



June 10, 2026

Council File: 23-0038-S7  
Council District: Citywide  
Contact Person(s): Cally Hardy (213) 808-8653  
Maya Abood

Honorable Members of the City Council  
City of Los Angeles  
c/o City Clerk, City Hall  
200 N. Spring Street  
Los Angeles, CA 90012

**COUNCIL TRANSMITTAL: REPORT FROM THE LOS ANGELES HOUSING DEPARTMENT REQUESTING APPROVAL OF THE FISCAL YEAR 2026-2027 UNITED TO HOUSE LOS ANGELES (ULA) EXPENDITURE PLAN AND RELATED APPROVALS**

**SUMMARY**

The United to House Los Angeles (ULA) measure and ordinance requires that by July 1st of each year, the Los Angeles Housing Department (LAHD) provide an expenditure plan to the ULA Citizen Oversight Committee (COC), and the City Council and Mayor. The expenditure plan shall include: (1) an accounting of ULA revenues collected in the previous fiscal year (FY), by expenditure category; (2) an expenditure plan for the subsequent year, which shall comply, to the maximum extent possible, with the program guidelines provided for in the measure; and (3) projected revenues and expenditures for the two subsequent FYs, resulting in a three-year expenditure plan. Consistent with these requirements, each annual Expenditure Plan is determined based on the total ULA revenues collected in the prior FY.

For FY 2026-27, approximately \$591.6 million in revenue is anticipated to be available for allocation to the ten ULA program areas and program administration – approximately 40% more revenue than was available for allocation in the FY 2025-26 Expenditure Plan. This total consists of approximately \$562.9 million in tax revenue and \$18.5 million in interest revenue. The FY 2026-27 Expenditure Plan allocates \$381 million to affordable housing programs and \$163.3 million to homelessness prevention programs.

The draft FY 2026-27 ULA Expenditure Plan was presented to the ULA COC at its meeting on April 23, 2026. Subsequent to that meeting, revenues for the months of April and May 2026 were provided by the Office of Finance. As a result, adjustments were incorporated to reflect the monthly actuals for April and May, resulting in the enclosed proposed Expenditure Plan for FY 2026-27. The enclosed proposed Expenditure Plan for FY 2026-27 incorporates actual revenue received as of May 2026 and revenue projections for the remaining month of the fiscal year.

This report contains information on the actual and anticipated revenue generated by Measure ULA, cumulative approved program allocations through this year's plan, and the FY 2026-27 Expenditure Plan broken down by program and sub-

program. Finally, this report requests the City Council’s approval of the FY 2026-27 ULA Expenditure Plan and related approvals needed to support implementation of ULA Programs.

**RECOMMENDATIONS**

That the City Council, with the approval of the Mayor:

1. APPROVE the enclosed Fiscal Year 2026-27 United to House Los Angeles Expenditure Plan, as submitted by the Los Angeles Housing Department (LAHD).

- a. For Fiscal Year 2026-27, AUTHORIZE The Controller’s office to:

- i. Establish new appropriations and appropriate funds within the House LA Fund No. 66M as follows:

Account	Account Name	Amount
43EU05	Multifamily Affordable Housing	\$122,452,713
43EU12	Alternative Models: New Construction	\$104,084,806
43EU13	Alternative Models: Preservation	\$18,367,907
43EU14	Acq/Rehab: Small NOAH Program	\$32,654,057
43EU15	Acq/Rehab: Preserving Affordability Program	\$21,769,371
43EU16	Homeownership Opportunities Program	\$21,769,371
43EU17	Capacity-Building Program	\$5,442,343
43EU18	Operating Assistance Program	\$27,211,714
43EU09	Program Stabilization Fund	\$27,211,714
	Total:	\$380,963,996

- ii. Establish new appropriations and appropriate funds within the House LA Fund No. 66M as follows:

Account	Account Name	Amount
43EU19	Short-Term Emergency Assistance	\$27,211,714
43EU06	Income-Support for Rent Burdened at risk S and PWD	\$54,423,428
43EU03	Eviction Defense/Prevention	\$54,423,428
43EU02	Tenant Outreach & Education	\$10,884,686
43EU04	Protection from Tenant Harassment	\$16,327,028
	Total:	\$163,270,284

