

ANNUAL COMPREHENSIVE FINANCIAL REPORT

Fiscal Year Ending
June 30, 2025



Los Angeles County, California



LOS ANGELES COUNTY BOARD OF SUPERVISORS



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1st District



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2nd District



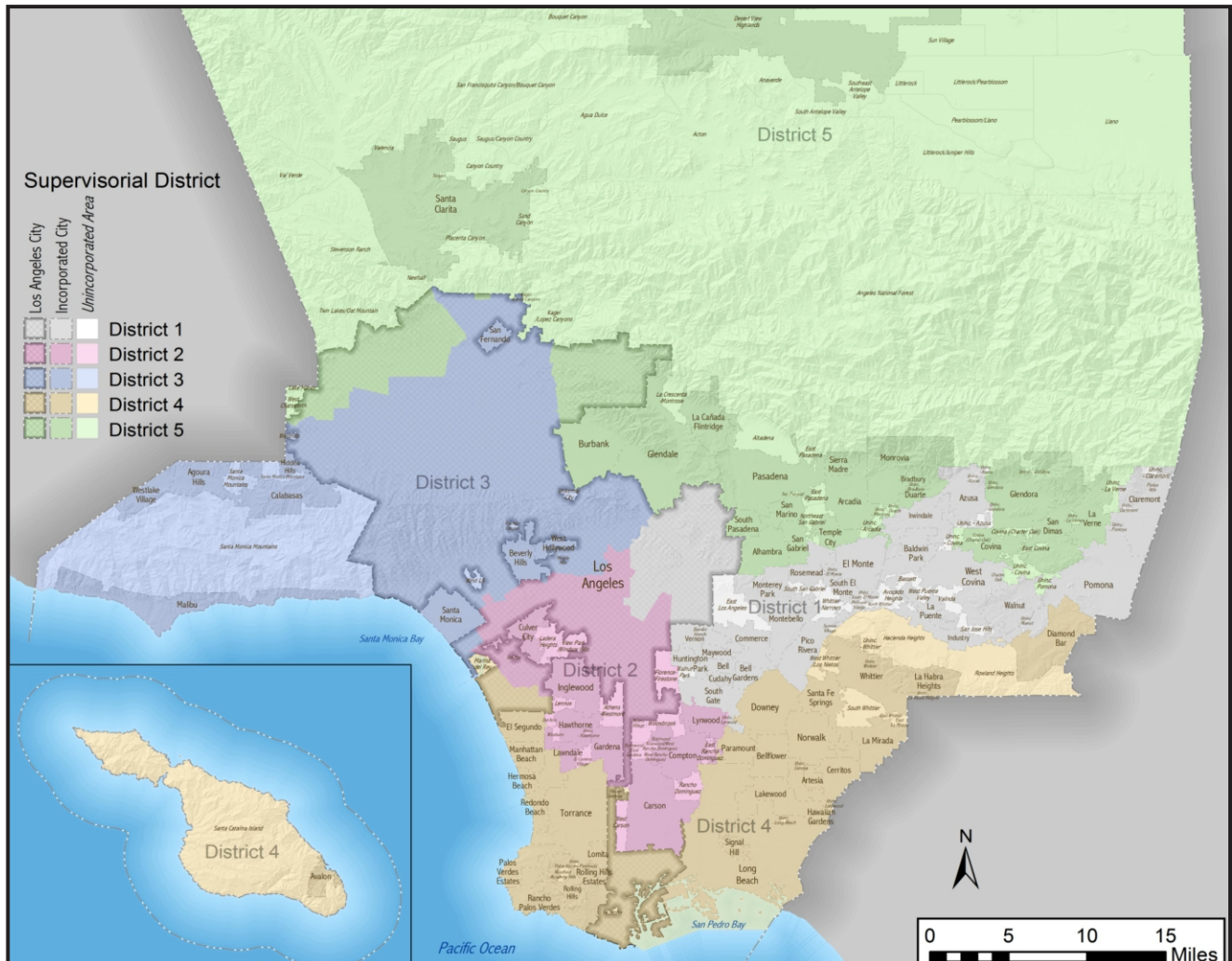
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**LOS ANGELES COUNTY DEVELOPMENT AUTHORITY
CALIFORNIA**

**ANNUAL COMPREHENSIVE FINANCIAL REPORT
FISCAL YEAR ENDED JUNE 30, 2025**

**PREPARED BY:
OFFICE OF FINANCE AND BUDGET**

**EMILIO SALAS, EXECUTIVE DIRECTOR
MATTHEW FORTINI, CHIEF FINANCIAL OFFICER**



LACDA

Los Angeles County Development Authority

**LOS ANGELES COUNTY DEVELOPMENT AUTHORITY
CALIFORNIA**

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December 10, 2025

Honorable Board of Commissioners
Los Angeles County Development Authority
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

Please find for your review the Annual Comprehensive Financial Report of the Los Angeles County Development Authority (LACDA) for the fiscal year ended June 30, 2025. This report consists of management's representations concerning the finances of the LACDA. Management assumes full responsibility for the completeness and reliability of the information contained in this report. To provide a reasonable basis for making these representations, management has established a comprehensive internal control framework that is designed both to protect the LACDA's assets from loss, theft or misuse, and to compile sufficient reliable information for the preparation of the financial statements in conformity with Generally Accepted Accounting Principles (GAAP). Because the cost of internal controls should not outweigh their benefits, the LACDA's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects. All disclosures necessary to enable the knowledgeable reader to gain an understanding of the financial activities have been included.

INDEPENDENT AUDIT

The LACDA's financial statements have been audited by Berman Hopkins, Certified Public Accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements for the fiscal year ended June 30, 2025, are free of material misstatement. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion on the LACDA's financial statements for the fiscal year ended June 30, 2025.

The independent audit of the financial statements was part of a broader, federally mandated "Single Audit" designed to meet the special needs of federal grantor agencies. The standards governing Single Audit engagements require the independent auditor to report not only on the fair presentation of the financial statements, but also on the audited government's internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal awards. These reports are available in the LACDA's separately issued Single Audit Report.

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

The MD&A document provides a narrative introduction, an overview, and an analysis of the basic financial statements. It is intended to complement this letter of transmittal and should be read in conjunction with it.

BUDGETARY CONTROL

The LACDA employs formal budgetary control to ensure that the Agency's expenditures are within the legally appropriated amounts approved by the Los Angeles County Board of Commissioners (Board). The LACDA's accounting system facilitates budgetary control by tracking and providing timely information on accounting transactions, including revenues and expenditures, in comparison to approved appropriations. The annual budget, adopted by the Board, provides for the general operations of the LACDA. It includes proposed expenditures and estimated revenues for the aforementioned governmental, proprietary, and fiduciary funds.

The Executive Director is authorized to transfer appropriations between divisions and programs. Any revisions that increase the total approved appropriations must be approved by the Board.

Budgets for the governmental fund types are adopted on a basis consistent with Generally Accepted Accounting Principles (GAAP). The LACDA uses two (2) different accounting methods: modified and full accrual when preparing the budget.

INTERNAL CONTROL

The LACDA uses internal accounting control which employs best practices specific to governmental accounting. It is designed to provide reasonable assurance with regards to the safeguarding of assets against loss from unauthorized use or disposition, the maintaining of accountability for assets, and the reliability of financial records for preparing financial statements.

The concept of reasonable assurance used by the LACDA recognizes that the costs of internal control should not exceed the benefits likely to be derived from it, and that the evaluation of costs and benefits require estimates and judgments by management.

The LACDA's internal control adequately safeguards assets and provides reasonable assurance of proper recording of financial transactions.

PROFILE OF THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

The Los Angeles County Development Authority (LACDA), formerly known as the Community Development Commission/Housing Authority of the County of Los Angeles (CDC/HACoLA), was established on July 1, 1982 under the provisions of Section 34100-34160 of the Health and Safety Code of the State of California.

The basic financial statements of the LACDA include the financial activities of the LACDA, and the Los Angeles County Community Development Foundation (LACDF). The LACDA has determined that the LACDF should be included in the basic financial statement as blended component unit in accordance with the requirements of Governmental Accounting Standards Board (GASB) Statement No. 14, as amended by GASB Statement No. 39, No. 61, and No. 80;

- The LACDA is responsible for management of the County's Public Housing and Section 8 Housing programs.
- The LACDA's governing board establishes policies, appoints management, and exercises budgetary control.
- The LACDF is a 501(c)(3) non-profit organization dedicated to improving the quality of life for low-income Public Housing and Section 8 program residents living in Los Angeles County. The LACDF provides scholarships, funding for students to attend conferences, and SAT preparation courses free of charge. The

LACDF is a single-purpose entity and the LACDA is its sole corporate member. In addition, the services provided are only available to participants of the LACDA's Public Housing and Section 8 programs. Therefore, the LACDF is reported as a blended component unit of the LACDA.

