

REPORT OF THE CHIEF LEGISLATIVE ANALYST

DATE: June 23, 2025

TO: Honorable Members of the City Council

FROM: Sharon M. Tso
Chief Legislative Analyst

*open for
TSNT*

Council File No. 25-0525
Assignment No. 25-06-0534

51st Program Year / 2025-26 Housing and Community Development Consolidated Plan

On June 20, 2025, the Civil Rights, Equity, Immigration, Aging, and Disability Committee approved a report from the Chief Legislative Analyst relative to the 51st Program Year Housing and Community Development Consolidated Plan Budget for Fiscal Year 2025-26 (Council File 25-0525). As part of the documentation for this action, we are transmitting the following attachments to be included on the Council File only:

- Contract Authorities (Attachment G), which allocates funds to various non-profit agencies and City departments that implement the Program Year 51 consolidated Plan programs and activities;
- Controller Instructions (Attachment H) to establish the necessary accounts for the Community Development Block Grant, Emergency Solutions Grant, Housing for Persons with AIDS, and HOME Investment Partnership; and,
- Updated Community Participation Summary (Attachment I) in compliance with 24 CFR 570.486(a)(6), which requires grantees to provide citizens with reasonable advance notice of and opportunity to comment on proposed activities in an application for the Consolidated Plan, including but not limited to the City's application for Community Development Grant Fund entitlement resources.

Attachment G

**2025-26 Housing and Community Development
Consolidated Plan (PY 51):
Contract Authorities**

PY 51 Consolidated Plan Contract Authorities

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Department of Aging
Aging Services Delivery System

Funding Source:
CDBG—Public Services \$526,940

Contract Terms:
July 1, 2025 - June 30, 2026

Procurement History:
Emergency Alert Response System (EARS) service providers were procured through an RFP in 2024. The results were approved pursuant to C.F. 24-1118.
Evidenced-Based Programs (EBP) service providers were procured through an RFP in 2023. The results were approved pursuant to C.F. 23-0700.

Program Description:
EARS provides small communications units that allow for communication for medical and emergency needs for low income, homebound older adults, so they may remain in their homes and be independent.
EBP provides older adults with programs that enhance wellness skills in the areas of self- management, healthier living, and physical activity programs.

Aging Services Delivery System				
Contractor	Aging Service Area (ASA)	PY 51 CDBG	EARS Program Income	Contract Total
EARS (Emergency Alert Response System) Program				
Connect America.com LLC	Citywide	\$171,797		\$171,797
Department of Aging - EARS	Citywide	\$95,463		\$95,463
EARS Subtotal		\$267,260		\$267,260
Evidence Based Program (EBP)				
Jewish Family Services of Los Angeles	6, 7	\$32,700		\$32,700
Mexican American Opportunity Foundation	9	\$16,350		\$16,350
ONEgeneration	1,3	\$32,700		\$32,700
San Fernando Valley Interfaith Council, Inc. (4 ASAs)	2, 4, 2005	\$49,050		\$49,050
St. Barnabas Senior Center of Los Angeles (2 ASAs)	8, 10	\$32,700		\$32,700
Watts Labor Community Action Committee (2 ASAs)	11, 12, 13, 14	\$65,400		\$65,400
Wilmington Jaycees Foundation, Inc.	15	\$16,350		\$16,350
Partners In Care Foundation	Citywide	\$14,430		\$14,430
EBP Subtotal		\$259,680		\$259,680
Total		\$526,940	\$0	\$526,940

Economic and Workforce Development Department

LA BusinessSource Centers System

Funding Source:

CDBG—Economic Development \$7,211,250

Term of Performance:

July 1, 2025 - June 30, 2026

Procurement:

Last Request for Proposals released July 29, 2021, authorized by Council File 21-0270. This will be the third year of the contract under this procurement.

Program Description:

The Los Angeles BusinessSource Centers System is operated by community-based organizations with expertise and experience in providing technical assistance and centralized services to businesses. The training components target small businesses citywide and includes microenterprise owners and entrepreneur populations. The microenterprise businesses must meet the CDBG definition of microenterprises, the entrepreneurial component is available to CDBG eligible individuals.

Los Angeles BusinessSource Center System					
Contractor	Council District	Region	Contract Amount		
			Small Businesses	BSC Centralized Services	CDBG PY51 Total
New Economics for Women (NEW) 1730 East 1st Street Los Angeles 90033	14	East LA	\$725,000		\$725,000
Initiating Change In Our Neighborhoods Community Development Corporation (ICON) 14553 Delano Street, Suite 212 Van Nuys 91411	6	South Valley	\$650,000		\$650,000
Initiating Change In Our Neighborhoods Community Development Corporation (ICON) 13269 Van Nuys Blvd Pacoima, CA 91331	7	North Valley	\$650,000		\$650,000
Pacific Asian Consurtium in Employment (PACE) 1370 North St. Andrews Place, Suite 215 Los Angeles 90028	13	Hollywood	\$725,000		\$725,000
Managed Career Solutions, Inc. (MCS) 455 W 6th St San Pedro CA 90731	15	Harbor	\$650,000		\$650,000
Pacific Asian Consortium in Employment (PACE) 1055 Wilshire Blvd, Suite 900 B Los Angeles CA 90017	1	Pico- Union/Westlake	\$725,000		\$725,000
Coalition for Responsible Community Development (CRCD) 2415 South Central Avenue Los Angeles 90011	9	Southeast LA	\$725,000		\$725,000
Vermont Slauson Local Development Corporation (VSLDC) 1513 East 103rd Street Los Angeles 90002	15	Watts	\$725,000		\$725,000

Managed Career Solutions, SPC. (MCS) 18645 Sherman Way, Suite 114 Reseda, CA 91335	3, 12	West Valley	\$650,000		\$650,000
Vermont Slauson Local Development Corporation (VSLDC) 1130 W. Slauson Avenue Los Angeles, CA 90044	8, 9	South LA	\$725,000		\$725,000
FAJ Consulting Inc. 5006 Redwillow Lane La Canada Flintridge, CA 91011	All	Citywide		\$261,250	\$261,250
Bet Tzedek Inc. 3250 Wilshire Blvd., 13th Floor Los Angeles, CA 90010	All	Citywide		\$0	\$0
			\$6,950,000	Total:	\$7,211,250

Economic and Workforce Development Department
 Business Incubator Programs - Economic Development

Funding Source:

CDBG—Economic Development

Term of Performance:

*July 1, 2025 - June 30, 2026

**September 1, 2025 - August 31, 2026

**December 1, 2025 - November 30, 2026

Program Description:

The City’s Economic and Workforce Development Department (EWDD) Economic Development Division evaluates potential economic development projects and activities based on the Con Plan’s priority needs, and how they impact economic opportunities principally for low-and moderate-income persons. The below projects will create jobs through site expansion and improvements, and promote business growth through providing assistance and support.

Procurement Authority:

Subrecipients were selected based on their expertise, qualifications, and capacity in their field, and in alignment with Mayor's Office economic development goals.

Project Name	Subrecipient	Area	Contract #	PY51 CDBG	Amount
ACCELERATING A BLUE FUTURE Incubator***	Braid Theory, Inc.	Citywide	New	\$201,915.00	\$201,915.00
LOS ANGELES CLEANTECH INCUBATOR*	LOS ANGELES CLEANTECH INCUBATOR	Citywide	New	\$1,442,250	\$1,442,250.00
GRID 110 Incubator***	GRID110, INC.	Citywide	New	\$359,601	\$359,601.00
HEALTHY MARKETS LA**	COMMUNITY PARTNERS	Citywide	New	\$480,750	\$480,750.00

Community Investment for Families Department

Culinary Industry Training -Hospitality Training Academy

Funding Source:

CDBG—Public Service

Term of Performance:

July 1, 2025 - June 30, 2026

Program Description:

The Hospitality Training Academy (HTA) is a non-profit Taft-Hartley labor management partnership between UNITE HERE! Local 11 and its contributing employers. CDBG funds, which were originally awarded in PY 45, will be reprogrammed to HTA to provide certified training for union jobs in the culinary industry.

Procurement Authority:

Subrecipients were selected based on their expertise, qualifications, and capacity in their field, and in alignment with Mayor's Office's economic development goals.

Project Name	Contractor Name	Service Area	Contract #	PY51 CDBG	Total Contract Amount
Culinary Industry Training	Hospitality Training Academy	13	New	\$368,059	\$368,059

Los Angeles Housing Department
Fair Housing

Funding Sources:

CDBG - Administration (Fund 424)		\$ 454,558
Rent (Fund 440)*	Special Fund Schedules	\$ 600,000
TOTAL		\$ 1,054,558

Proposed Contract Term:

July 1, 2025 - June 30, 2026

Procurement and Contract Authority:

The last Request for Proposals (RFP) was released on November 18, 2024 under CF 24-0500, to solicit a qualified firm to provide Citywide Fair Housing Services for an initial contract term of one year, with the option to extend for two additional one-year terms. This will be the first year of this contract under this procurement cycle as shown in the table below. LAHD requests authority to execute this contract for a one year term, for a contract term from July 1, 2025 through June 30, 2026, for the amount reflected below.