- iii. Increase appropriation in the amount of \$6,500,674 for Account 43E00B-Administration within the House LA Fund No. 66M
- iv. Transfer \$600,000 within the House LA Fund No. 66M from 43C900 - Contract Programming - Systems Upgrades to 43E143 Housing.
- v. Increase appropriation in the amount of \$600,000 for Account 006010 – Office and Administrative within Fund 100/43.

b. AUTHORIZE the General Manager of LAHD, or designee, to prepare the Controller Instructions and any necessary technical adjustments consistent with the Mayor and City Council actions, subject to the approval of the City Administrative Officer (CAO), and instruct the Controller to implement the instructions.

2. AUTHORIZE the General Manager of LAHD, or designee, to amend the contract with Legal Aid Foundation of Los Angeles (currently being executed as approved by the Mayor and City Council under C.F. No. 20-1084-S4), to increase the contract amount by \$54,423,428, to continue performing eviction defense and prevention services, subject to contractor’s performance, funding availability, and approval of the City Attorney as to form.
3. AUTHORIZE the General Manager of LAHD, or designee, to amend the contract with Southern California Housing Rights Center (currently being executed as approved by the Mayor and City Council under C.F. No. 20-1084-S4), to increase the contract amount by up to \$27,211,714, for continued administration of the Short-Term Emergency Assistance Program, to perform rental assistance services, including application screening, eligibility determinations and disbursement of financial assistance, subject to contractor’s performance, funding availability, and approval of the City Attorney as to form.
4. AUTHORIZE the General Manager of LAHD, or designee, to amend the contract with Liberty Hill Foundation (currently being executed as approved by the Mayor and City Council under C.F. No. 20-1084-S4), to increase the contract amount by \$8,884,686, to continue performing tenant outreach and education services for the ULA

Homelessness Prevention Program, subject to contractor's performance, funding availability, and approval of the City Attorney as to form.

5. AUTHORIZE the General Manager of LAHD, or designee, to amend the contract with SAJE (currently being executed as approved by the Mayor and City Council under C.F. No. 20-1084-S4), to increase the contract amount by \$4,898,108, to continue performing Tenant Anti-Harassment Ordinance targeted outreach services, subject to contractor's performance, funding availability, and approval of the City Attorney as to form.
6. AUTHORIZE the General Manager of LAHD, or designee, to amend the contract with Inner City Law Center (currently being executed as approved by the Mayor and City Council under C.F. No. 25-1190), to increase the contract amount by \$5,795,643, to continue performing legal representation services for the ULA Protections from Tenant Harassment Program, subject to contractor's performance, funding availability, and approval of the City Attorney as to form.
7. AUTHORIZE the General Manager of LAHD, or designee, to expend up to \$21,769,371 in ULA Homeownership Opportunities Program funds, through the City's existing Low Income Purchase Assistance Program using the previously-approved Low Income Purchase Assistance Program Guidelines (Council File 22-0038), to provide down payment assistance to qualifying lower-income households who are first-time homebuyers.
8. AUTHORIZE the General Manager of LAHD, or designee, to make the following funds available through the Homes for LA Notice of Funding Availability (NOFA): Multifamily Affordable Housing Program - \$122,452,713; Alternative Models for Permanent Affordable Housing: New Construction Program - \$104,084,806; Alternative Models for Permanent Affordable Housing: Preservation Program - \$18,367,907; Acquisition and Rehabilitation of Affordable Housing: Preserving Affordability Program - \$21,769,371; and Operating Assistance Program - \$27,211,714.
9. AUTHORIZE the General Manager of LAHD, or designee, to seek approval to piggyback off of the Office of the Controller's RFP and execute a contract with Macias, Gini & O'Connell, LLP, for an amount not to exceed \$119,900, commencing on the date of execution and ending on December 31, 2028, to perform the FY 2025-26 Fiscal Audit on behalf of the ULA Citizen Oversight Committee (COC), subject to funding availability, in compliance with the City's contracting policies, and the approval of the City Attorney as to form.
10. FIND that the services to be performed by Macias, Gini & O'Connell, LLP are for the performance of professional, scientific, expert, technical, or other special services of a temporary and occasional character for which competitive bidding is not practicable or advantageous and that the work can be performed more economically or feasibly by independent contractors than by City employees.