THE LACDA'S OPERATING PROGRAMS AND HOUSING PROGRAMS

The LACDA is responsible for the following services:

- Utilizing funding through Notice of Funding Availability (NOFA) on new construction and acquisition/rehabilitation projects that create affordable housing units for families, seniors, and people with special needs. NOFA eligible affordable housing projects may apply for both capital financing and rental assistance in the form of Section 8 Project-Based Vouchers (PBVs) and Project-Based Veterans Affairs Supportive Housing (PBVASH) Vouchers;
- Utilizing Community Development Block Grant (CDBG) funds to fund community developments for one of the largest urban counties in the United States, including public infrastructure, social services, home and business rehabilitation, and comprehensive planning and design in affordable housing and community development;
- Working with the County's non-profit and for-profit development and service provider communities, the County health and human service departments, and many of the 88 cities within the County, to address housing needs for the homeless, transition age youth, and other special needs residents of the County; and
- Directing the County's Public Housing and Section 8 programs including planning, finance, preservation, and management. This includes managing 3,229 public and affordable housing units located throughout the County, oversight of site improvements and support services such as case management, education and job training. And providing rental subsidy initiative aimed at aiding low-income families.

Housing Assistance Programs

Housing Assistance programs receive Federal funds from the Housing and Urban Development (HUD) to provide housing subsidies, paid directly to private landlords, for over 31,000 eligible families, seniors, veterans, and persons with disabilities living in the unincorporated area of Los Angeles and 62 participating cities. The rental assistance programs include Housing Choice Voucher (HCV), Veterans Affairs Supportive Housing (VASH), Continuum of Care (CoC), Project-Based Voucher (PBV), Emergency Housing Voucher (EHV), and HOPWA.

Public Housing Programs

The Public Housing operates 68 affordable and public housing complexes within the County of Los Angeles with 3,229 housing units serving more than 6,500 low-income families and individuals. The housing developments have varying units as follows: Carmelitos 713 units, Harbor Hills 301 units, Nueva Maravilla 504 units, West County 487 units, North County 285 units, East County 263 units, South County 409 units, Kings Road Apartments 106 units, Lancaster Apartments 120 units, and Rental Housing Construction Program (RHCP) Santa Monica 41 units. RHCP is funded by rental income and the State of California. The LACDA offers a variety of supportive programs for residents related to mental health, education, public safety, and family resources.

Community Development Block Grant (CDBG)

The LACDA's CDBG Program is the largest Urban County Program in the country. We partner with over 100 recipients that include various cities, community-based organizations (CBO), other public agencies, and County departments to utilize funds received from HUD. The LACDA's primary role in administering the program is to ensure that funds are spent on eligible projects and that the recipients of the funds comply with HUD regulations.

Housing Development and Preservation Programs

The housing development and preservation programs are comprised of affordable housing development, First-Time Home Ownership Program, Residential Sound Insulation Program, Senior Grant Program, and Handy-worker Program. The programs facilitate residential development and preservation throughout the County of Los Angeles, assisting those residents and residential property owners with limited incomes. The program works closely with non-profit and not-for-profit organizations, residents, owners, government agencies, supportive service providers, and property management companies to increase and sustain the availability of affordable and supportive housing for low- and moderate-income homeowners and residents.

ECONOMIC CONDITION AND OUTLOOK FOR THE LOS ANGELES COUNTY REGION

The LACDA operates under a complex set of economic, social, and technological conditions that both directly and indirectly affect operations. The Financial Section, within this report, will be best understood if viewed within this context.

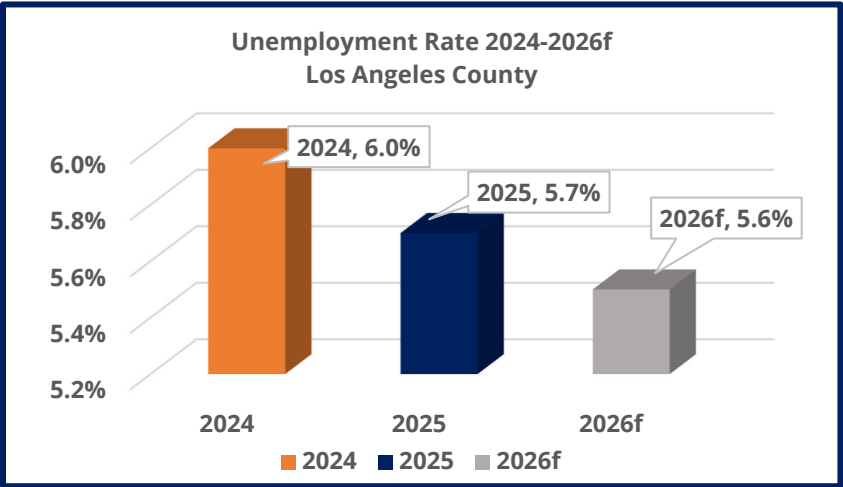
As one of California’s original 27 counties, the County of Los Angeles was established on February 18, 1850, several months before California was admitted into the Union. Comprised of 88 cities and 120 unincorporated communities, LA County is part of the greater Southern California region, which also includes Orange, San Bernardino, Riverside, Ventura, and San Diego counties with a total population of about 22 million. It is home to one quarter of Californians with LA County’s population at 9.6 million in 2025, making it the most populous county in California. LA County is rich in ethnicity and diversity and serves as home to people from over 140 countries who speak over 185 identifiable languages. The Greater Los Angeles (GLA) region has a combined Gross Domestic Product (GDP) that ranks as the third-largest metropolitan economy in the world, with key industries including entertainment, technology, and international trade. LA County economy is a significant contributor to the state of California’s overall GDP, which ranks as the fourth-largest economy in the world.

Significant Economic Data - Los Angeles County 2024-2026f

	2024	2025	2026f
Total Population	9.7M	9.6M	9.8M
Unemployment Rate	6.0%	5.7%	5.6%
Real Personal Income Growth	3.8%	3.1%	2.0%
Permits-New Homes	25,148	25,241	26,122
Home Price Average (Single-Family Home)	\$882K	\$846K	\$832K

Sources: U.S. Bureau of Labor Statistics (BLS), State of CA Employment Development Department, Los Angeles Economic Development Corporation (LAEDC), Los Angeles Times, California Department of Transportation

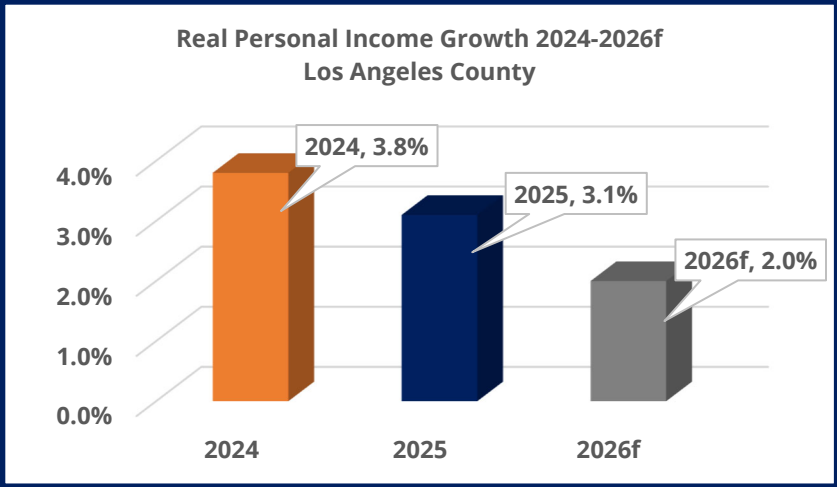
At the close of the fiscal year, LA County’s unemployment rate was at 5.7% (seasonally adjusted) and was below the rate of 6.0% one year ago. The State’s unemployment rate closed at 5.4%. The total nonfarm employment increased in LA County by 0.7% from the prior year. Private education and health services (up 56,000) topped the over-the-year increases among all industry sectors. Healthcare and social assistance increased by 47,900 jobs to a total of 868,700 jobs. Information advanced by 6,200 jobs.



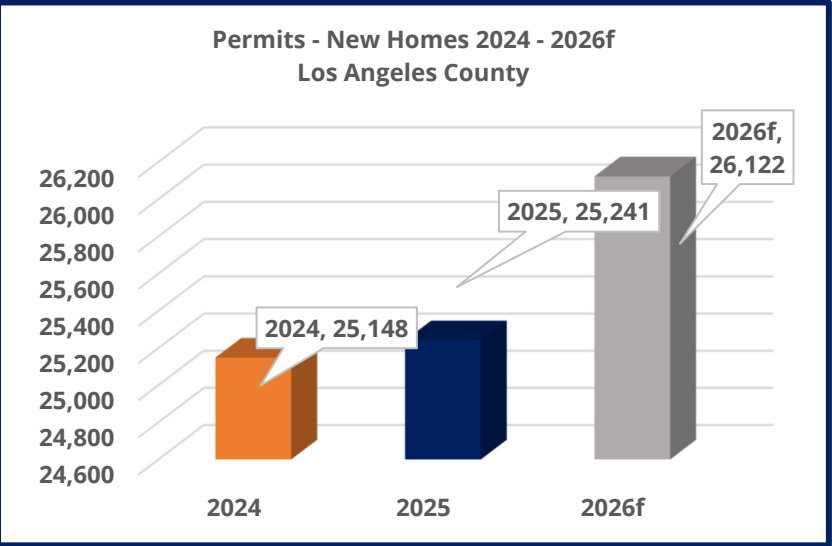
The increase was driven by the motion pictures and sound recording industries (up 9,900 jobs or 9.6%). Also, other sections bolstered their workforces including government (up 3,500 jobs) and leisure and hospitality (1,500 jobs). Manufacturing led year-over-year declines and deflated by 13,000 jobs. Other industries that slipped compared to a year ago include financial activities (down 5,000 jobs) professional and business services (down 4,300 jobs), trade, transportation, and utilities.