Program Description:

The Fair Housing program provides services citywide and meets HUD's goals of affirmatively furthering fair housing in accordance with the Fair Housing Act, which is to protect the buyer or renter of a dwelling from discrimination by a seller or a landlord. The Act's primary prohibition makes it unlawful to refuse to sell, rent to, or negotiate with any person because of that person's inclusion in a protected class. The contract provides counseling and education to residents on fair housing rights, investigates complaints of discrimination, and provides legal services and referral regarding housing discrimination. Pursuant to CF 18-0462, this program also includes outreach and education to tenants and property owners for the source of income discrimination ordinance and enforcement of this ordinance.

Contractor	Contract #	PY 51 CDBG (Fund 424)	Rent * (Fund 440)	Total Contract Amount
Southern California Housing Rights Center	NEW	\$ 454,558	\$ 600,000	\$ 1,054,558

*Special Fund appropriation has been included in the FY 2025-26 Mayor's Proposed Budget and is pending Council's approval.

Community Investment for Families Department

FamilySource System

Funding Sources

General Fund - FY

2025-26 **19,796,438**

CDBG-Public

Services \$6,008,873

CSBG \$4,686,302

\$30,491,613

Programs Contract Authority

million per FSC \$28,500,000

School Districts (17 \$1,741,613

California State \$250,000

\$30,491,613

Program Description

The City's FamilySource System provides a continuum of core services including, but not limited to case management, multi-benefit screening, employment support, financial literacy, adult education, housing navigation, parenting classes, computer literacy, child care, and legal services designed to assist low-income families increase their family income and economic opportunities, as well as various youth services designed to improve academic achievement. Funding is also provided to the Los Angeles Unified School District for pupil services attendance counselors, and for program evaluation by Cal State Northridge to assess FSC system performance, to calculate the economic benefit and to provide technical assistance. About 40,000 households are served by the FamilySource Centers annually.

Procurement Authority

The FamilySource Centers System was procured in 2023 (CF 23-0467 & CF 23-0467-S1). The FSC System Evaluator was also procured in 2023 (CF 20-1433).

Contract Authority

CIFD is requesting that the City Council and the Mayor authorize CIFD to execute new contracts with the service providers listed in the table below to provide FY 25-26 services for the term of July 1, 2025 through June 30, 2026. CSUN's contract term is 10/1/25 -9/30/26.

Contractor Name	Area of Service	Council District	PY51 CDBG	2025 CSBG	FY 2025-26 General Funds	Other Sources *	Contract Total
All Peoples Community Center	Southeast LA I	9	\$316,256	\$246,647	\$937,097		\$1,500,000
Barrio Action Youth and Family Center	Northeast Los Angeles	14	\$316,256	\$246,647	\$937,097		\$1,500,000
Central City Neighborhood Partners	Westlake	1	\$316,256	\$246,647	\$937,097	\$90,000	\$1,590,000
El Centro De Ayuda	Boyle Heights	14	\$316,256	\$246,647	\$937,097		\$1,500,000
El Centro Del Pueblo	Echo Park	13	\$316,256	\$246,647	\$937,097		\$1,500,000
El Nido Family Centers	South LA I	8, 9	\$316,256	\$246,647	\$937,097		\$1,500,000
El Nido Family Centers	Pacoima	7	\$316,256	\$246,647	\$937,097		\$1,500,000
Koreatown Family and Community Center	Wilshire	1, 10	\$316,256	\$246,647	\$937,097		\$1,500,000
New Economics for Women	Canoga Park	3	\$316,256	\$246,647	\$937,097		\$1,500,000
New Economics for Women	Van Nuys	2, 6	\$316,256	\$246,647	\$937,097		\$1,500,000
P.F Bresee Foundation	Hollywood	10, 13	\$316,256	\$246,647	\$937,097		\$1,500,000
The Children's Collective	South LA II	8	\$316,256	\$246,647	\$937,097		\$1,500,000

Toberman Neighborhood Center	Wilmington/ San Pedro	15	\$316,256	\$246,647	\$937,097	\$1,500,000
Watts Labor Community Action Committee	Southeast LA II	9	\$316,256	\$246,647	\$937,097	\$1,500,000
Watts Labor Community Action Committee	Watts	15, 8	\$316,256	\$246,647	\$937,097	\$1,500,000
Jenesse Center Inc.	South LA III	10	\$316,256	\$246,647	\$937,097	\$1,500,000
El Centro De Amistad	Panorama City	6	\$316,256	\$246,647	\$937,097	\$1,500,000
Latino Resource Organization	North Hollywood/ Sun Valley	2, 6	\$316,256	\$246,647	\$937,097	\$1,500,000
Central City Neighborhood Partners	Koreatown	10	\$316,265	\$246,656	\$937,079	\$1,500,000
The Los Angeles Unified School District	Citywide				\$1,741,613	\$1,741,613
The University Corporation (aka California State University, Northridge)	Citywide				\$250,000	\$250,000
TOTALS			\$6,008,873	\$4,686,302	\$19,796,438	\$90,000

The CCNP Westlake FSC contract for FY 25-26 is increased by \$90,000, using non-CDBG funds approved by the City Council and Mayor.

Los Angeles Housing Department
Single Family Rehabilitation--Handyworker Program

Funding Sources:

CDBG (Fund 424)	\$ 230,100.50
Foreclosure Registry (Fund 56V)	\$ 3,750.00
Total	\$ 233,850.50

Proposed Contract Term:

Construction Services: July 1, 2022 - December 31, 2025
Laboratory Lead Testing: October 1, 2022 - December 31, 2025

Procurement and Contract Authority:

A Request for Proposals (RFP) for the Handyworker Program was approved through the Program Year 50 Consolidated Plan process on June 27, 2024, under C.F. No. 24-0500, to solicit qualified firm(s) to provide Handyworker services for new contracts effective on October 1, 2025 (2025 RFP). However, due to unforeseen delays in the procurement process and in order to avoid a lapse in Handyworker services, this report includes a request for authority to extend the contracts with AG Pacific Construction & Development Corp. (AG Pacific), Watts Labor Community Action Committee (WLCAC), and EMSL Analytical, Inc. dba LA Testing (LA Testing) for a brief period, during which time the procurement process for the new Handyworker contracts will be completed.

LAHD requests authority to amend the contracts with AG Pacific, WLCAC, and LA Testing for an additional three (3) months, for a new contract end date of December 31, 2025, for the amounts reflected below.

Funding Allocation

The Los Angeles Municipal Code Section (LAMC) 5.115.12(h) states that penalties collected in connection with Article 4 of Chapter XVI (Foreclosure Registry Program Fund) of the LAMC shall be placed in a subaccount within the Fund and may be allocated by City Council for any purpose. LAHD requests authority to use revenue from penalty fees in connection with the Foreclosure Registry Program for the Handyworker Program for the Laboratory Lead Testing Services contract (C-142033). Please refer to table below and the related PY51 Controller Instructions.

Program Description:

The Handyworker Program provides free minor home repair and accessibility improvements for low-income homeowners that are 62 years and older or have a permanent disability. These services ultimately improve the quality of life and provide beneficial support to the community at large. The Handyworker Program uses CDBG funds, which specify eligibility thresholds for homeowners and renters who earn 80% or less of Area Median Income (AMI) and reside in the City. The maximum grant per household for minor home repairs is \$5,000 plus allowances for building permit fees, and an administrative service fee of \$1,000. The grant also installs security and safety devices for renters in single family homes, for which the maximum grant per household is \$600 plus an administrative service fee of \$450. For PY 51, LAHD is requesting to use Foreclosure Registry Program penalty fees for laboratory lead testing required as part of the Handyworker Program.

Construction Services: The Handyworker Program utilizes LICENSED GENERAL CONTRACTORS from non-profit organizations, for-profit organizations or private contractors to provide minor home repairs, in conformance with local building codes and general construction industry standards, and other services to clients.

Laboratory Lead Testing: Provide a laboratory analysis report of lead contents in various types of samples, including soil, air, dust, water, Toxicity Characteristic Leaching Procedure (TCLP) extract liquid, and Soluble Threshold Limit Concentration (STLC) extract liquid. The contractor provides the test kits, conducts laboratory analysis, and issues a report. Whenever lead-based paint is disturbed, lead samples are taken to ensure the proper steps are taken to clean the work site. Proper containment and clearance samples ensure that there is no lead exposure to the workers, homeowner or any members of the household.

Contractor	Contract #	Proposed Amended & Restated #	Existing Contract Amount	PY 51 CDBG (Fund 424)**	Foreclosure Registry** (Fund 56V)	Amended Contract Amount**	Total Contract Amount
Construction Services							
AG Pacific Construction & Development Corp.	C-141265	2	\$ 3,491,890.57	\$ 230,100.50	\$ -	\$ 230,100.50	\$ 3,721,991.07
Watts Labor Community Action Committee	C-141422	2	\$ 913,443.43	\$ -	\$ -	\$ -	\$ 913,443.43
Laboratory Lead Testing*							
EMSL Analytical, Inc. dba LA Testing	C-142033	2	\$ 163,890.25	\$ -	\$ 3,750.00	\$ 3,750.00	\$ 167,640.25
TOTAL			\$ 4,569,224.25	\$ 230,100.50	\$ 3,750.00	\$ 233,850.50	\$ 4,803,074.75

*In PY50, the contract for this service was listed under the Lead Hazard Remediation Program (LHRP) though the contractor's services were utilized by both the LHRP and Handyworker Program. LAHD's LHRP was sunset at the end of 2024. For PY51, the contract for this service is listed under the Handyworker Program.