#### **ULA REVENUE AVAILABLE FOR EXPENDITURE PLANNING**

The collection of the ULA transfer tax began on April 1, 2023. From that date through May 7, 2026, the Office of Finance received a total of \$1,190,211,731 in ULA tax revenue. This total reflects revenue received in three preceding fiscal years (as summarized in Table 1) and \$515,778,482 received in eleven months in FY 2025-26.

Before the close out of FY 2025-26 on June 30, 2026, the City will have received one additional month of ULA revenue (June). Based on average monthly tax receipts revenue collected over the fiscal year,<sup>1</sup> the final month of tax receipts is forecasted at \$47.2 million. As a result, LAHD estimates that the City will have received a total of \$581.4 million in ULA revenue (inclusive of tax receipts, interest, and other revenue) by the end of FY 2025-26. *Table 1* shows the amount of tax revenue received each fiscal year, the interest accrued on collected revenue, and other revenue. After including \$10.1 million in unappropriated ULA revenue from prior fiscal years, the **total amount of ULA funds available for allocation in the FY 2026-27 Expenditure Plan is \$591,559,002.**

*Table 1. Anticipated ULA Revenue through FY 2026-27*

<b><u>Fiscal Year</u></b>	<b><u>Tax Revenue</u></b>	<b><u>Interest Revenue</u></b>	<b><u>Other Revenue<sup>2</sup></u></b>	<b><u>Total</u></b>
FY 2022-23 (Actual)	\$ 15,576,373.36	\$ 4,174.70	\$ 0.00	<b>\$ 15,580,548.06</b>
FY 2023-24 (Actual)	\$ 300,032,887.13	\$ 5,686,575.39	\$ 171.46	<b>\$ 305,719,633.98</b>
FY 2024-25 (Actual)	\$ 418,583,250.35	\$ 12,997,429.43	\$ 0.00	<b>\$ 431,580,679.78</b>
FY 2025-26 (Actual and Forecast)	\$ 562,931,765.52 <sup>3</sup>	\$ 18,463,436.87 <sup>4</sup>	\$ 32,813.98	<b>\$ 581,428,016.37</b>
FY 2026-27 (Forecast)	\$ 562,931,765.52	\$ 8,443,976.48	\$ 0.00	<b>\$ 571,375,742.01</b>
FY 2027-28 (Forecast)	\$ 562,931,765.52	\$ 8,443,976.48	\$ 0.00	<b>\$ 571,375,742.01</b>
<b>Total</b>	<b>\$ 2,422,987,807.40</b>	<b>\$ 54,039,569.35</b>	<b>\$ 32,985.44</b>	<b>\$ 2,477,060,362.21</b>

Given currently available information, LAHD assumes annual tax revenue for the subsequent two FYs will be equal to the amount of tax revenue forecast for FY 2025-26, which is approximately \$562.9 million each FY. Monthly collections since inception of the ULA transfer tax have been trending higher. In the event that actual revenues differ from this estimate, LAHD will revise revenue estimates and expenditures in subsequent expenditure plans. To estimate interest revenue for the subsequent two FYs, LAHD conservatively assumes a 1.5% interest rate, yielding \$8.4 million in estimated interest revenue annually.

<sup>1</sup> Average monthly tax receipts used to forecast the remainder of FY 2025-26 (\$47,153,283) was calculated using the monthly average across FY 2025-26 through May.

<sup>2</sup> This category is generally constituted by revenue received via the repayment of loans originated using ULA funds and other occasional reimbursements.

<sup>3</sup> FY 2025-26 tax revenue estimate is derived by adding actual cash-on-hand as of May 7, 2026, plus revenue received for May 2026, plus projected revenue for June 2026 (calculated with the average monthly receipts from FY 2025-26 as per footnote 1).

<sup>4</sup> FY 2025-26 interest estimate is derived by adding actual interest as of May 7, 2026, plus projected interest for June 2026 (calculated with the average monthly receipts from FY 2025-26 as per footnote 1 and a 1.5% assumed interest rate).

