



LAHD
LOS ANGELES HOUSING DEPARTMENT

LACAHSA FY 2025-26 Expenditure Plan

CF 25-0400

Housing & Homelessness Committee
January 21, 2026



Important Dates and Background

06/25/2025	LACAHSA Board approval of Expenditure Plan
10/17/2025	Final LACAHSA Board approval of MOU and Transitional Program Guidelines
02/02/2026	Deadline for Council approval of Inaugural FY 2025-26 Expenditure Plan
05/01/2026	Deadline for Council approval of FY 2026-27 Expenditure Plan



LACAHSAs-Approved Expenditure Plan

Production
Preservation
Ownership (PPO)
New Construction

\$67,414,093

Production
Preservation
Ownership (PPO)
Flexible

\$19,853,341

Renter Protection
& Homelessness
Prevention (RPHP)

\$41,538,285

Technical
Assistance (TA)

\$6,593,378

In FY 25-26, LACAHSAs will pass through \$135,399,378 to the City

*All amounts shown include program and administration funds



LAHD Recommendations: Production Preservation Ownership (PPO)

Funding Recommendations

- **Homes for LA NOFA - \$29,493,666**

Launched in 2025, the Homes for LA NOFA is LAHD's centralized administrative framework for funding affordable housing projects. LAHD proposes to deploy ½ of the PPO New Construction funds using processes and software that have already been developed for the NOFA.

- **HACLA Social Housing Pilot - \$29,493,666**

LAHD proposes to allocate ½ of the PPO New Construction funds to HACLA, which has large public housing sites with available space for densification projects and/or public housing redevelopments. As a public housing authority, HACLA is positioned to leverage LACAHSAs capital funds to activate voucher operating subsidies



LAHD Recommendations: Production Preservation Ownership (PPO)

Funding Recommendations

- **Asset Protection Fund - \$17,371,673**

LAHD proposes to allocate 100% of PPO Flex to stabilize the City's estimated 7,500 affordable units that are at risk due to rising costs, low rents, and deferred maintenance. The Asset Protection Fund allows the City to pay senior debt service and/or delinquent property taxes to ensure that our projects are not seized by another entity, and the funds would also plug general operating deficits or pay for capital improvements.



LAHD Recommendations: Production Preservation Ownership (PPO)

Funding Recommendations

- **Program Administration Costs - \$10,908,492**

LAHD proposes to allocate 12.5% of the PPO funds for administration and overhead costs.



LAHD Recommendations: Production Preservation Ownership (PPO)

Recommended Use	Funding Source	Amount
Homes for LA NOFA	PPO - New	\$29,493,666
HACLA Social Housing Pilot	PPO - New	\$29,493,666
Asset Protection Fund	PPO - Flex	\$17,371,673
Program Administration Costs	PPO	\$10,908,429
Total:		\$87,267,434



LAHD Recommendations: Renter Protection and Homelessness Prevention (RPHP)

LAHD recommends that RPHP funds be set aside to help meet Alliance needs. CAO will study and report back on two possible options for use of FY 25-26 RPHP funding:

- Creation of an estimated 1,009 new Time Limited Subsidy (TLS) slots/participants
 - Requires identification of \$2,018,000 in non-LACAHSAs funds to support the program, which would be supported with the following LACAHSAs funding allocations
- Continuation of 672 existing TLS participants, for whom non-LACAHSAs funding has been identified for the first year but not the second year



LAHD Recommendations: Renter Protection and Homelessness Prevention (RPHP)

Funding Category	Funding Amount
Emergency Rental and Flexible Financial Assistance (ERFFA)	\$10,770,671
Short Term Income Support (STIS)	\$25,575,328
Program Administration Costs	\$5,192,286
Total:	\$41,538,286



LAHD Recommendations: Technical Assistance (TA)

Funding Recommendations

- **Affordable and Accessible Housing Registry - \$2,490,552**
- **Multi-Departmental BuildLA Initiative - \$1,474,629**
- **Affordable Housing Asset Data Integrity, Compliance, and Monitoring - \$981,760**
- **Affordable Housing Information System (AHIS) Additional Scope and Feature Expansion - \$1,200,000**
- **Three months of LAHD staffing for three new positions - \$184,557**
- **Other as-needed contractual services - \$261,880**



LAHD Recommendations: Technical Assistance (TA)

Recommended Use	Contract Number	Amount
Affordable and Accessible Housing Registry	C-201583	\$2,490,552
Multi-Departmental BuildLA Initiative	C-134269	\$1,474,629
Affordable Housing Asset Data Integrity, Compliance, and Monitoring and Affordable Housing Information System	C-146312 C-146218 C-146057	\$2,181,760
Costs for three new staff positions at LAHD	n/a	\$184,557
Other contractual services	TBD	\$261,880
Total:		\$6,593,378