**Amount is for the three-month extension period from October 1, 2025 through December 31, 2025 for existing Handyworker contracts. Authority for new Handyworker contracts for the remaining nine months of PY51 will be requested in a separate transmittal once the 2025 RFP process has been completed and contracts awarded.

Los Angeles Housing Department
Housing Opportunities For Persons With AIDS (HOPWA)

Funding Sources:

HOPWA - Housing & Related Programs (Fund 569)	\$	32,128,879
Total	\$	32,128,879

Proposed Contract Term:

HMIS and CCA: July 1, 2023 - June 30, 2026
HOPWA service providers: July 1, 2024 - June 30, 2026
HOPWA TA service provider: July 1, 2025 - June 30, 2026

Procurement and Contract Authority:

The most recent HOPWA Housing Management Information System (HMIS) and Central Coordinating Agency (CCA) Services Request for Proposals (RFP) was released on August 29, 2022 for new contracts with Eccovia, Inc. for HMIS services, and APLA Health & Wellness (successor in interest to Alliance for Housing and Healing) for CCA services, with contract terms effective on July 1, 2023 for an initial term of one year, with the option to extend for up to two additional one-year terms, as shown in the table below. LAHD requests authority to amend and restate these contracts for an additional one-year term, for a new contract term of July 1, 2023 through June 30, 2026, for the amounts reflected below. Furthermore, as this will be the final renewal option for these contracts, LAHD recommends that a new RFP be released to solicit proposals for the HMIS and CCA services. This report includes a request for authority to release an RFP for these services for new contracts effective on July 1, 2026.

Additionally, the most recent HOPWA RFP was released on July 3, 2023 for new contracts to be effective on July 1, 2024. While this RFP was able to generate proposals for most of the services it solicited, it was unable to generate a proposal for one Regional Office geographic area of service (Service Planning Areas 3 & 7). As a result, LAHD proceeded to conduct separate outreach to identify a provider to pursue a sole source contract, and was able to identify a provider for this service. Additionally, LAHD reached out to the Office of the City Attorney to request approval of its justification for a sole source contract, and received approval. This will be the second year of these contracts under this procurement cycle as shown in the table below. LAHD requests authority to amend and restate these contracts for an additional one-year term, for a new contract term of July 1, 2024 through June 30, 2026, with the option to extend for up to three additional one-year terms, for the amounts reflected below. This request includes a request for authority to amend and restate the sole source contract for the provision of Regional Office services for Service Planning Areas 3 & 7, for an additional one-year term, for a new contract term of July 1, 2024 through June 30, 2026, with the option to extend for up to three additional one-year terms.

Additionally, the Department presently holds sole source contracts with three housing authorities (City of Pasadena, Housing Authority of the City of Los Angeles, and the Los Angeles County Development Authority) for the provision of Tenant Based Rental Assistance (TBRA) and Project Based Rental Assistance (PBRA) services. Because the TBRA and PBRA services must be performed by housing authorities, due to their unique ability to provide continued Housing Choice Voucher Section 8 housing, LAHD requests authority to amend the sole source contracts for the TBRA and PBRA services with the housing authorities identified in the table below, for the funding amounts also identified below. The requested amended and restated contracts will commence on July 1, 2024 and expire on June 30, 2026, with the option to extend for up to three additional one-year terms.

Additionally, the most recent HOPWA Fiscal Monitoring Services RFP was released on November 12, 2024 for a new contract to be on effective July 1, 2025, for a one-year period with the option to extend for up to three additional one-year terms. This will be the first year of this contract under this procurement cycle as shown in the table below. LAHD requests authority to execute a new contract with KNL Support Services, for a new contract term of July 1, 2025 through June 30, 2026, for the amounts reflected below.

Additionally, LAHD requests authority to enter into an emergency sole source contract with Cloudburst Consulting Group, Inc. dba The Cloudburst Group (Cloudburst) to provide HOPWA technical assistance (TA) during PY51. Prior to 2025, U.S. Department of Housing and Urban Development (HUD) contractors provided free HOPWA TA to grantees and subrecipients, including LAHD. Starting in February 2025, however, HUD has been undergoing massive spending cuts and structural changes and the HUD contractor-provided TA services have been suddenly terminated after many years of being made available to HUD grantees and subrecipients. LAHD previously worked closely with Cloudburst, one of the HUD contractors providing HOPWA TA, and urgently needs TA services in PY51 for assistance with updating the City's HOPWA policies and procedures, optimizing LAHD's Integrated Disbursement and Information System (IDIS) setup and subrecipient monitoring processes, and answering various regulatory questions. This report includes a request for authority to execute a sole source contract with Cloudburst Consulting Group, Inc. dba The Cloudburst Group for HOPWA TA services for the amount reflected below. The requested sole source contract will commence on July 1, 2025 and end June 30, 2026, during which time the procurement process for a new HOPWA TA services contract will be completed. This report also includes a request that Council, subject to the approval of the Mayor, find that the contract to be executed with Cloudburst is for the performance of professional, scientific, expert, technical, or other special services of a temporary and occasional character for which competitive bidding is not practical or advantageous; and that the work can be performed more economically or feasibly by independent contractors than by City employees in accordance with Charter Section 1022.

Lastly, LAHD recommends that a new RFP be released for HOPWA TA services. This report includes a request for authority to release an RFP for this service for a new contract effective in PY52.

Program Description:

The HOPWA program is designed to provide housing and supportive services to low-income persons living with HIV/AIDS and their families. LAHD administers the HOPWA grant on behalf of the entire county of Los Angeles, as directed by federal statute, which also requires that each HOPWA service provider be allocated administrative funds in addition to program dollars.

Contractor	Service	Contract #	Proposed Amended & Restated #	Existing Contract Amount*	PY 51 HOPWA (Fund 569)	Total Contract Amount
APLA Health & Wellness	CCA	C-144536	2	\$ 3,754,923	\$ 2,124,786	\$ 5,879,709
APLA Health & Wellness	Private Tenant Based Rental Assistance	C-146178	1	\$ 605,000	\$ 1,455,000	\$ 2,060,000
APLA Health & Wellness	Regional Office - SPA 4 & 5	C-146130	1	\$ 2,533,562	\$ 2,533,562	\$ 5,067,124
APLA Health & Wellness	Regional Office - SPA 6	C-146353	1	\$ 2,040,000	\$ 2,040,000	\$ 4,080,000
APLA Health & Wellness	Regional Office - SPA 8	C-146233	1	\$ 1,540,000	\$ 1,540,000	\$ 3,080,000
APLA Health & Wellness	Residential Service Coordination	C-146354	1	\$ 1,363,250	\$ 1,528,500	\$ 2,891,750
APLA Health & Wellness	Scattered Site Master Leasing	C-146355	1	\$ 1,045,000	\$ 1,808,451	\$ 2,853,451
City of Pasadena	TBRA	C-146377	1	\$ 298,830	\$ 398,830	\$ 697,660
Eccovia, Inc.	HMIS	C-144251	1	\$ 884,080	\$ 1,084,080	\$ 1,968,160

Foothill AIDS Project	Regional Office - SPAs 3 & 7	C-146177	1	\$ 2,040,000	\$ 2,040,000	\$ 4,080,000
Housing Authority of the City of Los Angeles	TBRA & PBRA	C-146254	2	\$ 4,680,534	\$ 6,730,534	\$ 11,411,068
JWCH Institute, Inc.	Regional Office - SPA 4	C-146300	1	\$ 1,953,241	\$ 1,953,241	\$ 3,906,482
KNL Support Services	Fiscal Monitoring	New		\$ -	\$ 90,000	\$ 90,000
Los Angeles County Development Authority	TBRA	C-146853	1	\$ 1,200,000	\$ 1,200,000	\$ 2,400,000
Pets are Wonderful Support/ Los Angeles	Housing Information and Referral	C-146129	1	\$ 875,000	\$ 1,025,000	\$ 1,900,000
Project New Hope	Private Tenant Based Rental Assistance	C-146211	1	\$ 650,000	\$ 1,350,000	\$ 2,000,000
Tarzana Treatment Centers, Inc.	Regional Office - SPAs 1 & 2	C-146199	1	\$ 2,040,000	\$ 1,640,000	\$ 3,680,000
Volunteers of America of Los Angeles	Scattered-Site Master Leasing	C-146049	1	\$ 597,190	\$ 1,526,895	\$ 2,124,085
Cloudburst Consulting Group, Inc. dba The Cloudburst Group	TA-Resource Identification	New		\$ -	\$ 60,000	\$ 60,000
TOTAL				\$ 28,100,610	\$ 32,128,879	\$ 60,229,489

*Contract C-146948 with the Housing Authority of the City of Long Beach for an amount not to exceed \$600,000 will expire on June 30, 2025 and will not be extended.

Los Angeles Housing Department
Los Angeles Homeless Services Authority (LAHSA)

Funding Sources:

ESG (Fund 517)	\$ 4,128,407
TOTAL	\$ 4,128,407

Proposed Contract Term:

ESG Homeless Programs: July 1, 2024 - June 30, 2026

Program Description:

ESG Funded Projects:

Homeless Shelter Programs

Provides funding for homeless shelter programs including the Winter Shelter Program, San Julian Oasis Recuperative Care aka Downtown Drop-in Center, and Crisis/Bridge Housing aka Emergency Shelter Services.