**CUMULATIVE APPROVED ALLOCATIONS TO-DATE**

Cumulative Approved Allocations To-Date

The City Council has approved ULA Expenditure Plans for three preceding fiscal years, resulting in a total of \$742,776,705 in ULA revenue allocated to-date. *Table 2* shows the cumulative approved allocations through FY 2025-26, which has been allocated to ULA Administration and Programs in accordance with the requirements in ULA.

*Table 2. Cumulative Approved Allocations through FY 2025-26*

<b>Total Revenue Allocated through FY 2025-26</b>	<b>\$ 742,776,705</b>	
<b>Expenditure Category</b>	<b>ULA Prescribed Allocation</b>	<b>Approved Expenditure Amount</b>
<b>House LA Fund - Administration</b>	<b>8%</b>	<b>\$ 59,422,136</b>
Citizen Oversight Committee	3%	\$ 1,782,664
Administration - Program Support	97%	\$ 57,639,472
<b>House LA Fund - Programs</b>	<b>92%</b>	<b>\$ 683,354,569</b>
<b>Affordable Housing Program</b>		
Multifamily Affordable Housing	22.5%	\$ 153,754,778
Alternative Models for Permanent Affordable Housing	22.5%	\$ 153,754,778
Acquisition & Rehabilitation of Affordable Housing	10%	\$ 68,335,457
Homeownership Opportunities, Capacity-Building & Operating Assistance	10%	\$ 68,335,457
Program Stabilization Fund	5%	\$ 34,167,728
<b>Affordable Housing Program - Subtotal</b>	<b>70%</b>	<b>\$ 478,348,198</b>
<b>Homelessness Prevention Program</b>		
Short-term Emergency Assistance	5%	\$ 34,167,728
Income Support for Rent-Burdened At-Risk Seniors & Persons with Disabilities	10%	\$ 68,335,457
Eviction Defense/Prevention	10%	\$ 68,335,457
Tenant Outreach & Education	2%	\$ 13,667,091
Protections from Tenant Harassment	3%	\$ 20,500,637
<b>Homelessness Prevention Program - Subtotal</b>	<b>30%</b>	<b>\$ 205,006,371</b>

**FISCAL YEAR 2026-27 EXPENDITURE PLAN DETAIL**

FY 2026-27 Expenditure Plan

Table 3 shows the proposed Expenditure Plan for FY 2026-27. A more detailed FY 2026-27 Expenditure Plan showing subprogram allocations is provided in Attachment A. In addition to the proposed allocation for FY 2026-27, any remaining unspent funds from prior fiscal years will roll over and continue to be available in their respective expenditure programs in FY 2026-27. This includes uncommitted funds from the first round of the Homes for LA NOFA.

Table 3. Proposed FY 2026-27 Expenditure Plan

<b>Total Revenue to be Allocated in FY 2026-27</b>	<b>\$591,559,002</b>	
<b>Expenditure Category</b>	<b>ULA Prescribed Allocation</b>	<b>Proposed Expenditure Plan FY 2026-27</b>
<b>House LA Fund - Administration</b>	<b>8%</b>	<b>\$ 47,324,720</b>
Citizen Oversight Committee	3%	\$ 1,419,742
Administration - Program Support	97%	\$ 45,904,979
<b>House LA Fund - Programs</b>	<b>92%</b>	<b>\$ 544,234,282</b>
<b>Affordable Housing Program</b>		
Multifamily Affordable Housing	22.5%	\$ 122,452,713
Alternative Models for Permanent Affordable Housing	22.5%	\$ 122,452,713
Acquisition & Rehabilitation of Affordable Housing	10%	\$ 54,423,428
Homeownership Opportunities, Capacity-Building & Operating Assistance	10%	\$ 54,423,428
Program Stabilization Fund	5%	\$ 27,211,714
<b>Affordable Housing Program - Subtotal</b>	<b>70%</b>	<b>\$ 380,963,997</b>
<b>Homelessness Prevention Program</b>		
Short-term Emergency Assistance	5%	\$ 27,211,714
Income Support for Rent-Burdened At-Risk Seniors & Persons with Disabilities	10%	\$ 54,423,428
Eviction Defense/Prevention	10%	\$ 54,423,428
Tenant Outreach & Education	2%	\$ 10,884,686
Protections from Tenant Harassment	3%	\$ 16,327,028
<b>Homelessness Prevention Program - Subtotal</b>	<b>30%</b>	<b>\$ 163,270,284</b>