Personal income grew in the County by a rapid 3.8% in 2024. This exceeded the national growth rate of 2.9% and was only slightly below California’s rate of 4%. In 2025, income growth remained healthy but slowed to 3.1% and is forecasted to dip to a rate of 2% in 2026.

The affordable housing shortage in LA County is at the forefront among the county’s leadership and residents. Many factors contribute to the affordable housing crisis in Los Angeles County; significant shortage of units, driven by restrictive land use policies, insufficient federal and state investment in affordable housing, and strong local opposition to new developments. High housing costs have also outpaced wages for lower-income households, leading to increased housing burden and displacement. This scarcity of new affordable units and rising private-market costs create a widening gap, making it difficult for many residents, including middle-income households, to find affordable housing.



At the close of the fiscal year, the median sale price for a single-family home was at \$846,000 and the average rent per month for a 2-bedroom apartment was \$2,625. For the Los Angeles housing market, the home sales figure dipped by 1% compared to last year. This means that fewer homes are being sold now than they were a year ago. This trend has been ongoing for a few months prior to the end of the fiscal year and into July where sales have been lower than the previous year. Economists and real estate agents say a variety of factors have slowed the market, including high mortgage rates, rising inventory levels and economic uncertainty stemming from tariffs.



In January 2025, Los Angeles experienced one of the most catastrophic wildfires in its history. Since January 7th, a series of wildfires have ravaged L.A. County, consuming 55,082 acres due to strong Santa Ana winds and severe dry conditions. The Palisades and Eaton Fires were the most destructive, burning 23,700 and 14,000 acres, respectively. The estimated economic impact of the wildfires includes total property and capital losses between \$76 billion and \$131 billion, with insured losses estimated up to \$45 billion, according to UCLA Anderson Management. LA County-level GDP for 2025 showed a 0.48% decline, a total wage loss of \$297 million for local businesses and employees in the affected areas. L.A. housing markets, particularly rental units, will become increasingly unaffordable.

Efforts are in motion to reform current barriers to the productivity of building affordable housing. Governor Gavin Newsom signed legislation enacting laws that deliver the most consequential housing and infrastructure reform. The measures are intended to advance productivity for more affordable housing;

- California Environmental Quality Act (CEQA) reforms to accelerate housing and infrastructure by streamlining CEQA review to speed up delivery of housing and infrastructure projects, including infill housing, high-speed rail facilities, utilities, broadband, community-serving facilities, wildfire prevention, and farmworker housing, while maintaining protections for natural and sensitive lands. Also exempts local governments' rezoning from CEQA as part of their implementation of approved housing elements to accelerate site readiness;
- Faster housing permitting and approvals by expanding the Permit Streamlining Act, limiting certain Coastal Commission housing appeals and speeding up Coastal permitting, and making permanent key provisions of the Housing Accountability Act and Housing Crisis Act;
- Supporting renters by more than doubling the Renters Tax Credit, subject to future appropriations, increasing the credit to up to \$500 for qualified filers.

The San Pedro Bay Port Complex – Imports, Exports and Tariffs

International trade plays an important role in the county's economy, and L.A. County continues to be America's gateway to Asia. The Port of Los Angeles and neighboring Port of Long Beach comprise the San Pedro Bay Port Complex, which are the largest ports in the United States, as measured by container volume.

The Port of Los Angeles has worn the title of "Busiest Port in North America" for more than 20 years and serves as a major hub for cruise ships. This key port for international trade makes it the nation's number one port complex for the import of furniture, auto parts, apparel, plastics, and footwear. And the export of pet/animal feed, paper, soybeans, fabrics/raw cotton, and scrap metal. Thousands of jobs in the region depend on the flow of the nation's goods moving in and out of Gateway Cities such as Los Angeles, Long Beach and San Pedro.

The Port of Los Angeles processed 716,619 Twenty-Foot Equivalent Units (TEUs) in May, 5% less than last year. After 10 straight months of year-over-year growth, overall cargo volume slowed due to the impact of tariffs on both imports and exports.

The container volumes for the Port of Los Angeles tell the tale of the tariff impacts. The Trump administration announced its initial tariffs on April 2, but then extended deadlines to allow time for further negotiations, first to July 9 and then to August 1. Another reprieve for high tariffs on Chinese goods was granted and will expire in mid-November.

The front-loading of Chinese goods ahead of the tariff deadline pushed container volumes at the Port of Los Angeles to levels it has never seen in its 117-year history going into the start of the fiscal year. The port processed 1,019,837 twenty-foot equivalent units, or TEUs, at the end of June/beginning July. Imports came in at 543,728 TEUs, also a record.

Port of Los Angeles Executive Director Gene Seroka stated that shippers have been frontloading their cargo for months to get ahead of tariffs and recent activity at America's top port really tells that story. Port terminals in June/July were jam-packed with ships loaded with cargo — processed without any delay, much to the credit of our dedicated longshore workers, terminal and rail operators, truckers and supply chain partners. Long-term comprehensive trade agreements are needed, or consumers will likely see higher prices and less selection of goods.

MAJOR MANAGEMENT INITIATIVES

The LACDA administers several programs that provide housing opportunities for lower income families, the elderly, the disabled, youth transitioning out of foster care, and individuals and families experiencing homelessness, especially our homeless veterans. Additionally, the LACDA serves as the second largest Public Housing Agency (PHA) in Southern California, receives funding from HUD, and utilizes a blend of local, state, and federal resources to administer several grant-funded rental subsidy programs.

In 2017, the Los Angeles County Board of Supervisors (the Board) proposed, and voters approved the Measure H ballot initiative and passed a comprehensive set of strategies which make up the County's Homeless Initiative. Measure H began providing revenue in July 2017 and was projected to raise \$355 million annually. By the 2022-23 fiscal year, the amount had grown to \$527 million. The Initiative covers six (6) major areas: homeless prevention, street outreach, interim housing, permanent housing, affordable housing, and supportive services.

L.A. County is in Year Eight of a 10-year effort to combat and prevent homelessness funded by Measure H, thanks to the affirmation and support of voters across L.A. County and the LACDA continues to be fully engaged serving as a lead, or collaborative agency as the County develops a new framework to end homelessness, consisting of five (5) pillars: Coordinate, Prevent, Connect, House, and Stabilize.

Utilizing remaining Measure H funding, the LACDA administers the Homeless Incentive Program (HIP) to remove barriers to access for voucher holders that were finding it next to impossible to use their voucher to secure a unit. LACDA uses HIP to engage property owners to secure their rental units in exchange for a monetary incentive while qualified renters with a voucher are referred to the owner. The HIP also assists clients with funding to pay for security deposits, utility fees, move-in expenses, and a damage mitigation fund, which provides owners with a safety net to cover the costs of damages to the unit. Additionally, we leveraged our partnerships to expand this program which supports eight (8) other PHAs in the County who have replicated the HIP, with the LACDA providing oversight and technical assistance. Each client receives access to County-funded intensive case management services to help with the transition and any ongoing supportive service needs. Measure H is the sole source of funding for the HIP. The LACDA has administered over \$100 million in the eight (8) years of Measure H. These resources helped over 10,200 individuals and families find a home through this strategy. Measure H was set to expire in 2027 but was repealed and replaced by Measure A effective April 1, 2025.

To continue providing housing and support services to those experiencing homelessness and preventing homelessness, the Board voted in June 2024 to move a new measure, the *Affordable Housing, Homelessness Solutions and Prevention Now Initiative* (Measure A) proposed by the Our Future L.A. County Coalition, to the November 2024 ballot. Measure A was approved by L.A. County voters. The Measure is a half-cent sales tax countywide to resolve homelessness through housing with services and making housing more affordable throughout L.A. County. It allows support for homeless housing and service to support people currently experiencing homelessness in finding permanent solutions while doing even more to address the drivers of homelessness in L.A. County through affordable housing construction, homeless prevention and support for vulnerable renters.

The Measure will double the county's homelessness sales tax from one-quarter cent to a half-cent to fund housing and homeless services. It is forecasted that the new measure would generate an estimated \$1.2 billion annually. The funds would go towards affordable housing, mental health care, and substance abuse treatment, among other homeless services. The half-cent sales tax repealed and replaced the quarter-cent sales tax for County homeless services (Measure H) that was set to expire in 2027. Measure A took effect on April 1, 2025.

Generating over \$1.2 billion annually, Measure A funding will be shared between: L.A. County, cities and Councils of Government, the Los Angeles County Development Authority (LACDA), and the Los Angeles County Affordable Housing Solutions Agency (LACAHS).

The LACDA is charged with using up to \$40 million through the American Rescue Plan Act (ARPA). ARPA created the Coronavirus State and Local Fiscal Recovery Funds (SLFRF) program to deliver much needed aid because of the global

pandemic. One of the key SLFRF objectives to be met is to support an equitable recovery through immediate economic stabilization for households by targeting the creation of new affordable units for populations that are most vulnerable to the impacts of COVID-19. However, in response to the recent Fire Emergency efforts in 2025, the LACDA returned \$28 million to the County to reallocate to other disaster relief programs. There is still one remaining project under construction and is anticipated to be completed in FY 2025-26.