Rapid Re-Housing Program

Provides funding for rapid re-housing activities and may include various forms of financial assistance to persons experiencing or at-risk of homelessness throughout the City, such as rental application fee, security deposit, prior month's rent, utility deposit and arrears. Also included are housing relocation and stabilization services such as housing search and placement, housing stability case management, mediation, legal services, and credit repair.

Administration

Funds support the overall operation of LAHSA, including executive, personnel, finance, monitoring, performance management and indirect costs.

Homeless Management Information System (HMIS)

Funds support LAHSA's client data collection, analysis, evaluation, and reporting as mandated by HUD. Funds allocated for HMIS will include system oversight, training on data support, and reporting for homeless program providers and the L.A. Continuum of Care throughout LA County.

Project	Contract #	Proposed Amended & Restated #	PY50 ESG (Fund 517)	First Amended & Restated Agreement*	PY 51 ESG (Fund 517)	Total Contract Amount
Homeless Shelter Programs (Downtown Drop in Center, Emergency Shelter, Winter Shelter)			\$ 2,711,772.00	\$ 827,005.01	\$ 2,616,445.00	\$ 6,155,222.01
Rapid Re-housing Program (RRP)			\$ 1,147,988.00	\$ 212,317.10	\$ 1,107,634.00	\$ 2,467,939.10
LAHSA Administration			\$ 198,502.00	\$ 201,427.00	\$ 191,524.00	\$ 591,453.00
LAHSA Homeless Management Information System (HMIS)			\$ 220,557.00	\$ 175,027.42	\$ 212,804.00	\$ 608,388.42
Total LAHSA - ESG Homeless Programs	C-145617	2	\$ 4,278,819.00	\$ 1,415,776.53	\$ 4,128,407.00	\$ 9,823,002.53

*The First Amended and Restated Agreement to add remaining unexpended PY 49 funds (with expenditure authority through June 30, 2025) to Contract C-145617 is pending execution (CF# 24-0500-S1).

Community Investment for Families Department
 Neighborhood Improvement Projects

Funding Sources:

CDBG - Neighborhood Improvements

Description:

Neighborhood Improvement projects are construction, improvements, and/or renovations to various facilities owned and/or operated by nonprofit agencies or City departments.

Contract Authority:

CIFD is requesting that the City Council and the Mayoral authorize CIFD to execute a new contract with the service provider listed in column titled CONTRACTOR of the table below to add CDBG funding, for each project listed, and as described below or in the Revenues and Allocations Footnotes.

Project Name	Council District	Contractor	Contract #	Amendment #	Prior Year Funding	PY 51 Funding Added	Contract Term	Contract Total	Annual Amortization Rate
Watts Rising CNI: Watts Empowerment Music & Film Studio	15	Housing Authority of the City of Los Angeles	new	----	\$1,300,000	\$ 1,000,000	From date of the Project Eligibility Proposal (PEP) approval plus 25 years. The term is 5 years for construction plus 20 years for service payback.	\$2,300,000	\$115,000.00

Los Angeles Housing Department
Occupancy Monitoring

Funding Sources:

Contractual Services Schedule-Account 3040*	\$1,951,095
TOTAL	\$1,951,095

Proposed Contract Term:

July 1, 2024 - June 30, 2026

Procurement and Contract Authority:

The last Request for Proposals (RFP) for Occupancy Monitoring services was released on April 10, 2023, for a new contract to be on effective July 1, 2024, for a one-year period with the option to extend for up to four additional one-year terms. This will be the second year of this contract under this procurement cycle as shown in the table below.

LAHD requests authority to amend and restate this agreement with Urban Futures Bond Administration, Inc. (UFBA), for an additional one year term, for a new contract term of July 1, 2024 through June 30, 2026, and to increase the amounts as reflected below.

Program Description:

The Occupancy Monitoring contractor serves an audit function. On an annual basis, the contractor reviews tenant rent and income reports for all LAHD projects. With this data, the contractor makes compliance determinations, which must take into account multiple (often overlapping) program and funding guidelines. The compliance status for all projects and units are reported to LAHD. These determinations require review of data on every affordable housing unit and every tenant that occupies those units. The Contractor must audit tenants' income source documents and perform site visits. Additionally, the Contractor submits compliance reports on behalf of LAHD to the California Debt Limit Allocation Committee, which is the state's regulator for Bonds. LAHD staff follow-up directly with non-compliant projects to resolve outstanding issues and gain compliance. In addition to leading compliance enforcement efforts, the LAHD staff focus on: policy and programmatic issues related to occupancy monitoring; responding to and conducting audits; contract administration; approving new loan requests for monitoring; responding to tenant complaints, constituent questions, data requests; resolving disputes; interpreting regulatory agreement and covenants; and conducting trainings for and providing technical assistance to property owners/managers.

Contractor	Service Area	Contract #	Proposed Amended & Restated #	Existing Contract Amount	FY 2025-26 General Fund*	FY 2025-26 MHFF*	FY 2025-26 LMIHF*	FY 2025-26 HOME*	DCP FY 2025-26 General Fund**	Amended Contract Amount	Total Contract Amount
Urban Futures Bond Administration, Inc.	Citywide	C-146347	1	\$1,829,391	\$ 148,572	\$ 770,006	\$ 439,314	\$ 588,203	\$ 5,000	\$ 1,951,095	\$ 3,780,486

*Account 3040 appropriation has been included in the FY 2025-26 Mayor's Proposed Budget and is pending Council's approval. Breakdown of Account 3040 funds is as follows:

GF	MHFF 815	LMIHF 55J	PY51 HOME 561	Total All 3040 Funds
\$148,572	\$770,006	\$439,314	\$588,203	\$1,946,095

**The Los Angeles Department of City Planning (DCP) has requested to piggyback onto the contract with UFBA. For that reason, \$5,000 of the total \$3,780,486 contract ceiling of this First Amended and Restated Agreement will be allocated to provide technical assistance in support of DCP's Home-Sharing Ordinance (L.A.M.C. Sec. 12.22.A.32) registration efforts.

Los Angeles Housing Department
 Section 106 Historic Preservation Services

Funding Sources:

HOME- Admin (Fund 561)*	(FY 2025-26)	\$	100,000
TOTAL		\$	100,000

Proposed Contract Term:

October 1, 2025 - September 30, 2026

Procurement and Contract Authority:

The last Request for Proposals (RFP) for Section 106 Historic Preservation Program contracts was released on November 11, 2024 for a new contract to be effective on October 1, 2025, for a one-year period with the option to extend for up to two additional one-year terms. This will be the first year for this contract under this procurement cycle as shown in the table below.

LAHD requests authority to execute this contract for a one-year term, for a new contract term of October 1, 2025 through September 30, 2026, for the amount reflected below.

Program Description:

Section 106 Historic Preservation is a critical service needed to support various programs for the production and preservation of affordable housing as well as physical neighborhood improvements. These projects require highly specialized services to comply with federal and state funding and policy requirements regarding environmental review responsibilities governed by the National Environmental Policy Act (NEPA), the California Environmental Quality Act (CEQA), and federal regulations as specified in 24 CFR Part 58 and 36 CFR Part 800, which is commonly referred to as Section 106 of the National Historic Preservation Act of 1966. A qualified Section 106 Historic Preservation Consultant (HPC) will identify and evaluate properties approved for federally funded new construction, rehabilitation, clearance, demolition, or modification, and complete assessments of compliance with federal historic preservation regulations. The HPC will advise and assist LAHD in conducting research, preparing all federal and state required documentation on the extent, condition, and status of potential historically-significant properties, and coordinate with the State Historic Preservation Officer (SHPO) and HUD in developing measures to minimize or mitigate adverse effects.

Contractor	Service Area	Contract No.	PY51 HOME*	Total Contract Amount
ICF Jones & Stokes, Inc.	Citywide	NEW	\$ 100,000	\$ 100,000

*Special Fund Schedule appropriation has been included in the FY 2025-26 Mayor's Proposed Budget and is subject to funding availability as approved by the Council.

Economic and Workforce Development Department
Sidewalk Vending

Funding Source:

CDBG—Economic Development \$480,750

Term of Performance:

July 1, 2025 - June 30, 2026

Procurement:

Sole source

Program Description:

Support sidewalk vendors by providing technical assistance and training to successfully obtain permits and work with manufacturers to provide eligible City sidewalk vendors with carts.

Sidewalk Vending Technical and Cart Assistance				
Contractor	Council District	Region	Contract Amount	
			Small Businesses	CDBG PY 51 Total
Initiating Change In Our Neighborhoods Community Development Corporation (ICON) 13269 Van Nuys Blvd Pacoima, CA 91331	Citywide	Citywide	\$480,750	\$480,750
			Total:	\$480,750

Economic and Workforce Development Department
 Small Business Legal Aid

Funding Source:

CDBG—Economic Development \$500,000

Term of Performance:

July 1, 2025 - June 30, 2026

Procurement:

Sole source

Program Description:

Small business legal aid to provide assistance and relief for these business owners. Through this partnership, we are here to easily connect LA Region’s small business owners with legal experts who can provide them with help ranging from basic legal information and guides regarding the legal issues impacting them to representation by an attorney to help address their immediate and long-term legal issues.