### FY 2027-28 and FY 2028-29 Proposed Expenditure Plans

Attachment A also includes draft proposed Expenditure Plans for the subsequent two FYs, as stipulated by the ULA measure and ordinance. These Expenditure Plans assume receipts to be equal to the amount forecasted for FY 2025-26 and calculate interest by applying a 1.5% interest rate on collected receipts. This results in a total anticipated revenue, available in each of the two fiscal years, of approximately \$571.4 million.

### Subprogram Allocation to the Acquisition & Rehabilitation Subprograms for FYs 2027-28 and 2028-29

The ULA Program Guidelines approved by the COC and City Council for the Acquisition & Rehabilitation of Affordable Housing program stipulate that at least 60% of the Acquisition & Rehabilitation program funds must be apportioned to the Small Naturally Occurring Affordable Housing (NOAH) subprogram in FY 2026-27. As a result, no more than 40% of the Acquisition & Rehabilitation program funds shall be allocated to the Preserving Affordability subprogram in FY 2026-27. In subsequent fiscal years, the allocation between the two programs is intended to be based on anticipated need and a realistic demonstrated pipeline of potential projects in each program. This includes a data-driven evaluation of City preservation needs, specifically looking at affordable housing that may be at risk of covenant and/or regulatory agreement expiration through a range of data sources.

Data available through the California Housing and Community Development Department (HCD) via State Preservation Notice Law is one such data source identified to help inform preservation needs. This list provides a three-year horizon for projects with expiring affordability. That list currently includes 16 projects in the City of Los Angeles, representing units that are set to expire on or before 2029. Additionally, an internal analysis completed by LAHD estimates that up to 5,085 units across 191 projects may be at risk of converting to market-rate. Based on current cost estimates,<sup>5</sup> preservation of all of these units could carry a total cost of approximately \$1.2 billion in City subsidy. Through the Homes for LA NOFA, LAHD awarded a combined \$19,343,516 to two Preserving Affordability projects, allowing for the preservation of 183 units. LAHD, in partnership with the ULA COC, is currently analyzing the program guidelines to identify and remove any barriers to utilizing the Preserving Affordability program. In order to ensure program consistency and meet the preservation need, LAHD recommends maintaining the 40% allocation for Preserving Affordability subprogram at this time. For the 2027-28 fiscal year, LAHD may refine the funding levels for the program based on the results of the 2026-27 NOFA and additional analysis of preservation needs.

### IMPLEMENTATION ACTIONS

The recommendations included in this report address necessary approvals needed to facilitate implementation of ULA Program funds for FY 2026-27. These recommendations address the following ULA programs:

#### Affordable Housing Programs

Several of the ULA Affordable Housing Programs are planned to be implemented through a Notice of Funding Availability (NOFA) in Fall 2026. This will mark the second NOFA through which ULA Affordable Housing Program funds will be made available for project funding awards. ULA Programs to be included in the NOFA are: The **Multifamily Affordable Housing, Alternative Models: New Construction, Alternative Models: Preservation, Acquisition & Rehabilitation: Preserving Affordability,** and **Operating Assistance** Programs. LAHD is currently developing the regulations for the Round 2 NOFA and will seek Council approval for the changes prior to release of the NOFA. The requested recommendations included in this report would allow the funds allocated to those programs for FY 2026-27 to be made

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<sup>5</sup> Cost estimates assume that ULA funds would cover one-third of total preservation costs at a per-unit subsidy of roughly \$230,000.

available in the upcoming NOFA, along with other previously authorized funds, including uncommitted funds from the first round of the Homes for LA NOFA that took place in Fall 2025. Altogether, funds allocated to these programs total \$293,886,511 for FY 2026-27. A breakdown of funds per program is shown in Attachment A.

#### Acquisition & Rehabilitation: Small NOAH (Naturally Occurring Affordable Housing)

This program will be implemented via a Fund Administrator that will disburse the money to qualified projects via a separate process from the Homes for LA NOFA. LAHD is currently in the procurement process for a contract with a Fund Administrator and will report back to Council with a request for authority to enter into a contract with the selected Fund Administrator.

