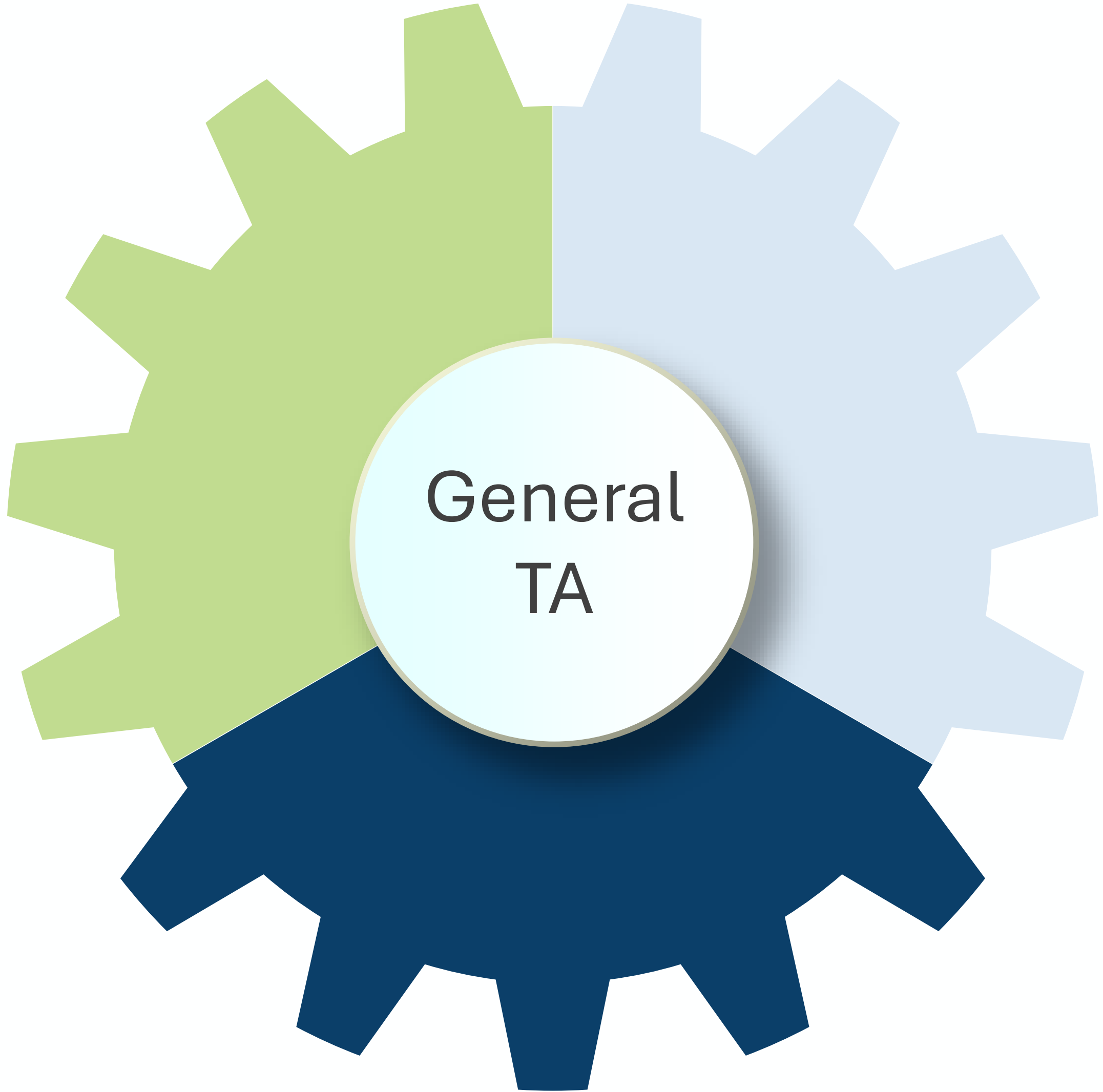
Proposed Budget Allocates General TA to Adopted Strategy, \$10.6M

CAPACITY BUILDING (35%, \$3.71M)

Build institutional, operational, and knowledge skills within Eligible Jurisdictions, small cities, and partners to design, manage, and adapt programs independently. .