Sidewalk Vending Technical and Cart Assistance				
Contractor	Council District	Region	Contract Amount	
			Small Businesses	CDBG PY 51 Total
Bet Tzedek Inc. 3250 Wilshire Blvd., 13th Floor Los Angeles, CA 90010	All	Citywide		\$500,000
			Total:	\$500,000

Community Investment for Families Department
Survivor Services

Funding Sources

CDBG-Public Services (Fund 424)	\$3,398,619	
HOME ARP (Approp Account 43VB85)	\$1,671,864	
Family Homelessness Challenge State Grant (FHC)	\$1,814,000	
General Fund FY 2025-26 Account 003040	\$8,756,612	Emergency Shelter Transitional Shelter Unhoused Transitional Aged Youth (TAY) Human Trafficking Shelter
	\$2,165,057	Victims of Crime Act (VOCA) Backfill Contracts
	\$17,806,152	

Program Description
Survivor Services Program:

Contract Authority
Survivor Services Program:

Procurement Authority
The City Council and the Mayor approved the results of a competitive RFP to select Survivor Services contractors in February 2025. (CF 24-0446)

Legend for Program Type

CTS = Crisis to Shelter	ES = Emergency Shelter	TS = Transitional Shelter	SF = Survivors First	NC = Non-confidential Shelter	TAY HT = Unhoused Transitional Aged Youth (TAY) Human Trafficking Shelter
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CONTRACTOR	PROGRAM TYPE	FHC	HOME ARP	PY51 CDBG	FY 2025-26 General Fund	TOTAL CONTRACT AMOUNT
1736 Family Crisis Center	ES			\$200,000	\$200,000	\$400,000
	TS			\$139,598	\$360,401	\$499,999
	SF	\$326,400	\$326,400			\$652,800
Catholic Charities of Los Angeles, Inc.	TS			\$84,517	\$314,437	\$398,954
Center for the Pacific-Asian Family, Incorporated	ES			\$235,000	\$100,000	\$335,000
	TS			\$95,849	\$154,151	\$250,000
	SF	\$133,500	\$133,500			\$267,000
Coalition to Abolish Slavery & Trafficking	ES				\$450,000	\$450,000
	TS				\$450,000	\$450,000
	SF	\$312,500	\$312,500			\$625,000
Covenant House California	TAY HT				\$600,000	\$600,000
Do Good Daniels Family Foundation	NC				\$1,400,000	\$1,400,000
Haven Hills, Inc.	ES			\$293,664	\$200,000	\$493,664
	TS			\$278,021	\$611,359	\$889,380
	SF	\$253,676	\$253,676			\$507,352
Home At Last Community Development Corporation	SF				\$500,000	\$500,000
Jenesse Center, Inc.	CTS				\$325,400	\$325,400
	ES			\$394,850	\$300,000	\$694,850
	TS			\$227,165	\$467,685	\$694,850
	SF	\$262,815	\$262,815			\$525,630
Jewish Family Service of Los Angeles	ES			\$230,938	\$300,000	\$530,938
	TS			\$127,099	\$162,901	\$290,000
	SF	\$250,000	\$250,000			\$500,000
Journey Out	CTS				\$460,278	\$460,278
Peace Over Violence	SF	\$197,027	\$102,973			\$300,000
Rainbow Services, Ltd.	ES			\$216,950	\$300,000	\$516,950
	TS			\$316,592	\$200,000	\$516,592

Southern California Alcohol and Drug Program, Inc.	ES			\$303,376	\$300,000	\$603,376
Southern California Alcohol and Drug Program, Inc.	SF	\$78,082	\$30,000.00			\$108,082
St. Anne's Family Services	SF				\$500,000	\$500,000
The People Concern	TS			\$255,000	\$100,000	\$355,000
		\$1,814,000	\$ 1,671,864.00	\$ 3,398,619.00	\$ 8,756,612.00	\$ 15,641,095.00

VOCA BACKFILL CONTRACTOR	PROGRAM TYPE	FHC	HOME ARP	PYS1 CDBG	FY 2025-26 General Fund	TOTAL CONTRACT AMOUNT
1736 Family Crisis Center	VOCA - Confidential Shelter for Survivors				\$467,999	\$467,999
Center for the Pacific-Asian Family, Incorporated	VOCA - Confidential Shelter for Survivors				\$81,500	\$81,500
Coalition to Abolish Slavery & Trafficking	VOCA - Confidential Shelter for Survivors				\$687,058	\$687,058
Haven Hills, Inc.	VOCA - Confidential Shelter for Survivors				\$35,500	\$35,500
Jenesse Center, Inc.	VOCA - Confidential Shelter for Survivors				\$370,060	\$370,060
Jewish Family Service of Los Angeles	VOCA - Confidential Shelter for Survivors				\$271,550	\$271,550
The People Concern	VOCA - Confidential Shelter for Survivors				\$251,390	\$251,390
Total					\$2,165,057	\$2,165,057

Los Angeles Housing Department

Systems for Various Programs

Funding Sources:

FY 2025-26 3040*	\$409,106
AcHF (Fund 10D)**	\$1,842,000
Code (Fund 41M)**	\$2,793,288
Rent (Fund 440)**	\$1,240,232
SB2/PLHA (Fund 64R)	\$490,767
HOPWA (Fund 569)	\$167,661
MHFF (Fund 815)**	\$150,000
ULA (Fund 66M)**	\$5,472,101
JCO (Fund 67W)	\$350,000

Total \$12,915,155

Proposed Contract Term:

All contracts (except Cask NX LLC): July 1, 2024 to June 30, 2026

Cask NX LLC: August 1, 2024 to July 31, 2026

Procurement and Contract Authority:

The last Request for Proposals (RFP) for Information Technology contracts was released on May 8, 2023 for new contracts to be effective on or about July 1, 2024, for a one-year period with the option to extend for up to two additional one-year terms. This will be the second year of these contracts under this procurement cycle as shown in the table below. Because the prior contract with Cask NX LLC (Cask) ended on July 31, 2024, the current Cask contract (C-146217) had an initial term from August 1, 2024 through July 31, 2025, with the option to extend for up to two additional one-year terms.

LAHD requests authority to: 1) amend and restate these agreements for an additional one year term, for a new contract term of July 1, 2024 through June 30, 2026, and from August 1, 2024 through July 31, 2026 for the Cask contract (C-146217); and 2) increase the amounts as reflected below.

Description:

IT Professional Services:

The following contracts assist the LAHD Systems Division to provide business applications and information technology infrastructure support to the department to support its mission and ensure uninterrupted systems availability to LAHD staff and to the public who rely on the systems. These LAHD critical applications include, but are not limited to, the Housing Information Management System (HIMS); Affordable Housing Management System (AHIS) (upgrade for HIMS); Accessible Housing Program (AcHP); the Affordable and Accessible Housing Registry (AAHR), the Code, Compliance and Rent Information Systems (CCRIS); the RENT system, the Billing Information Management Systems (BIMS); the Revenue Management System (RMS); and the ULA Applications.

ServiceNOW Application Professional Services:

The ServiceNow (SNOW) contracts provide implementation of custom-built SNOW application development (enhancement of existing Emergency Renters Assistance Program (ERAP), Eviction Filing System, Prevailing Wage Compliance and Draw System), system installation, system upgrade, system configuration, system conversion, data migration, system/application performance enhancements, system integration, and production support on an as-needed basis.

Contractor	Service	Contract #	Proposed Amended & Restated #	Existing Contract Amount	FY 2025-26 3040**	AcHF (Fund 10D)**	CODE (Fund 41M)**	RENT (Fund 440)**	SB2/PLHA (Fund 64R)	HOPWA (Fund 569)	MHFF (Fund 815)**	ULA (Fund 66M)**	JCO (Fund 67W)	Amended Contract Amount	Total Contract Amount
3Di, Inc.	Information Technology Professional Services	C-146057	2	\$ 1,876,537	\$ 300,000	\$ 520,000	\$ 625,976 ²¹	\$ 337,064	\$ 83,400	\$ -	\$ -	\$ 153,600	\$ -	\$ 2,020,040	\$ 3,896,577

Trinus Corporation	Information Technology Professional Services	C-146218	1	\$ 3,708,624	\$ -	\$ 770,000	\$ 1,291,476	\$ 431,564	\$ -	\$ -	\$ 150,000	\$ 187,000	\$ -	\$ 2,830,040	\$ 6,538,664
Compunnel Software Group, Inc.	Information Technology Professional Services	C-146492	1	\$ 1,083,232	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,083,232
The Little Group LLC dba Exclusive Network Enterprises	Information Technology Professional Services	C-146220	1	\$ 1,038,002	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,038,002
Satwic, Inc.	Information Technology Professional Services	C-146312	2	\$ 5,065,720	\$ 109,106	\$ 552,000	\$ 875,836	\$ 471,604	\$ 157,367	\$ 167,661	\$ -	\$ 1,631,501	\$ 350,000	\$ 4,315,075	\$ 9,380,795
Cask NX LLC	ServiceNOW Application Professional Services	C-146217	1	\$ 4,734,263	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ 3,500,000	\$ -	\$ 3,750,000	\$ 8,484,263
Satwic, Inc.	ServiceNOW Application Professional Services	C-146463	1	\$ 422,761	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 422,761
TOTAL				\$17,929,139	\$ 409,106	\$ 1,842,000	\$ 2,793,288	\$ 1,240,232	\$ 490,767	\$ 167,661	\$ 150,000	\$ 5,472,101	\$ 350,000	\$ 12,915,155	\$ 30,844,294

+ \$300,000 for the BuildLA IT Project was approved by Council in CF# 21-0643-S1.