The LACDA will also administer \$39.9 million in ARPA funds for the Childcare Grant Program to provide relief to childcare facilities financially impacted by the COVID-19 pandemic in Los Angeles County.

Community Development Block Grant-Coronavirus (CDBG-CV) funds totaling \$5 billion was distributed nationally as part of the CARES Act to respond to the COVID-19 crisis. Working with partner agencies the LACDA developed CDBG-CV activities, which assisted residents with limited means who have been impacted by the pandemic, including rental assistance and small business assistance programs to retain employees that are low- and moderate-income. The LACDA received approximately \$32.6 million in CDBG-CV funds which were fully allocated among projects targeting small businesses, vulnerable populations, and health and safety projects. A total of \$30.2 million has been expended to date through 06/30/2025. The program will end by May 2026.

Through the Bringing Families Home Program (BFH), the LACDA and Department of Children and Family Services (DCFS), in collaboration with housing partners, successfully provided supportive services and housing to families with children. The primary focus of BFH is to provide rapid re-housing and case management services to families in the child welfare system. Despite the challenges to locate affordable housing for these high-barrier families in L.A. County, the continued success of the program reflects the strong partnership and shared mission to reunify families and end homelessness in the community. The program serviced 300 families who were at risk of homelessness and experiencing homelessness and expended approximately \$9.8 million by the end of June 30, 2025.

Over the LACDA's 40 plus year history, we have been focused and resolute in our mission to *Build Better Lives and Better Neighborhoods*. We will continue to advocate for policies and funding that allow for the development of new affordable housing, preservation of existing affordable housing, supportive services for individuals and families in need, additional housing subsidies, and the programmatic flexibility to maximize their effectiveness, as well as protections for clients that allow them to find and retain affordable housing.

CERTIFICATE OF ACHIEVEMENT IN FINANCIAL REPORTING

The Government Finance Officers Association of the United States and Canada (GFOA) awarded the Certificate of Achievement for Excellence in Financial Reporting to the LACDA for its Annual Comprehensive Financial Report for the fiscal year ended June 30, 2024. This was the 38th consecutive year that the LACDA has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government entity must publish an easily readable and efficiently organized Annual Comprehensive Financial Report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

The Certificate of Achievement is valid for a period of one year only. We believe that our current Annual Comprehensive Financial Report continues to meet the Certificate of Achievement Program's requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

OTHER SIGNIFICANT AWARDS FOR THE FISCAL YEAR 2024-2025

Government Finance Officers Association (GFOA) of the United States and Canada
FY 2023-24 Certificate of Excellence in Financial Reporting

Government Finance Officers Association (GFOA) of the United States and Canada
FY 2024-25 Distinguished Budget Presentation Award

National Association of Housing and Redevelopment (NAHRO) Awards of Merit
Childcare Providers Recovery Grant Program

38th Annual Productivity and Quality Awards Program
Lead Free Homes LA: Paint Remediation Revolution

National Association of Counties (NACo)
Solar Panel and EV Charge Installation in Public Housing Developments

Pacific Southwest Regional Council of National Association of Housing and Redevelopment Officials
North Stars YMCA Teen Tech Center at the Carmelitos Housing Development

ACCOMPLISHMENTS

Construction and Asset Management Division

The Construction and Asset Management Division (CAM) plays a key role in shaping Los Angeles County by developing affordable housing, managing County assets, and supporting local businesses. Focused on efficiency, sustainability, and community well-being, our work enhances the lives of low- and moderate-income households, businesses, and nonprofits across the region.

CAM operates through two main units: the Construction Management Unit (CMU) and the Asset Management Unit (AMU). The division oversees an interconnected suite of programs that support housing initiative, create sustainable office environments, and facilitate community development projects.

The Construction Management Unit (CAM-CMU) is comprised of professional staff with expertise in all phases of capital project development including architecture, engineering, project management, and labor compliance. With this varied expertise, staff manages design development and provides construction oversight services for capital projects undertaken or funded by the LACDA, numerous other County groups including the Los Angeles County Board offices, other County departments and non-profit organizations. This unit also conducted nine (9) labor compliance reviews of CDBG-funded construction projects completed during the fiscal year to ensure sub-recipients, and their contractors complied with Federal labor standards provisions and HUD's Section 3 regulations that require training/employment of low-income residents.

The Asset Management Unit (CAM-AMU) operates the Asset Management and Disposition program, which is dedicated to preserving the County's valuable properties for future development. This program ensures that LACDA-owned properties are properly maintained and managed, keeping them in optimal condition for future use. Whether these properties are destined for housing development, community spaces, or other vital community services, we make sure they are ready to support the growth and needs of Los Angeles County.

Community Development Division

The Community Development Division (CDD) facilitates equitable development and community services throughout unincorporated areas of Los Angeles County through public and private partnerships. CDD's CDBG Program is the largest Urban County Program in the country and is funded by the U.S. Department of Housing and Urban Development (HUD). The Division partners with 47 participating cities, 20 community-based organizations/other public agencies, and multiple County departments. The staff conducted 130 In-Progress Monitoring (IPM) reviews for compliance monitoring of the Community Development Block Grant (CDBG) activities funded in the fiscal year 2024-2025.

Lead Mitigation Programs

Lead-Free Homes LA (LFHLA)

The LACDA administers lead mitigation program, Lead-Free Homes LA (LFHLA), was developed to protect health and human safety by performing lead paint hazard remediation to prevent the future lead poisoning of thousands of children in the County of Los Angeles. The program received County funding, in partnership with Los Angeles County Department of Public Health (DPH) for residential units, and funding from HUD for multi-family units.

The LFHLA Program developed two (2) Service Area Plans that identified the outreach and enrollment strategies for two (2) focus areas where the Countywide Program will be offered in priority areas across all five (5) Supervisorial Districts.

During this fiscal year, outreach activities included: approximately 35,048 mailer packets/reminder postcards sent to residents in targeted areas in Supervisorial Districts one and four; conducted 2,800 door knocks to speak directly with residents and attended 150 events to engage and enroll target area residents in the Program.

Live Lead-Free Program

Utilizing \$5.7 million in Housing and Urban Development (HUD) Lead Hazard Reduction Grant Funds received in November 2021, the Live Lead-Free Program offers lead remediation and health and safety improvements to multi-family properties with five (5) or more properties in certain areas of the First, Second, and Fourth Supervisorial Districts. The LACDA assumed the role of outreach and enrollment upon the April 28, 2024 contract end date for Impact Assessment Inc. Coordination of outreach was conducted with the Housing Assistance Division (HAD) and distributed 1,836 outreach flyers and mailers were sent to property owners. These property owners participated in the County's Housing Choice Voucher (HCV) Program and have properties in the program service. Mailers were also sent to 3,336 property owners in the target area to encourage their participation in the program. The program has expended \$1,522,302 in fiscal year 2025.

HUD Live Lead-Free Program Expenditures

FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	TOTAL
\$17,075	\$109,246	\$591,447	\$1,522,302	\$2,240,070

A second HUD Lead Hazard Reduction Grant was awarded in 2024 in the amount of \$7.75 million and became effective on June 15, 2025, for 48 months, no expenditures were made in the fiscal year. It is estimate that 350 homes will be remediated with these funds.

The following is a summary of the Lead-Free Programs for the fiscal year end June 30, 2025:

Status	Lead Free Homes L.A. Countywide Total	HUD Lead (Live Lead Free) Program Total
Total Applications Received (Units)	3,348	260
Approved (Eligible Households Enrolled)	1,944	114
Pending Eligibility Determination	12	10
Ineligible Households	501	86
Denied and Closed	756	N/A
Opt Out	135	50
Units Lead Tested	1,642	98
Units With Lead Paint Hazards	1,549	74
Units Without Lead Paint Hazards	93	14
Completed Units	1,116	11

Community Care Expansion Capital Projects

The LACDA partnered with the Department of Mental Health (DMH) to implement the Community Care Expansion (CCE) Capital Projects, a program component that allows adult care facilities to make essential physical repairs or necessary upgrades to avoid closure or make the facility compliant with licensing standards. The CCE team originally identified 24 facilities to receive grant assistance.

Bringing Families Home Program

Through the L.A. County Department of Children Services (DCFS), the LACDA has been awarded \$26 million in funding to be allocated at the beginning of July 1, 2024, through June 30, 2027. DCFS has started referring clients to providers that have client-to-case ratio of less than 20 cases. To maximize the life of our BFH funding, 64 clients were referred to Los Angeles Homeless Services Authority's (LAHSA) Housing Support Program (HSP) from December 2024 through June 2025 for a total of \$262,283. Additionally, BFH clients who qualify are actively referred to LAHSA's Shallow Subsidy program for extended assistance.

The LACDA provided grant administration for 15 contracts, awarded to 11 CBO's, for a total of \$13 million, comprised of contract development, project monitoring, monthly and quarterly reporting, and monthly partner meetings. Provided services to 97 housed and 197 enrolled families. Housed 1,198 families with 2,045 enrolled and 2,833 housed children.

During FY 2024-2025, the program expended \$10.1million.

FY 2024 -2025 Families Placed	Cumulative Families Housed	FY 2024-2025 Children Housed	Cumulative Children Housed
97	1,198	184	2,833

Permanent Local Housing Allocation (PLHA)

The LACDA Permanent Local Housing Allocation (PLHA) Program was established in June 2020. During the fiscal year, the PLHA program implemented 72 City/County activities; issued new program guidance; provided group and individual technical assistance; and oversaw program and financial compliance.

