

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to approval of the Fiscal Year 2025-26 (FY 25-26) United to House Los Angeles (ULA) Expenditure Plan.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. APPROVE the FY 25-26 ULA Expenditure Plan contained in the Los Angeles Housing Department (LAHD) report dated June 11, 2025, attached to Council file No. 23-0038-S7, as submitted by the LAHD.
2. AUTHORIZE the Controller to:
  - a. Establish new appropriation accounts and appropriate funds within the ULA Fund No. 66M as outlined in the table contained under Recommendation No. 2.a.i of the LAHD report dated June 11, 2025, attached to the Council file.
  - b. Establish new appropriation accounts and appropriate funds within the ULA Fund No. 66M as outlined in the table contained under Recommendation No. 2.a.ii of the LAHD report dated June 11, 2025, attached to the Council file.
  - c. Transfer \$3,035,984 within the ULA Fund No. 66M, Account No. 43CU04 - Protections from Tenant Harassment to the accounts outlined in the table contained under Recommendation No. 2.a.iii of the LAHD report dated June 11, 2025, attached to the Council file.
  - d. Increase appropriation in the amount of \$1,850,280 for Account No. 001010-Salaries, General within LAHD Fund No. 100/43.
  - e. Transfer \$668,194 within the ULA Fund No. 66M from Account No. 43CU04 - Protections from Tenant Harassment to the accounts outlined in the table contained under Recommendation No. 2.a.v of the LAHD report dated June 11, 2025, attached to the Council file, for the City Attorney (Tenant Anti-Harassment Ordinance).
  - f. Increase appropriation in the amount of \$419,535 within the City Attorney, Fund No. 100/12, Account No. 001010-Salaries, General.
3. AUTHORIZE the Controller to:
  - a. Decrease appropriation in the amount of \$228,829 for Account No. 43Y112 - City Attorney within ULA Fund No. 66M.
  - b. Decrease appropriation in the amount of \$54,818,945 from Account No. 43Y00C - Affordable Housing Program within ULA Fund No. 66M.
4. AUTHORIZE the General Manager, LAHD, or designee, to prepare Controller instructions and any necessary technical adjustments consistent with the Mayor and Council actions, subject to the approval of the City Administrative Officer (CAO); and, REQUEST the Controller to implement the instructions.
5. AUTHORIZE the General Manager, LAHD, or designee, to prepare and release a Request for Proposals (RFP) to solicit a qualified agency/contractor for the City's Eviction Defense Program for the purposes of providing comprehensive eviction defense, eviction prevention, tenant outreach and education, and legal support services for income-qualified tenants, including the scope of services described in the ULA Homelessness Prevention Programs Guidelines for eviction defense and prevention, tenant outreach and education, protections from tenant

harassment, and the short-term emergency assistance for settlement of rental arrears of low-income tenant households at risk of eviction in the City. The RFP shall be subject to review and approval by the City Attorney as to form, and LAHD shall report to the Mayor and Council with the RFP results, recommendation for contractor selection, funding amount, and any necessary Controller instructions; and, DIRECT the LAHD to return to Council with options that would ensure the services detailed above continue to be provided while the RFP process is completed.

6. AUTHORIZE the General Manager, LAHD, or designee, to prepare and release a RFP to solicit qualified service providers to design and develop outreach campaigns using public media to inform tenants about the existing protections, programs, and resources offered to them by the City. The RFP shall be subject to review and approval by the City Attorney as to form, and the LAHD shall report to the Mayor and Council with the RFP results, recommendation for contractor selection, funding amount, and any necessary Controller instructions.
7. AUTHORIZE the General Manager, LAHD, or designee, to execute a Second Amended and Restated Agreement with Keyser Marston Associates, Inc. (Contract No. C-144080) to increase the contract amount by \$214,000 for a new total contract amount not to exceed \$1,014,000, for continued financial analysis and loan underwriting services, in substantial conformance with the draft document contained in the LAHD report dated June 11, 2025, attached to the Council file, as Attachment C, subject to the contractor's performance, funding availability, and approval of the City Attorney as to form.
8. AUTHORIZE the General Manager, LAHD, or designee, to expend up to \$15,634,376.63 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 No. 22-0038), to provide down payment assistance to qualifying lower-income households who are first-time homebuyers.
9. AMEND Recommendation No. 2 contained in the Los Angeles Housing Department (LAHD) report dated June 11, 2025, attached to Council file No. 23-0038-S7, respectively, to strike out the following language:  
  
~~"INSTRUCT the City Clerk to place on the agenda of the first regular Council meeting on July 1, 2025, or shortly thereafter, the following instructions:"~~
10. DELETE Recommendation Nos. 3.a-e, 6 and 10 from the LAHD report dated June 11, 2025, attached to the Council file.

Fiscal Impact Statement: The LAHD reports that there is no impact to the General Fund. The recommendations in this report will be funded by revenues collected from ULA. In the event ULA is invalidated, the City's General Fund may be obligated to cover any spent funds.

Community Impact Statement: None submitted

**(Budget and Finance Committee waived consideration of the above matter)**

## SUMMARY

At the meeting held on June 25, 2025, your Housing and Homelessness Committee considered a LAHD report relative to approval of the FY 25-26 ULA Expenditure Plan.

After an opportunity for public comment was held, the Committee recommended to move forward the recommendations contained in the LAHD report, as amended, by recommendations from the LAHD and the City Clerk, moved by Councilmember Raman, as detailed above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

HOUSING AND HOMELESSNESS COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
RAMAN:	YES
JURADO:	YES
BLUMENFIELD:	YES

LV 6.25.25

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**