*Account 3040 appropriation has been included in the FY 2025-26 Mayor's Proposed Budget and is pending Council's approval. Breakdown of Account 3040 funds is as follows:

CODE 41M	CDBG Admin 424	RENT 440	LMIHF 55J	HOME Admin 561	MHFF 815	Total All 3040 Funds
\$ 30,000	\$ 39,106	\$ 10,000	\$ 15,000	\$ 10,000	\$ 5,000	\$ 109,106

** Special Fund appropriation has been included in the FY 2025-26 Mayor's Proposed Budget and is pending Council's approval.

Los Angeles Housing Department

Technical Services - Housing and Related Programs

Funding Sources:

LMIH (Fund 55J)	Special Fund Schedules:	\$219,500
HOME (Fund 561)*		\$125,000
MHFF (Fund 815)*		\$58,000
TOTAL		\$402,500

Proposed Contract Term:

July 1, 2023 - June 30, 2026

Procurement and Contract Authority:

The most recent Request for Proposals (RFP) for Technical Services was released on July 25, 2022 for new contracts to be effective on July 1, 2023, as shown in the table below. LAHD requests authority to amend and restate these agreements for an additional one year term, for a new contract term of July 1, 2023 through June 30, 2026, and to increase the contract amounts as reflected below.

Furthermore, as this will be the final renewal option for these contracts, and the services will be needed in to the future, LAHD recommends that a new RFP be released to solicit proposals for the listed services. Also, the next release of this RFP will undergo a name change and will be known as the "Housing Development and Asset Management Services RFP". This report includes a request for authority to release an RFP for the services listed below for new contracts effective on July 1, 2026.

Description:

The contracts listed below provide technical services in support of HOME grant funded programs which are essential for the production and preservation of affordable housing and the implementation of housing programs. LAHD anticipates a continued need for these services, as these services are crucial to the development of affordable housing projects.

Appraisal Services: Provide appraisals prepared according to the Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Standards Board of the Appraisal Foundation. Appraisers may be called upon to evaluate existing residential property, vacant land, proposed new construction projects, rehabilitation projects, mixed-use developments, and air rights.

Environmental Assessment Services: Determine the level of compliance with federal, state, and local environmental laws and regulations for specific sites. Prepares Phase I reports in accordance with the American Society Testing & Material (ASTM) Standards (E 1527-05), and the EPA's "Standards and Practices for All Appropriate Inquiries" (AAI) (40 CFR Part 312) to discover the existing potential presence of onsite and neighboring property contamination to include but not limited to soil and ground water. Prepare Phase II reports based upon findings of Recognized Environmental Conditions (REC) in the Phase I Environmental Site Assessment Report.

Financial Analysis & Loan Underwriting Services: Provide expert analysis and advice regarding the financial structuring of affordable housing projects and programs. The financial services performed include, but are not limited to: pro forma review and underwriting for new affordable housing projects; pro forma review and underwriting for refinancing and loan restructuring proposals for existing affordable housing projects; analysis of LAHD affordable housing lending programs, including assessments related to potential future programs, such as the Local Housing Finance Agency; and review of statutes and regulations regarding the Mortgage Credit Certificate Program (MCC).

Loan Servicing: Provide loan servicing functions that include but are not limited to loan collections, processing of amendments and forbearances, subordinations and assumptions, reconveyances, payoff demands, credit inquiries, and Internal Revenue Service reporting.

Property Management Services (Occupied): Provide management for various occupied LAHD owned properties with responsibilities that include but are not limited to tenant selection, collection and accounting of rents, and maintaining compliance with affordability covenants as well as all City Ordinances.

Property Management Services (Vacant): Provide management for various vacant LAHD owned properties with responsibilities that include but are not limited to securing and maintaining vacant properties; and providing additional cleaning, maintenance, and repair services on selected vacant sites as requested.

Title Report Services: Provide services that include but are not limited to Limited Title Reports, preliminary title reports, Trustee Sales and recordation of Deeds of Trust, Covenants, Notices of Completion, and other real property related documents, and foreclosures.

[New Service for PY52] Technical Assistance Services: Determine the level of compliance with federal laws and regulations for affordable housing projects and sites. Assist the City and developers with implementing and documenting all Section 3 good faith efforts. Assist the City and developers with understanding and documenting compliance with Build America Buy America requirements. Assist the City with developing policies and procedures around existing and new federal funding sources, including but not limited to HOME, CDBG, HOPWA, ESG, and ED/CPF. Conduct training sessions and attend meetings to help train the City and its partners on compliance with all federal funding requirements. Provide technical assistance as new guidance on existing regulations is issued from HUD. Communicate with the City as to any new federal laws and regulations that are implemented by HUD related to funding sources accessed by the City.

Contractor	Service	Contract #	Proposed Amended & Restated #	Existing Contract Amount	PY 51 HOME (Fund 561)*	MHFF (Fund 815)*	LMIH (Fund 55J)	Amended Contract Amount	Total Contract Amount
CBRE, Inc.	Appraisal Services	C-144181	2	\$ 40,000	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 60,000
Gold Coast Appraisals, Inc.	Appraisal Services	C-144293	2	\$ 156,000	\$ 10,000	\$ 8,000	\$ 77,000	\$ 95,000	\$ 251,000
Ninyo & Moore	Environmental Services	C-144019	1	\$ 140,000	\$ -	\$ -	\$ -	\$ -	\$ 140,000
CSG Advisors Incorporated	Financial Analysis & Loan Underwriting	C-144271	2	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Keyser Marston Associates, Inc.**	Financial Analysis & Loan Underwriting	C-144080	3	\$1,014,000	\$ -	\$ -	\$ -	\$ -	\$ 1,014,000

LeSar Development Consultants	Financial Analysis & Loan Underwriting	C-144133	2	\$ 115,000	\$ -	\$ -	\$ -	\$ -	\$ 115,000
Amerinational Community Services, LLC dba AmeriNat	Loan Servicing	C-144287	1	\$ 260,000	\$ 70,000	\$15,000	\$ 15,000	\$100,000	\$ 360,000
NEWCcapital, LLC	Property Management (Occupied)	C-144020	2	\$ 20,000	\$ -	\$10,000	\$ -	\$ 10,000	\$ 30,000
M&J Property Services LLC	Property Management (Vacant)	C-144052	2	\$ 180,000	\$ 15,000	\$15,000	\$ 70,000	\$100,000	\$ 280,000
Chicago Title Company	Title Report Services	C-144272	2	\$ 390,000	\$ 30,000	\$10,000	\$ 37,500	\$ 77,500	\$ 467,500
TOTAL				\$2,325,000	\$ 125,000	\$58,000	\$219,500	\$402,500	\$ 2,727,500

*Special Fund appropriation has been included in the FY 2025-26 Mayor's Proposed Budget and is pending Council's approval.

**The existing contract amount for this contract includes additional funding to be included in the Second Amended and Restated Agreement which is pending Council approval (CF# 23-0038-S7).

Attachment H

**2025-26 Housing and Community Development
Consolidated Plan (PY 51):
Controller Instructions**

**51st Consolidated Plan Year
Controller Instructions**

For Fiscal Year 2025-26, AUTHORIZE The Controller to:

Community Development Block Grant (CDBG)

- a) Establish new appropriations within the Community Development Trust Fund 424/21 as follows:

Fund	Account	Account Name	Amount
424	21C420	Aging Services Delivery System	\$526,940.00
424	21C581	Domestic Violence & Human Trafficking Shelter Operations	\$3,398,619.00
424	21C582	FamilySource System	\$6,008,873.00
424	21C423	Hospitality Training Academy	\$368,059.00
424	21CB28	Accelerating Blue Future Incubator	\$201,915.00
424	21C260	Grid 110	\$359,601.00
424	21C422	Healthy Neighborhood Market Network Program	\$480,750.00
424	21C586	LA BusinessSource Program	\$7,211,250.00
424	21C248	Los Angeles Cleantech Incubator	\$1,442,250.00
424	21CB07	Sidewalk Vending Cart Program	\$480,750.00
424	21C424	Small Business Legal Aid Program	\$500,000.00
424	21C425	94th & Broadway 2nd Phase Remediation Plan	\$3,300,000.00
424	21C589	Interim Housing Acquisition and Preservation	\$1,500,000.00
424	21C588	Single Family Rehabilitation—Handyman	\$230,100.50
424	21C559	Urgent Repair Program	\$288,450.00
424	21C524	Augustus Hawkins Nature Park Improvements	\$1,000,000.00
424	21C734	BCA/Prevailing Wage Labor Compliance Services	\$38,879.00
424	21C112	City Attorney Residential Enforcement (CARE)	\$85,393.00
424	21C112	City Attorney Task Force for Apartment and Rental Properties (TARP)	\$256,180.00
424	21C291	Reimbursements of General Fund Costs - City Atty (CARE)	\$47,376.00
424	21C291	Reimbursements of General Fund Costs - City Atty (TARP)	\$142,128.00