#### Capacity-Building

This program will be implemented through a contract with the Liberty Hill Foundation, which was procured to provide capacity-building and outreach services to support tenant governance models that are supported by the ULA Alternative Models and ULA Acquisition and Rehabilitation Programs. The contract was approved by City Council (CF 23-0038-S10) and is currently pending final contract execution. The contract was approved for a four-year term and a total amount not to exceed \$14,885,713. The \$5,442,343 in funding allocated to the ULA Capacity-Building Program for FY 2026-27 is requested to be added to this contract via the recommendations in this report.

#### Homeownership Opportunities

As provided by the ULA Homeownership Opportunities Program Guidelines, the \$21,769,371 in funding allocated to the ULA Homeownership Program for FY 2026-27 will be implemented via LAHD's Low Income Purchase Assistance (LIPA) Program. The requested recommendation included in this report would enable those program funds to be administered in this manner, along with other previously authorized funds.

#### Short-Term Emergency Assistance

The Short-Term Emergency Assistance Program will be allocated a total of \$27,211,714 for FY 2026-27. Up to this total amount will be added to the contract with the Southern California Housing Rights Center, to provide rental assistance to households experiencing documented economic hardship. The funding will help tenants remain housed and avoid displacement by supporting eviction-settlement assistance and general rental assistance payments during established application periods.

#### Income Support for Rent-Burdened At-Risk Seniors & Persons with Disabilities

The Income Support Program will be allocated a total of \$54,423,428 for FY 2026-27. These funds will be administered by the Community Investment Department (CID). As this program transitions into more regularized annual rounds, changes to the structure of the program could be identified. If changes to the approved program guidelines are recommended by the ULA COC, LAHD and/or CID will submit the revisions to the Mayor and City Council for approval.

#### Eviction Defense & Prevention

The FY 2026-27 allocated amount of \$54,423,428 will be used to maintain services under the ULA Eviction Defense & Prevention Program through the contract with the Legal Aid Foundation of Los Angeles (LAFLA). This funding ensures continued support for tenant protections and eviction prevention efforts.

### Tenant Outreach & Education

The proposed FY 2026-27 Expenditure Plan designates \$10,884,686 for Tenant Outreach & Education, with allocations as follows:

- \$2 million is intended for LAHD and a procured vendor to manage public outreach and media campaigns on ULA Programs, focusing on educating tenants about their rights, available resources, and homelessness prevention. The selection process for this vendor is still underway.
- The remainder of Program funds (\$8,884,686) will be allocated to the Tenant Outreach and Education contract with the Liberty Hill Foundation contract to bolster and support tenant education initiatives.

### Protections from Tenant Harassment

For FY 2026-27, the Protections from Tenant Harassment Program will receive \$16,327,028 in funding, allocated as follows:

- \$4,898,108 – representing 30% of the \$16,327,028 that is managed by non-profit organizations – is designated for continued Tenant Anti-Harassment Ordinance (TAHO) targeted outreach and education services. These services will be delivered through the contract with SAJE.
- \$5,633,277 for LAHD and City Attorney staffing to support and enforce TAHO.
- \$5,795,643 is designated for the contract with Inner City Law Center for legal representation services for the ULA Protections from Tenant Harassment Program.

### ULA Citizen Oversight Committee Annual Financial Audit

On May 28, 2026, the ULA COC approved its Budget for FY 2026-27, based on the draft allocation of ULA Administration Funding anticipated to be allocated to the COC. As part of that approved Budget, the ULA COC budgeted a total of \$119,900 to conduct the annual external financial audit of House LA Fund receipts and expenditures, which is part of the required duties of the ULA COC as specified in Admin Code Section 22.618.6(c)(3).

In 2025, via the ULA COC Interim Inspector General contract, the COC procured audit firm Macias, Gini & O'Connell, LLP to perform the first ULA Audit, which covered the periods FY 2022-23 (April 1, 2023-June 30, 2023), FY 2023-24, and FY 2024-25. The Interim Inspector General contract expires in September 2026, prior to the anticipated completion date of the FY 2025-26 Audit. The COC and LAHD are currently conducting interviews to select a candidate to serve as the Permanent Inspector General, who will be a permanent staff person within LAHD.