The Home Ownership Program 120 (HOP120) offered down payment assistance loans up to \$85,000 for first-time homebuyers with incomes ranging between 81% to 120% of the Area Median Income (AMI). The program offers a silent mortgage loan, up to \$85,000, or 20% of the purchase price, whichever is lower. Eligible properties include single-family homes, townhomes, and condominiums. The program is available in the unincorporated areas of L.A. County and participating cities. The program has assisted over 17 households to date with a total of \$1.4 million in PLHA assistance.

The LACDA provided funding support to the Housing Management Division (HMD) and has nine (9) current projects utilizing PLHA funds totaling \$4.9 million. LACDA decided to redirect a total of \$900,000 to the Marina Manor Re-piping project. This project involves re-piping 183 units at the Marina Manor Senior Housing Development, including all planning, permitting, construction, and associated costs. Residents at Marina Manor will be relocated as necessary during construction. The project is using leveraged CDBG funds.

The City of Bell Gardens' Rental Assistance Program assisted residents in avoiding homelessness. The city provided weekly case management, ensuring tenants meet program requirements by paying part of the rent and attending workshops. This fiscal year, 98 participants have been assisted, including some who would otherwise be ineligible due to stricter criteria. The City of La Puente experienced success with its First-Time Homebuyer Program, awarding

two applicants \$200,000 each. The City of La Puente plans to continue the program based on PLHA funding availability.

The Transitional Aged Youth (YAY) Housing and Workforce Pilot Program is in partnership with the Center for Strategic Partnerships (CSP), the L.A. County Department of Children and Family Services (DCFS) and Coalition for Responsible Community Development (CRCD), Project Hopebridge, a pilot program that offers up to 24 months of rapid rehousing, along with workforce development and supportive services for youth exiting the child welfare system and/or post-care programs. The project utilizes \$708,189 in funding from California's PLHA Program to serve 12-16 young people ages 18 and up for 24-30 months with assistance in Service Planning Area (SPA) 6, who:

- Are referred by DCFS
- Are exiting the child welfare system
- Have unmet housing needs and/or no housing plan
- Are most at risk of homelessness

This program strives to achieve housing stability and assist participants to work toward the goal of fully assuming rent. To be eligible, individuals must be active in the program and have a very low income up to 30% AMI. The CRCD has already reached its goal of assisting 15 youths. As of June 2025, the agency has expended \$443,093.

Housing Development and Preservation Division

The Housing Development and Preservation (HD&P) Division is responsible for implementing programs that facilitate residential development and preservation throughout Los Angeles County, assisting those residents and residential property owners with limited incomes. The division works closely with non-profit and not-for-profit organizations, residents, owners, government agencies, supportive service providers, and property management companies to increase and sustain the availability of affordable and supportive housing for low- and moderate-income homeowners and residents.

During the reporting period HOME, Measure H, Mental Health Housing Funds, Homeless Service Center Funds, No Place Like Home, and Affordable Housing Trust funds were utilized to assist in the financing of affordable, special needs, and homeless housing. A total of 1,940 units were completed and received the Certificate of Occupancy from a total expenditure of \$160.5 million. An additional 3,416 units were in construction during the fiscal year utilizing approximately \$310 million in capital subsidy loans from the LACDA.

The Homeownership Program 80 (HOP80) funded 20 deferred loans totaling \$1.9 million for buyers earning less than 80% of the Area Median Income (AMI). In February 2024, we launched the new Homeownership Program HOP120 for first-time home buyers earning less than 120% of the Area Median Income (AMI). In the fiscal year, HOP120 funded 33 deferred repayment loans totaling \$1.7 million utilizing Permanent Local Housing Allocation (PLHA) funds.

The Senior Grant Program (SGP) and Handy Worker program (HW) provided assistance to eligible low-income homeowners for health and safety related repairs. Under SGP, there were 73 grants completed under the SGP program and improvements on 65 units the HW program for a total expenditure of approximately \$3.5 million in Community Development Block Grant (CDBG) funds.

The Residential Sound Insulation Program (RSIP) provided grants to sound insulate residential dwelling units from aircraft noise caused by the Los Angeles World Airports in the unincorporated area of Lennox, Del Aire, and Athens. During the fiscal year, 40 units with code-related issues were completed for approximately \$4.3 million.

Las Dahlias Apartments

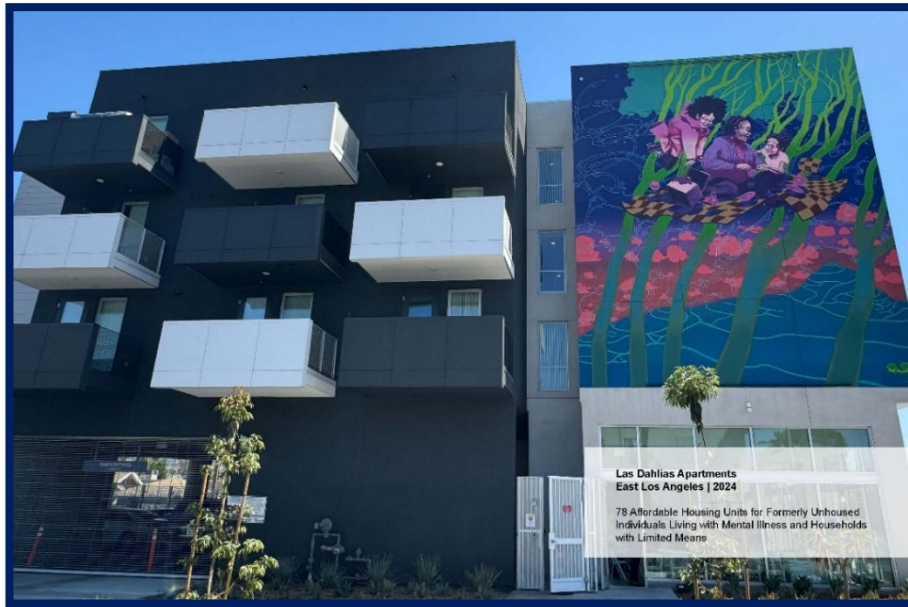
The grand opening of Las Dahlias was celebrated in August 2024. Located in unincorporated East Los Angeles (First Supervisorial District), Las Dahlias is a 78-unit, new construction, mixed-population housing development. It is

comprised of 39 special needs units, 38 general affordable units, and one property manager's unit. Of the 39 special needs units, 30 will be set-aside for chronically unhoused individuals living with mental illness and nine will be set-aside for chronically unhoused individuals.

The development consists of a single four-story building totaling approximately 98,000 square feet. Amenities include a community center located on the ground floor with a technology lab, office space for resident services and property

management, laundry facilities, rooftop terraces and patio areas, a landscaped courtyard with a Tot lot, an art installation, public plaza and a publicly accessible pocket park. It also includes two levels of underground parking, which will include 90 parking spaces and 39 long-term bicycle parking stalls for residents and staff; eight short-term bicycle parking stalls are located on the ground floor.

Supportive Services Offered are provided to residents of Las Dahlias via lead service provider, People Assisting the Homeless (PATH). PATH provides the special needs residents with on-site intensive case management services (ICMS), mental health care,



physical health care, substance use services, medication management, benefits assistance, attendant care, and housing outplacement. PATH also provides resident services, including educational and employment services, life skills training, transportation planning, etc.

Hope Through Housing Foundation staffs a full-time Resident Services Coordinator (RSC), who helps coordinate service provision to the non-special needs tenants and community members, as required in the Community Benefits Agreement (described in greater detail below). Responsibilities include, but are not limited to, providing tenants with information about available services in the community, assisting tenants to access services through referral and advocacy, organizing community-building and other enrichment activities for tenants (i.e. tenant counsel, holiday events, etc.), and providing adult educational, health and wellness, and skill-building classes. Founded in 1998, Hope Through Housing Foundation was established to provide supportive services to residents of communities developed and operated by National CORE.

A Disposition and Development Agreement (DDA) between the Los Angeles County Development Authority (LACDA), Los Angeles County (County) and the Borrower was executed on September 3, 2020, for a 0.52-acre site comprised of six (6) parcels. Three (3) parcels were owned by the County and three (3) were owned by the LACDA. To create a contiguous site, the L.A. County Board of Supervisors approved the exchange of a neighboring LACDA-owned parcel with a privately owned parcel; the transfer was completed July 20, 2020.

The Borrower received a funding allocation of \$7,000,000, consisting of \$4,480,000 in HOME and \$2,520,000 in County General Funds, and 39 Section 8 Project-Based Vouchers (PBVs) from the LACDA through NOFA Round 25-A. The borrower also obtained an allocation of tax-exempt bonds, which were issued by the LACDA.

Corazon del Valle I and II

February 2025 marked the grand opening of Corazon del Valle I & II housing development. Located in the Panorama City neighborhood of the San Fernando Valley (Third Supervisorial District), Corazon del Valle I and II (Development) was constructed on County-owned property comprised of a 1.72-acre (approximately) parcel. The site was formerly occupied by the Los Angeles County Department of Public Social Services. Holos, Inc. (then known as Clifford Beers

Housing) was selected from a Request for Proposals issued by the Los Angeles County Development Authority (LACDA) on behalf of the County on April 30, 2019.