Fund	Account	Account Name	Amount
424	21C108	Code Enforcement (Citywide PACE)	\$1,824,701.00
424	21C184	Bureau of Street Lighting (<i>Columbus Ave. and Parthenia Pl. Street Lighting</i>)	\$110,000.00
424	21C917	Debbie Allen Dance Academy Facility Improvements	\$300,000.00
424	21C708	Hollenbeck Park Improvements	\$187,507.00
424	21C731	Keswick Pocket Park Security Improvements	\$250,000.00
424	21C186	Bureau of Street Services (<i>Laurel Canyon Blvd. and Wicks St. ADA Improvements project</i>)	\$493,000.00
424	21C184	Bureau of Street Lighting (<i>North Hollywood Street Lighting Area 3</i>)	\$250,000.00
424	21C742	Pacoima Little League Shade Structures	\$600,000.00
424	21C771	Rose Hills Park Improvements	\$300,000.00
424	21C467	Slauson Wall Green Space	\$2,541,403.00
424	21CB25	Watts Rising CNI: Watts Empowerment Music & Film Studio	\$1,000,000.00
424	21C140	General Services (<i>Ziegler Estate/Casita Verde/Mt. Washington Preschool</i>)	\$600,000.00
424	21C682	Engineering Special Service Fund (<i>Ziegler Estate/Casita Verde/Mt. Washington Preschool</i>)	\$200,000.00
424	21C207	Fair Housing	\$451,066.00
424	21C299	Reimbursement of General Fund Costs (<i>Code Enforcement (Citywide PACE)</i>)	\$970,927.00

- b) Increase appropriations in the amount of \$341,573.00 for Appropriation Account No. 001010 Salaries within Fund 100/12 City Attorney for the following: \$85,393.00 for City Attorney Residential Enforcement (CARE); \$256,180.00 for City Attorney Task Force for Apartment and Rental Properties (TARP).
- c) Increase appropriation in the amount of \$1,740,833.00 for Appropriation Account No. 001010 Salaries General, \$34,540.00 for Appropriation Account No. 003040 Contractual Services, and \$49,328.00 for Appropriation Account No. 003310 Transportation within Fund 100/08 Building and Safety Department for Code Enforcement (Citywide PACE) program.

- d) Increase appropriations in the amount of \$45,000.00 for Appropriation Account No. 001010 Salaries General, \$2,000.00 for Appropriation Account No. 001100 Hiring Hall Salaries, \$1,000.00 for Appropriation Account No. 001120 Benefits Hiring Hall, \$14,000.00 for Appropriation Account No. 006020 Operating Supplies, and \$48,000.00 for Appropriation Account No. 008780 St. Lighting Improvements and Supplies within Fund 100/84 Public Works - Street Lighting Department for Columbus Ave. and Parthenia Pl. Street Lighting project.
- e) Increase appropriations in the amount of \$320,000.00 for Appropriation Account No. 001010 Salaries General, \$50,000 for Appropriation Account No. 001090 Overtime General, and \$123,000.00 for Appropriation Account No. 003030 Construction Expense within Fund 100/86 Public Works - Street Services Department for Laurel Canyon Blvd. and Wicks St. ADA Improvements project.
- f) Increase appropriations in the amount of \$40,000.00 for Appropriation Account No. 001010 Salaries General, and \$210,000.00 for Appropriation Account No. 008780 St. Lighting Improvements and Supplies within Fund 100/84 Public Works - Street Lighting Department for North Hollywood Street Lighting Area 3 project.
- g) Increase appropriations in the amount of \$168,000.00 for Appropriation Account No. 001101 Hiring Hall Construction, \$72,000 for Appropriation Account No. 001121 Benefits Hiring Hall Construction, and \$360,000.00 for Appropriation Account No. 003180 Construction Materials within Fund 100/40 General Services Department for the Ziegler Estate/Casita Verde/Mt. Washington Preschool project.
- h) Increase appropriation in the amount of \$200,000.00 for Appropriation Account No. 50WVJW Ziegler Estate within Fund 682/50 for Ziegler Estate/Casita Verde/Mt. Washington Preschool project.
- i) Decrease appropriations in the amount of \$58,299.91 from Appropriation Account No. 21Y184 Bureau of Street Lighting and \$16,591.69 from Appropriation Account No. 43S184 and increase appropriation in the amount of \$74,891.60 for Appropriation Account No. 21C299 Reimbursement of General Fund Costs within Fund 424/21 and transfer to Fund 100/84 Revenue Source 5331 Reimbursement of Related Cost-PR YR to pay for prior year related costs for Valerio Street Lighting project.

HOME Investment Partnership Fund No. 561

1. Establish new accounts within the HOME Investment Partnership Fund NO. 561 and appropriate as follows:

Fund	Account	Account Name	Amount
561	43C800	Affordable Housing Management Pipeline	\$24,015,183

2. Increase/Decrease appropriations within the HOME Investment Partnership Fund NO. 561 as follows:

Fund	Account	Account Name	Amount
561	43L212	AFFORDABLE HOUSING TRUST-PI	-14,842.70
561	43P900	Contract Programming - Systems Upgrades	-24,679.10
561	43T844	Technical Service	-32,950.00
561	43V112	City Attorney	-199,402.53
561	43V143	Housing and Community Investment	-1,236,172.35
561	43V299	Reimbursement of General Fund Costs	-475,261.72
561	43V594	Environmental Consultant	-44.81
561	43V728	LAHD Program Delivery	-1,023,228.00
561	43V844	Technical Services	-132,000.00
561	43W112	City Attorney	-96,753.63
561	43W143	Los Angeles Housing Department	-1,002,083.68
561	43W166	Personnel	-49,988.96
561	43W299	Reimbursement of General Fund Costs	-59,271.06
561	43W844	Technical Services	-132,000.00
561	43A010	Affordable Housing Prior	-4,230,132.49

Housing Opportunities for Persons with AIDS (HOPWA)

3. Establish new accounts within the HOPWA Fund NO. 569 and appropriate as follows:

Fund	Account	Account Name	Amount
569	43C442	HOPWA Information Services	\$167,661
569	43C867	HOPWA Providers Prog & Adm	\$32,038,879

4. Decrease appropriations within the HOPWA Fund No. 569 as follows:

Fund	Account	Account Name	Amount
569	43T644	Outside Auditor	36,408.00
569	43V442	HOPWA Information Services	30,681.38
569	43W143	Los Angeles Housing Department	2,283.12
569	43W442	HOPWA Information Services	5,175.98
569	43W644	Outside Auditor	90,000.00
569	43W867	HOPWA Providers Prog & Adm	1,026,994.80
569	43Y143	Los Angeles Housing Department	98,611.33
569	43Y299	Reimbursement of General Fund Costs	63,638.72
569	43Y440	HOPWA Permanent Supportive Housing Development	3,014,164.79
569	43Y867	HOPWA Providers Prog & Adm	4,153,515.13
569	43Y442	HOPWA Housing Information Services	9,160.00
569	43Y644	Outside Auditor	90,000.00

Emergency Shelter Grant

5. Establish new accounts within the ESG Fund No. 517 and increase appropriations as follows:

Fund	Account	Account Name	Amount
517	43C354	LAHSA Homeless Emergency Shelter Services	\$2,616,445
517	43C703	LAHSA Homeless Prevention & RRH	\$1,107,634.00
517	43C355	LAHSA Administration	\$191,524
517	43C475	Homeless Management Info System (HMIS)	\$212,804

6. Establish a new account 43C722-Technical Contracts and appropriate \$219,500 within the Low and Moderate Income Housing (LMIHF) Fund No. 55J.

7. Establish a new account 43C900-Contract Programming-Systems Upgrades and appropriate \$490,767 within the SB2/PLHA Fund No. 64R

8. Establish a new account 43C900-Contract Programming-Systems Upgrades and appropriate \$350,000 within the Just Cause Fund No. 67W

9. Establish a new account 43C588-Handyworker and appropriate \$3,750 within the Foreclosure Registry Fund No. 56V.

Attachment I

**2025-26 Housing and Community Development
Consolidated Plan (PY 51):
Updated Community Participation Summary**



**COMMUNITY
INVESTMENT
FOR FAMILIES
DEPARTMENT**
Paths to Prosperity



KAREN BASS, MAYOR
, GENERAL MANAGER

PY 51 Community Participation Summary (Updated)

Overview

The Consolidated Planning Unit staff (ConPlanning Team) hosted one virtual meeting in December 2024 and two virtual meetings in June 2025. The Community Investment for Families Department (CIFD) emailed flyers announcing the virtual meetings to targeted groups of non-profits and businesses who support youth, families, seniors, employment services, women, domestic violence shelters, families, green spaces, art spaces, as well as to a mailing list of about 23,000 subscribers as well as the offices of elected officials, commissioners and dozens of City program managers, public information officers and partner agencies, and asked them to share with their respective networks of constituents, customers, and colleagues. The Zoom meetings were held virtually on December 5th, June 5th, and June 10th, and were open to the public for attendance. Spanish and sign-language interpretations were made available. CIFD solicited additional community feedback by collecting responses to the PY 51 Fall Community Needs Survey and the Spring PY 51 Community Survey

Public Meeting Summary

Fall Virtual Public Meeting – December 5, 2024

This virtual meeting was held via Zoom, from 2:00 pm - 3:30 pm. The Fall Public Meeting included a presentation explaining the grants that form the Consolidated Plan, the types of projects eligible for funding, an overview of the application and selection processes, the environmental review for projects in consideration of grant funding, and project workflow elements and processes that contribute to successful projects. Approximately 54 attendees were noted at this virtual public meeting.