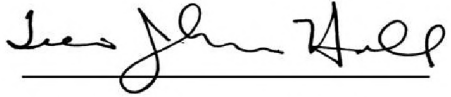
On October 5, 2022, the Office of the Controller released an RFP to solicit qualified firm(s) to provide auditing services, including the FY 2022-23, 2023-24, 2024-25, 2025-26, and 2026-27 Annual and Single Audits of various City offices, bureaus, and departments. The Office of the Controller completed a thorough review of the proposals. Macias, Gini & O'Connell, LLP applied to and was awarded a contract under the RFP (C-144038). The contract term for Contract No. C-144038 began on August 24, 2023, and will end on December 31, 2026. Subsequently, pursuant to Council File No. 26-0640, the contract term was requested to be extended to December 31, 2028.

For the FY 2025-26 ULA COC Financial Audit, this report includes a recommendation to piggyback on the Office of the Controller's competitive procurement process and proposes to contract with Macias, Gini & O'Connell, LLP to perform the FY 2025-26 ULA COC Audit.

**FISCAL IMPACT STATEMENT**

There is no impact to the General Fund. The recommendations in this report will be funded by revenues collected from Measure ULA.

Approved By:

A handwritten signature in black ink, appearing to read "Tiena Johnson Hall", is written over a horizontal line.

TIENA JOHNSON HALL

General Manager

Los Angeles Housing Department

ATTACHMENT:

Attachment A ULA FY 26-27 Expenditure Plan

**ATTACHMENT A: ULA FY 2026-27 EXPENDITURE PLAN**

Table 1. FY 2026-27 Expenditure Plan

<b>Total Revenue</b>	<b>\$591,559,002</b>	
<b>Expenditure Category</b>	<b>ULA Prescribed Allocation</b>	<b>Proposed Expenditure Plan FY 2026-27</b>
<b>House LA Fund - Administration</b>	<b>8%</b>	<b>\$ 47,324,720</b>
Citizen Oversight Committee	3%	\$ 1,419,742
Administration - Program Support	97%	\$ 45,904,979
<b>House LA Fund - Programs</b>	<b>92%</b>	<b>\$ 544,234,282</b>
<b>Affordable Housing Program</b>		
Multifamily Affordable Housing	22.5%	\$ 122,452,713
Alternative Models for Permanent Affordable Housing	22.5%	\$ 122,452,713
Alternative Models: New Construction Program	85%	\$ 104,084,806
Alternative Models: Preservation Program	15%	\$ 18,367,907
Acquisition & Rehabilitation of Affordable Housing	10%	\$ 54,423,428
Acq/Rehab: Small NOAH Program	60%	\$ 32,654,057
Acq/Rehab: Preserving Affordability Program	40%	\$ 21,769,371
Homeownership Opportunities, Capacity-Building & Operating Assistance	10%	\$ 54,423,428
Homeownership Opportunities Program	40%	\$ 21,769,371
Capacity-Building Program	10%	\$ 5,442,343
Operating Assistance Program	50%	\$ 27,211,714
Program Stabilization Fund	5%	\$ 27,211,714
<b>Affordable Housing Program - Subtotal</b>	<b>70%</b>	<b>\$ 380,963,997</b>
<b>Homelessness Prevention Program</b>		
Short-term Emergency Assistance	5%	\$ 27,211,714
Income Support for Rent-Burdened At-Risk Seniors & Persons with Disabilities	10%	\$ 54,423,428
Eviction Defense/Prevention	10%	\$ 54,423,428
Tenant Outreach & Education	2%	\$ 10,884,686
Protections from Tenant Harassment	3%	\$ 16,327,028
<b>Homelessness Prevention Program - Subtotal</b>	<b>30%</b>	<b>\$ 163,270,284</b>
<b>Total</b>	<b>100%</b>	<b>\$ 591,559,002</b>