The 1.72-acre parcel was split into two sites, each approximately 0.86 acres, to allow for the development of two separate project phases, Corazón del Valle I and Corazón del Valle II. The County entered into a 75-year Ground Lease Agreement with the developer to develop and operate the proposed projects.

The Development includes the construction of a total of 180 affordable housing units (90 units in each building) for families and populations with special needs, including four unrestricted manager's units. Amenities include a community room with a kitchen and community event space, courtyards, a roof deck,

office space for service providers and property management, outdoor space, two laundry rooms, and 180 parking spaces.

Fifty percent of the units are designated as special needs and the remaining as general affordable units. The units are restricted to households earning 15% - 60% of Area Median Income. The LACDA provided \$14 million (\$7 million each phase) for the development of the projects.

Supportive Services Offered to residents of Corazon del Valle provided by San Fernando Valley Community Mental Health Center, Inc. will include intensive case management services to 98 units. Resident services will include service coordination, medication support, mental health services, crisis intervention, life building skills, eviction prevention, legal assistance referrals, educational and vocational support, wellness recovery groups, and substance abuse recovery services or referrals for treatment.

Housing Management Division

The LACDA has 3,229 public and affordable housing units located throughout Los Angeles County. Inventory consists of 2,962 public housing units located at 63 sites; 226 units under the Multi-Family/Section 8 New Construction Program at Kings Road in West Hollywood and Lancaster Homes in Lancaster; and 41 State Rental Housing Construction Program units in Santa Monica.

The Housing Management Division (HMD) receives Operating Subsidies and Housing Assistance Payments contracts from U.S. Department of Housing and Urban Development (HUD). Additional revenue consists of rent receipts, County General Funds and other federal and state grants. These revenue sources are used to operate and provide modest affordable housing and to provide resident supportive services to families and seniors with limited means.

The Capital Fund Program (CFP) receives funds primarily from HUD and they are utilized for modernization and property improvements. Modernization and property improvements can encompass a wide range of projects, such as renovating outdated facilities, upgrading infrastructure for better energy efficiency, enhancing security measures, or improving accessibility for people with disabilities. These investments not only benefit current residents but also contribute to the long-term sustainability and viability of the housing properties. The 2025 CFP award will fund eight (8) new renovation projects County wide. In the fiscal year, we completed numerous renovation projects including

the Arizona & Olympic Flooring, Herbert ADA Kitchens, Nueva Marvilla Window Replacement and the South Bay Garns Carport and Solar Project.

The LACDA, in collaboration with community partners, work toward improving the lives of its residents. The LACDA collaborated with several community non-profits to provide food boxes to families in need. Our partnerships this year also allowed us to provide recovery from COVID isolation, supportive service for residents in need and self-development resources.

During the fiscal year, our Carmelitos Housing Development opened the Best Buy Teen Tech Center in partnership with North Stars YMCA Teen Tech Center. This is a state-of-the-art facility designed to provide technological resources and workforce development opportunities for local teens. The program aims to bridge the digital divide in underserved communities by offering access to technology, creative programs, interpersonal and career-building skills. Teens in the Carmelito Housing Development and the wider North Long Beach area now have direct access to digital technology and hand-on programs in fields like podcasting, digital media arts, fashion design, film production, and music creation.

Property and Asset Management Overview

Effectively generate and utilize the resources of the LACDA to provide quality affordable housing and expand opportunities to improve the quality of life in our housing developments through the involvement of employees, residents, and community partners.

The Public Housing Program has been rated High Performer for the last 15 years by HUD for the following categories:

- Occupancy Rate: 98%
- REAC Score: 90/100
- Financial Score: 15.76/25
- Management Score: 23.62/25
- Capital Fund Score: 5/5
- PHAS Total Score: 98/100

Resident Opportunity Self-Sufficient Program (ROSS)

The ROSS-Service Coordinator program promotes the coordination of public and private resources for supportive services and resident empowerment activities. These services include large community events, Back 2 School Jams, and holiday events. A Service Coordinator also ensures that program participants are linked to the supportive services they need to achieve self-sufficiency or remain independent. ROSS served 220 program participants, including seniors, the disabled, families or individuals working towards self-sufficiency and economic independence through increased social safety nets, direct delivery of services or linkages to basic needs, self-development, education, resource allocation.

Los Angeles County Development Foundation (CDF)

The LACDF is a 501(c)3 non-profit organization of the LACDA. The Scholarship Program awards are typically \$1,000 for students. Since 1997, the LACDF has awarded over \$365,000 in scholarships to over 2,000 participants, many of whom have since graduated and entered into professional fields of practice including doctors, nurses, and lawyers. During the fiscal year, 10 scholarships were awarded. Additionally, LACDF offers College Access and Success Workshops to prepare students for college enrollment and completion. These workshops include Free Application for Federal Student Aid (FAFSA) assistance, Scholastic Aptitude Test (SAT) test preparation, effective study tips, and assistance with college applications, and essays. Professionals within varying fields facilitate these workshops and are available for follow-up support. These workshops support both the student and parent in making decisions, with a special focus on navigating the transition from high school to college.

Housing Assistance Division

The LACDA is the second largest Public Housing Agency in Southern California. We receive Federal funds from the U.S. Housing and Urban Development (HUD) to provide housing subsidies paid directly to private landlords, for over 30,000 eligible families, seniors, veterans, and persons with disabilities living in the unincorporated area of Los Angeles and 62 participating cities. The rental subsidy programs include Section 8 Housing Choice Voucher (HCV) Program, Veterans Affairs Supportive Housing (VASH), Continuum of Care (CoC), Moderate Rehabilitation, Project-Based Voucher (PBV), Mainstream, Family Unification and Housing Opportunities for Persons with Aids (HOPWA).

Housing Programs

Section 8 Housing Choice Voucher (HCV) Program

The Section 8 HCV Program is a Federally funded housing assistance program for families with very limited means, the elderly, and people with disabilities. The agency administers over 24,117 vouchers.

Project-Based Voucher (PBV) Program

The PBV Program offers housing assistance that is tied directly to a unit of an approved housing site. We have provided assistance to over 2,736 individuals and families.

Continuum of Care (CoC) Program

The CoC Program is designed to promote communitywide commitment to the goal of ending homelessness. The program provides rental assistance services to quickly rehouse homeless individuals and families. During the reporting period we have administered 26 grants which assisted 2,198 homeless families with special needs.

Emergency Housing Voucher (EHV) Program

The EHV Program provides vouchers for low-income housing assistance and incentives to eligible landlords, including a one-time signing bonus of \$2,500 for each unit leased to an EHV holder. During this reporting period 1,706 vouchers have been issued.

Veterans Affairs Supportive Housing (VASH) Program

The VASH Program provides rental assistance vouchers, case management, and clinical services to unhoused veterans. Currently, we have leased 61% of VASH vouchers.

Family Self-Sufficiency (FSS) Program

The FSS Program is a voluntary five-year plan to assist families receiving subsidized rental assistance to become financially independent. Currently, there are 300 families enrolled in the program with 40 graduates.

Housing Programs – Landlord Incentives

Open Doors

Open Doors enhances customer service and assurances to property owners who rent their units to LACDA voucher holders. Since the programs launch in January 2020, the LACDA has expended nearly \$11.4 million to secure housing for over 1,862 families.

Homeless Incentive Program (HIP)

HIP offers monetary incentives to property owners who rent their available units to LACDA voucher holders who previously experienced homelessness. Over \$6.7 million incentive payments have been provided during the fiscal year. Incentives include sign-on bonus, damage mitigation fees, security deposit, application fees, utility set-up, furniture, and rent on vacant units.

Traffic Administration Services Program

The Traffic Administration Services (TAS) Program (formerly Traffic Violator School Monitoring) was created on April 15, 1997, when the LA County Board of Supervisors approved the Three-Party Agreement between the LACDA (then CDC/HACoLA), the Superior Court of California, and the County of Los Angeles (Court).

TAS provides and manages Traffic Court Specialist staff assigned at various Court locations to process and receive traffic citations on behalf of the Court. TAS also serves the Court's customers in providing printed and electronic information regarding the Court and traffic violator schools and providing customers with real-time assistance in resolving complaints regarding traffic violator course completion certificates.

In addition, we administer the LACDA's Court-Referred Community Service Program Monitoring (CRCS), which establishes and enforces policies and procedures for Community Service Referral Agencies (CSRAs) and provides the Court and its customers with a countywide list of CRCS-approved CSRAs. Through CRCS, TAS provides well-needed independent monitoring of the CSRA industry to help improve program reliability and accountability.

During the fiscal year, we resolved 1,045 traffic citations and traffic school-related issues on behalf of the Los Angeles Superior Court and individual traffic violator schools. LACDA provided administration services at 18 Court locations. Traffic citation and traffic school related assistance was provided to 11,752 customers who contacted us via telephone, email and the LACDA/TAS website.

A total of 102,090 published copies of the Los Angeles Superior Court/TAS Traffic Violator School Location List (pursuant to Section 11205 of the California Vehicle Code) and 155,000 Traffic School Information Sheets were distributed.

ACKNOWLEDGEMENT

The preparation of this report was accomplished through the efforts of the entire staff of the Office of Finance and Budget. Assistance was also provided by employees of other Divisions and by our auditors, Berman Hopkins CPAs & Associates, LLP. We wish to express our appreciation to the individuals who contributed to its preparation.