Real-Time Participant Interaction

During the meeting, the audience submitted comments and questions that were addressed live in the meetings. The top comments and questions requested clarification on eligibility, the distribution of grant awards across City Council Districts, whether priority would be given to programs and projects that have received funding in the past, further information on environmental studies, and where to find information on past project awards.

Spring Virtual Public Meetings – June 5, 2025 and June 10, 2025

The first virtual meeting on June 5th was held via Zoom, from 5:30 pm - 6:30 pm. The Spring Public Meeting included a presentation explaining the grants that form the Consolidated Plan, the types of projects eligible for funding, and an overview of notable projects proposed for funding for PY 51. Approximately 22 attendees were noted at this virtual public meeting.

The second virtual meeting on June 10th was held via Zoom, from 5:30 - 7:00 pm. The meeting repeated information presented at the June 5th meeting and also included a presentation on the 2026-2027 CSBG Community Action Plan. There were approximately 23 attendees.

Real-Time Participant Interaction

During the meeting, the audience submitted comments and questions that were addressed live in the meetings. The top comments and questions addressed the public health concerns and the City's response to the ongoing repercussions of the Covid-19 Pandemic, as well as further information on the proposed funding allocations.

Consolidated Plan Public Surveys

The Community Investment for Families Department solicited survey responses in the Spring and Fall from the community. All persons who live, work, go to school, or are otherwise considered members of the community of the City of Los Angeles were invited to participate. CIFD used various methods to promote the survey, including a mass email notification to about 23,000 subscribers, posting on the CIFD website and City social media outlets, as well as notifications to the Mayor's Office, Council District Offices, various City Commissions, Neighborhood Councils, community-based organizations, the Housing Authority of the City of Los Angeles (HACLA) for sharing with residents, and other City Departments. Surveys were made available in 10 languages and approximately 900 responses were collected across both surveys.

The following is a summary of the results:

Spring Survey

Total number of responses received: 818

Demographics

- 86% of surveys were filled out in English, 12% in Spanish, and 1% in Korean. The remaining 1% of responses were comprised of Chinese and Tagalog.
- Respondents reported residence in 150 unique zip codes across the City of Los Angeles and Los Angeles County.
- 65% of respondents identified as Female, 30% identified as Male.
- 45% identified as Hispanic/Latino, 22% identified as White/Caucasian, 10% as Asian American, 9% as Black/African American.
- The largest age group of respondents are those between the ages of 50-59

(22%) and 40-49 (22%), followed by age 30-39 (18%), and the total of those aged 60 and over is 25%..

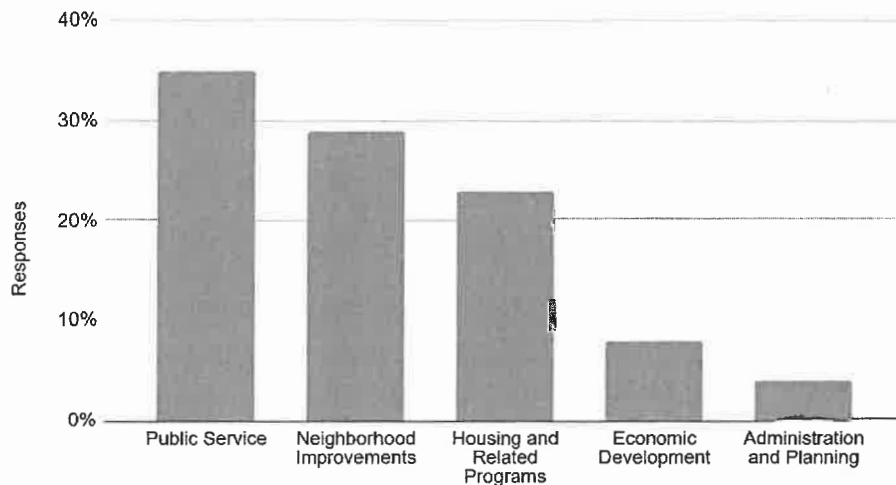
- The majority of respondents, 48%, reported full-time employment. 13% reported being unemployed.
- Household income for a majority of respondents (58%) was below \$75,000.

Overall Priorities

Survey questions focused on the five funded categories in the Consolidated Plan: Public Services, Economic Development, Housing and Related Programs, Neighborhood Improvements, and Administration/Planning.

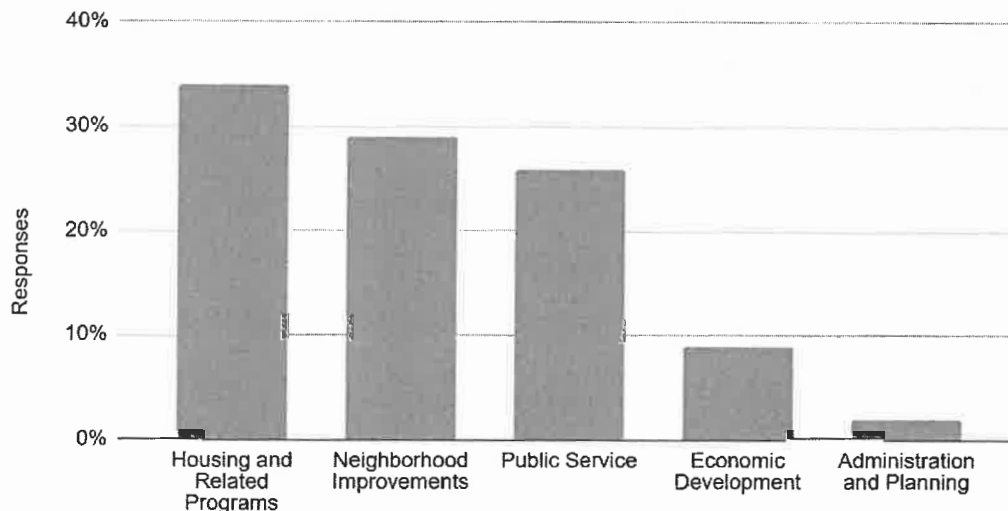
The funding category respondents selected as most important was Public Services, followed by Neighborhood Improvements, Housing and Related Programs, and Economic Development. Administration and Planning received the lowest ranking.

Which funding category is most important to you?



When asked which funding category respondents believed needs the highest amount of grant funds, respondents selected Housing and Related Programs as the category that should receive the most funding, closely followed by Neighborhood Improvements. Public Services were chosen as the 3rd highest priority.

Which funding category do you believe needs the highest amount of grant funds?



Fall Survey

Total Number of Survey Responses: 75

Demographics

- 95% of surveys were filled out in English, 4% in Chinese, and 1% in Spanish.
- Respondents reported residence in 42 unique zip codes across the City Los Angeles and Los Angeles County.
- 52% of respondents identified as Female, 28% identified as Male.
- 45% identified as White/Caucasian, 17% identified as Hispanic/Latino, 12% as Asian American, 3% as Black/African American.
- The largest age group of respondents were those between the age 70+ (25%) and 40-49 (17%), followed by age 60-69 (16%), and 50-59 (15%). 27% of respondents reported to be younger than 50 or preferred not to answer.
- The majority of respondents, 33%, reported full-time employment. 30% reported being retired or unemployed with the remainder of respondents reporting part-time employment or work in the freelance/gig economy.
- Household income for a majority of respondents (27%) was reported at over \$120,000.

Overall Priorities

Survey questions focused on the proposed funding in the five funded categories of the Consolidated Plan, asking respondents to rate how much they agree or disagree with the estimated levels of proposed funding in each category:

Public Services

59% of responses Agreed or Strongly Agreed with allocating approximately 16 million dollars in funds for Public Services, with the remaining 41% Disagreeing or Strongly Disagreeing.

Economic Development

79% of responses Agreed or Strongly Agreed with allocating approximately 12 million dollars in funds for Economic Development, with the remaining 21% Disagreeing or Strongly Disagreeing.

Housing and Related Programs

48% of responses Agreed or Strongly Agreed with allocating approximately 67 million dollars in funds for Housing and Related programs, with the remaining 52% Disagreeing or Strongly Disagreeing.

Neighborhood Improvements

73% of responses Agreed or Strongly Agreed with allocating approximately 10 million dollars in funds for Neighborhood Improvement programs, with the remaining 27% Disagreeing or Strongly Disagreeing.

Administration/Planning

45% of responses Agreed or Strongly Agreed with allocating approximately 15 million dollars in funds for Administration and Planning, with the remaining 55% Disagreeing or Strongly Disagreeing.

When asked to rank the funding categories in order of need from 1-4, respondents, the following trends emerged:

- Respondents ranked Neighborhood Improvements as their #1 Priority
- Respondents ranked Housing and Related Programs as their #2 Priority
- Respondents ranked Public Services as their #3 Priority
- Respondents ranked Housing and Related Programs as their #4 Priority

Please rank the needs in your community from 1 to 4, with 1 being the highest priority and 4 being the lowest.