SEEDING INNOVATION (30%, \$3.18M)

Support pilots that break new ground that demonstrably increases housing production, protect renters, and prevent people from experiencing homelessness.

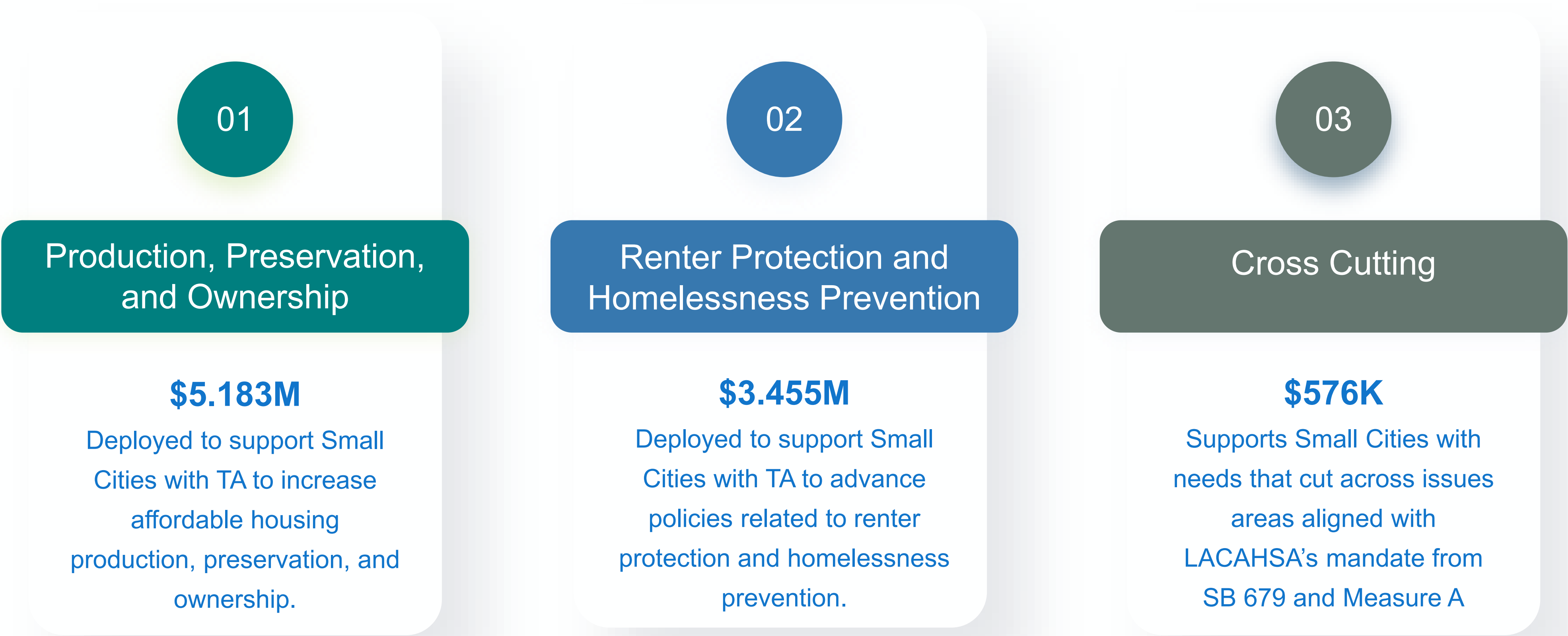


EFFECTIVE IMPLEMENTATION (35%, \$3.71M)

Accelerate near-term affordable housing production, renter protection, and homelessness prevention outcomes by removing barriers to program execution with a focus on social housing.



Proposed TA for Small Cities allocated as prescribed by the COC and Board Adopted Expenditure Plan and Agency Strategy, \$9.2M





Questions and Discussion

Claudia Lima, Chief Strategic Investments Officer