Sincerely,



EMILIO SALAS

Executive Director



MATTHEW FORTINI

Chief Financial Officer

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COUNTY OF LOS ANGELES**



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Lindsey P. Horvath Supervisor Third District
Janice Hahn.....Supervisor Fourth District
Kathryn Barger..... Supervisor Fifth District

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Crystal Clark2nd District Commissioner
Tara Barauskas.....3rd District Commissioner
Connor Lock.....4th District Commissioner
James Brooks5th District Commissioner
Zella Knight.....Tenant Commissioner Chair
Ruthie Myers Tenant Commissioner Vice Chair
Anna Swett Tenant Commissioner
Mary Canoy Tenant Commissioner
Pamela Williams.....Tenant Commissioner
Renee Contreras.....Tenant Commissioner

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Tracie Mann.....Chief of Programs
Kathy Thomas Chief of Operations

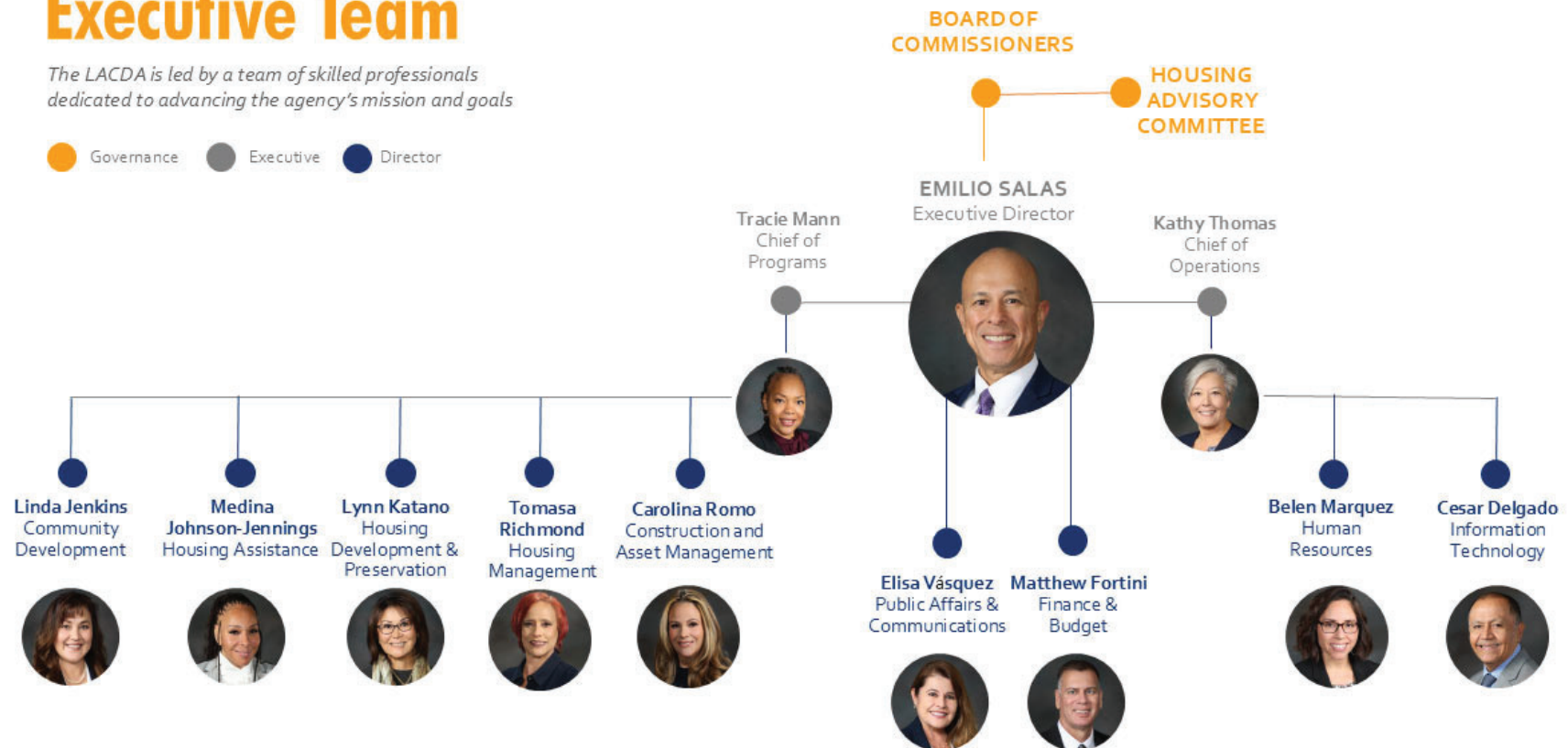
DIRECTORS

Cesar Delgado.....Information Technology
Matthew Fortini Office of Finance and Budget
Linda Jenkins Community Development
Medina Johnson-Jennings.....Housing Assistance
Lynn Katano Housing Development and Preservation
Belen Marquez..... Human Resources
Tomasia RichmondHousing Management
Carolina Romo Construction and Asset Management
Elisa Vásquez..... Office of Public Affairs and Communications

Executive Team

The LACDA is led by a team of skilled professionals dedicated to advancing the agency's mission and goals

● Governance ● Executive ● Director





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Presented to

**Los Angeles County Development Authority
California**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2024

Christopher P. Morill

Executive Director/CEO



FINANCIAL SECTION

INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners
Los Angeles County Development Authority
County of Los Angeles, California

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Los Angeles County Development Authority (the "LACDA"), a component unit of the County of Los Angeles, California, as of and for the year ended June 30, 2025, and the related notes to the basic financial statements, which collectively comprise the LACDA's basic financial statements, as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the LACDA as of June 30, 2025, and the respective changes in financial position and, where applicable cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the LACDA and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the LACDA's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the LACDA's internal control. Accordingly, we express no such opinion.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the LACDA's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that management's discussion and analysis; the budgetary comparison schedules for the general fund, the Federal Housing and Community Development fund, the Other Federal fund, the Local Housing and Community Development fund, and the Low and Moderate Income Housing Asset fund; the Notes to the Required supplementary information and the schedule of funding progress including; the schedule of changes in the net pension liability and related ratios; the schedule of employer contributions for pension; the schedule of changes in net other postemployment benefit (OPEB) liability and related ratios; and the schedule of employer contributions for OPEB, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements.

We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the LACDA's basic financial statements as a whole. The accompanying combining financial statements ("supplementary information") identified in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The supplementary information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory section and statistical section but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 9, 2025 on our consideration of the LACDA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the LACDA's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the LACDA's internal control over financial reporting and compliance.

December 9, 2025
Melbourne, Florida

Berman Hopkins Wright & LaHam
CPAs and Associates, LLP

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Management's Discussion and Analysis

Year ended June 30, 2025

This Management's Discussion and Analysis (MD&A) section of the Annual Comprehensive Financial Report provides a financial overview and analysis of the LACDA's financial activities for the fiscal year ended June 30, 2025. The areas discussed include financial highlights, government-wide financial analysis, fund financial analysis, capital assets, and debt administration. This information should be read in conjunction with the accompanying transmittal letter, basic financial statements, notes to the basic financial statements, and required supplemental information. Financial activities deemed immaterial were not analyzed.

Financial Highlights

- Total aggregated net position for LACDA as of June 30, 2025, is \$986,524,557 and includes the following:
 - \$159,705,430 in net investment in capital assets
 - \$737,328,213 in restricted net position
 - \$89,490,914 in unrestricted net position
- Compared to last fiscal year, LACDA's total net position increased by \$83,188,200. Of this increase, \$73,797,027 was attributed to governmental activities and \$9,391,173 to business-type activities.
- At the end of the fiscal year, LACDA's fund balances of all governmental funds totaled \$808,221,009, an increase of \$77,045,823 over last fiscal year. \$3,315,097 of the total fund balances is non-spendable, while \$728,286,950 is restricted, and \$76,618,962 is unassigned.
- \$3,315,097 of the total general fund balance is non-spendable, \$76,505,015 is restricted, and \$76,618,962 is unassigned.
- The LACDA's total long-term liabilities decreased by \$6,274,143 during the fiscal year. This reduction was primarily attributable to a decrease in the net pension liability of \$8.1 million, \$0.7 million in self-insurance liability, and debt payments of \$1.1 million in Section 108 loans, \$0.7 million for the general revenue bonds, and \$0.6 million for the subscription software arrangements. These decreases were partially offset by an increase of \$1.4 million in lease liability for the new leased vehicles and a \$3.5 million increase in compensated absences liability.
- Total revenue is \$971,560,169, comprised of the following activities: governmental \$329,875,410 or 34% of total revenue, and business-type \$641,684,759 or 66% of total revenue.
- Total expenses are \$888,371,969, comprised of the following activities: governmental \$255,247,674 or 29% of total expenses, and business-type \$633,124,295 or 71% of total expenses. The governmental activities include general government expenses of \$1,790,040 or 0.2% of total expenses.

Overview of the Basic Financial Statements

The basic financial statements include all the activities of the LACDA, using the integral approach prescribed by GASB Statement No. 34 and its related GASB Statements. The Government-wide Financial Statements present the financial position of the LACDA from the economic resources' measurement focus, using the accrual basis of accounting. Governmental activities and business-type activities are presented separately. The statement of net position presents all assets, deferred outflows of resources, liabilities, and deferred inflows of resources of the LACDA, including restricted and unrestricted assets. Financial activities of the LACDA's component units are also reported in the financial statements.