Table 2. FY 2027-28 Expenditure Plan

<b>Total Revenue</b>	<b>\$571,375,742</b>	
<b>Expenditure Category</b>	<b>ULA Prescribed Allocation</b>	<b>Proposed Expenditure Plan FY 2027-28</b>
<b>House LA Fund - Administration</b>	<b>8%</b>	<b>\$ 45,710,059</b>
Citizen Oversight Committee	3%	\$ 1,371,302
Administration - Program Support	97%	\$ 44,338,758
<b>House LA Fund - Programs</b>	<b>92%</b>	<b>\$ 525,665,683</b>
<b>Affordable Housing Program</b>		
Multifamily Affordable Housing	22.5%	\$ 118,274,779
Alternative Models for Permanent Affordable Housing	22.5%	\$ 118,274,779
Alternative Models: New Construction Program	85%	\$ 100,533,562
Alternative Models: Preservation Program	15%	\$ 17,741,217
Acquisition & Rehabilitation of Affordable Housing	10%	\$ 52,566,568
Acq/Rehab: Small NOAH Program	60%	\$ 31,539,941
Acq/Rehab: Preserving Affordability Program	40%	\$ 21,026,627
Homeownership Opportunities, Capacity-Building & Operating Assistance	10%	\$ 52,566,568
Homeownership Opportunities Program	40%	\$ 21,026,627
Capacity-Building Program	10%	\$ 5,256,657
Operating Assistance Program	50%	\$ 26,283,284
Program Stabilization Fund	5%	\$ 26,283,284
<b>Affordable Housing Program - Subtotal</b>	<b>70%</b>	<b>\$ 367,965,978</b>
<b>Homelessness Prevention Program</b>		
Short-term Emergency Assistance	5%	\$ 26,283,284
Income Support for Rent-Burdened At-Risk Seniors & Persons with Disabilities	10%	\$ 52,566,568
Eviction Defense/Prevention	10%	\$ 52,566,568
Tenant Outreach & Education	2%	\$ 10,513,314
Protections from Tenant Harassment	3%	\$ 15,769,970
<b>Homelessness Prevention Program - Subtotal</b>	<b>30%</b>	<b>\$ 157,699,705</b>
<b>Total</b>	<b>100%</b>	<b>\$ 571,375,742</b>

Table 3. FY 2028-29 Expenditure Plan

<b>Total Revenue</b>	<b>\$571,375,742</b>	
<b>Expenditure Category</b>	<b>ULA Prescribed Allocation</b>	<b>Proposed Expenditure Plan FY 2028-29</b>
<b>House LA Fund - Administration</b>	<b>8%</b>	<b>\$ 45,710,059</b>
Citizen Oversight Committee	3%	\$ 1,371,302
Administration - Program Support	97%	\$ 44,338,758
<b>House LA Fund - Programs</b>	<b>92%</b>	<b>\$ 525,665,683</b>
<b>Affordable Housing Program</b>		
Multifamily Affordable Housing	22.5%	\$ 118,274,779
Alternative Models for Permanent Affordable Housing	22.5%	\$ 118,274,778.60
Alternative Models: New Construction Program	85%	\$ 100,533,562
Alternative Models: Preservation Program	15%	\$ 17,741,217
Acquisition & Rehabilitation of Affordable Housing	10%	\$ 52,566,568
Acq/Rehab: Small NOAH Program	60%	\$ 31,539,941
Acq/Rehab: Preserving Affordability Program	40%	\$ 21,026,627
Homeownership Opportunities, Capacity-Building & Operating Assistance	10%	\$ 52,566,568
Homeownership Opportunities Program	40%	\$ 21,026,627
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<b>Affordable Housing Program - Subtotal</b>	<b>70%</b>	<b>\$ 367,965,978</b>
<b>Homelessness Prevention Program</b>		
Short-term Emergency Assistance	5%	\$ 26,283,284
Income Support for Rent-Burdened At-Risk Seniors & Persons with Disabilities	10%	\$ 52,566,568
Eviction Defense/Prevention	10%	\$ 52,566,568
Tenant Outreach & Education	2%	\$ 10,513,314
Protections from Tenant Harassment	3%	\$ 15,769,970
<b>Homelessness Prevention Program - Subtotal</b>	<b>30%</b>	<b>\$ 157,699,705</b>
<b>Total</b>	<b>100%</b>	<b>\$ 571,375,742</b>