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The accompanying Fund Financial Statements include statements for three categories of activities: governmental, proprietary, and fiduciary. The governmental funds are prepared using the current financial resources measurement focus and the modified-accrual basis of accounting. The proprietary funds are prepared using the economic resources measurement focus and the accrual basis of accounting. The fiduciary fund is *not* presented in the accompanying government-wide financial statements since the resources of those funds are *not* available to support the LACDA's programs. The basis of accounting used for the fiduciary fund is similar to what is used for the proprietary funds. The reconciliations of the Fund Financial Statements to the Government-wide Financial Statements are provided to facilitate a comparison between governmental funds and governmental activities.

Following the basic financial statements are the accompanying notes, which provide additional information essential to fully understanding the data provided in the Government-wide and Fund Financial Statements. Certain required supplemental information, demonstrating the LACDA's progress in meeting its funding obligations, and in maintaining budgetary control, is also provided in the Required Supplementary Information section.

During the fiscal year, the LACDA implemented the following GASB statements: *GASB Statement No. 101, Compensated Absences* and *GASB Statement No. 102, Certain Risk Disclosures*. The objective of *GASB Statement No. 101* is to address the informational needs of financial statement users by updating the recognition and measurement guidance for compensated absences. This Statement requires that liabilities for compensated absences be recognized for (1) leave that has not been used and (2) leave that has been used but not yet paid in cash or settled through noncash means. A liability should be recognized for leave that has not been used if (a) the leave is attributable to services already rendered, (b) the leave accumulates, and (c) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. The implementation of this Statement required restatement of LACDA's beginning net position for the fiscal year ended June 30, 2025. The primary objective of *GASB Statement No. 102* is to provide essential information to users of government financial statements about risks associated with a government's vulnerabilities due to certain concentrations or constraints. The implementation of this GASB statement has minimal impact on the presentation of the LACDA's financial statements.

Government-wide Financial Statements

The statement of net position and the statement of activities provide information about the LACDA as an integrated whole. These basic financial statements include all assets, liabilities, deferred outflows of resources, deferred inflows of resources, and net position of the LACDA using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two basic financial statements report the LACDA's changes in net position and activities for the year. Net position is the difference between assets and deferred outflows of resources, and liabilities and deferred inflows of resources. Over time, increases and decreases in net position may serve as a useful indication of improvement or deterioration of the LACDA's financial health.

Fund Financial Statements

The LACDA, like state and local governments, uses fund accounting to ensure compliance with finance-related legal requirements. The LACDA uses three fund categories: governmental, proprietary, and fiduciary.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Management's Discussion and Analysis

Year ended June 30, 2025

Governmental funds

General Fund – The General Fund accounts for all general revenues and other receipts that are not appropriated by law or contractual agreement to specific funds. Expenditures of this fund include general operating expenditures, which are not paid through specific funds.

Other Major Governmental Funds – Other major governmental funds include Federal Housing and Community Development, Other Federal, Local Housing and Community Development, and Low- and Moderate-Income Housing Asset. These funds are used to account for revenues derived from specific sources, which are usually required by law or administrative regulation to be accounted for in separate funds.

The basic governmental fund statements are presented on pages 19-21 of this report.

Proprietary funds

Internal Service Funds – Internal service funds are used to account for the accumulation of resources and payments of services provided to multiple departments on a cost-reimbursement basis. The Internal Service Fund group includes Construction Management, General Services, Information Technology, Risk Management, and the Alhambra Building.

Enterprise Funds – Enterprise funds are used to account for activities similar to those found in the private sector. The LACDA's major enterprise funds are Public Housing, Other Housing, and Section 8 program.

The basic proprietary fund statements are presented on pages 23-25 of this report.

Fiduciary fund

Successor Agency Fund – The Successor Agency Fund is used to report assets and liabilities transferred from the LACDA's former redevelopment agency, held in a trustee capacity. The LACDA's redevelopment agency was dissolved in early 2012, per California State legislation, ABX1 26.

The basic fiduciary fund statements are presented on pages 26-27 of this report.

Notes to the financial statements

The notes provide additional information that is essential to a full understanding of the data provided in the Government-wide and Fund Financial Statements. The notes to the financial statements are found on pages 28-66 of this report.

Other information

In addition to the basic financial statements and accompanying notes, this report also presents certain *Required Supplementary Information*, such as the schedule of revenues, expenditures, and changes of fund balances for all governmental funds with actual results compared to budget, and the LACDA's progress in funding its obligation to provide pension benefits to its employees. Required supplementary information can be found on pages 69-79 of this report.

Internal Service Funds are presented on pages 84-86, immediately following the required supplementary information.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Management's Discussion and Analysis

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Government-wide Financial Analysis

As presented earlier, the LACDA's net position at June 30, 2025, totaled \$986,524,557 with \$737,328,213 restricted, \$159,705,430 net investment in capital assets, and \$89,490,914 unrestricted. The changes in this year's net position include an increase of \$73,797,027 in governmental activities and \$9,391,173 in business-type activities.

Los Angeles County Development Authority - Net Position

	Governmental activities 2025	Governmental activities 2024	Business-type activities 2025	Business-type activities 2024	Total 2025	Total 2024
Current and other assets	\$ 878,386,049	\$ 850,092,310	\$ 62,393,913	\$ 59,793,359	\$ 940,779,962	\$ 909,885,669
Capital assets, net of accumulated depreciation/amortization	51,460,209	50,576,858	148,941,095	139,319,347	200,401,304	189,896,205
Total assets	929,846,258	900,669,168	211,335,008	199,112,706	1,141,181,266	1,099,781,874
Deferred outflows of resources related to pensions and OPEB	12,507,998	20,366,087	8,192,371	12,786,648	20,700,369	33,152,735
Long-term liabilities	95,735,175	100,053,007	27,511,221	29,467,532	123,246,396	129,520,539
Other liabilities	27,351,077	73,712,739	9,902,207	8,863,984	37,253,284	82,576,723
Total liabilities	123,086,252	173,765,746	37,413,428	38,331,516	160,499,680	212,097,262
Deferred inflows of resources related to leases, pensions and OPEB	11,489,858	12,017,519	3,367,540	3,542,587	14,857,398	15,560,106
Net investment in capital assets	13,185,737	12,432,927	146,519,693	136,773,683	159,705,430	149,206,610
Restricted	722,975,767	676,668,871	14,352,446	14,221,126	737,328,213	690,889,997
Unrestricted	71,616,642	46,150,192	17,874,272	19,030,442	89,490,914	65,180,634
Total net position	\$ 807,778,146	\$ 735,251,990	\$ 178,746,411	\$ 170,025,251	\$ 986,524,557	\$ 905,277,241

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

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Los Angeles County Development Authority - Changes in Net Position

	Governmental activities 2025	Governmental activities 2024	Business-type activities 2025	Business-type activities 2024	Total 2025	Total 2024
Revenues:						
Program revenues:						
Charges for services	\$ 19,504,119	\$ 19,763,225	\$ 19,234,755	\$ 17,816,841	\$ 38,738,874	\$ 37,580,066
Operating grants and contributions	272,953,059	374,246,586	608,915,868	566,786,649	881,868,927	941,033,235
Capital grants and contributions			13,181,254	9,260,353	13,181,254	9,260,353
General revenues:						
Investment income (loss)	37,418,232	25,763,604	352,882	435,561	37,771,114	26,199,165
Insurance recoveries				387,739		387,739
Gain (loss) on sale of property and lease/SBITA termination		(5,289,697)				(5,289,697)
Total revenues	329,875,410	414,483,718	641,684,759	594,687,143	971,560,169	1,009,170,861
Program expenses:						
General government	1,790,040	2,997,903			1,790,040	2,997,903
Housing	190,531,326	257,781,252			190,531,326	257,781,252
Economic development	966,374	3,381,967			966,374	3,381,967
Community development	58,708,482	58,610,471			58,708,482	58,610,471
Traffic services	2,745,865	2,465,839			2,745,865	2,465,839
Interest on long-term debt	505,587	627,810			505,587	627,810
Section 8 program			585,960,347	549,582,208	585,960,347	549,582,208
Public housing			41,612,386	39,702,842	41,612,386	39,702,842
Other housing			5,551,562	4,288,594	5,551,562	4,288,594
Total expenses	255,247,674	325,865,242	633,124,295	593,573,644	888,371,969	919,438,886
Change in net position before transfers	74,627,736	88,618,476	8,560,464	1,113,499	83,188,200	89,731,975
Transfers	(830,709)	(1,023,717)	830,709	1,023,717		
Change in net position	73,797,027	87,594,759	9,391,173	2,137,216	83,188,200	89,731,975
Net position – beginning, as previously presented	735,251,990	647,657,231	170,025,251	167,888,035	905,277,241	815,545,266
Restatements	(1,270,871)		(670,013)		(1,940,884)	
Net position – beginning of year, as restated	733,981,119	647,657,231	169,355,238	167,888,035	903,336,357	815,545,266
Net position – ending	\$ 807,778,146	\$ 735,251,990	\$ 178,746,411	\$ 170,025,251	\$ 986,524,557	\$ 905,277,241

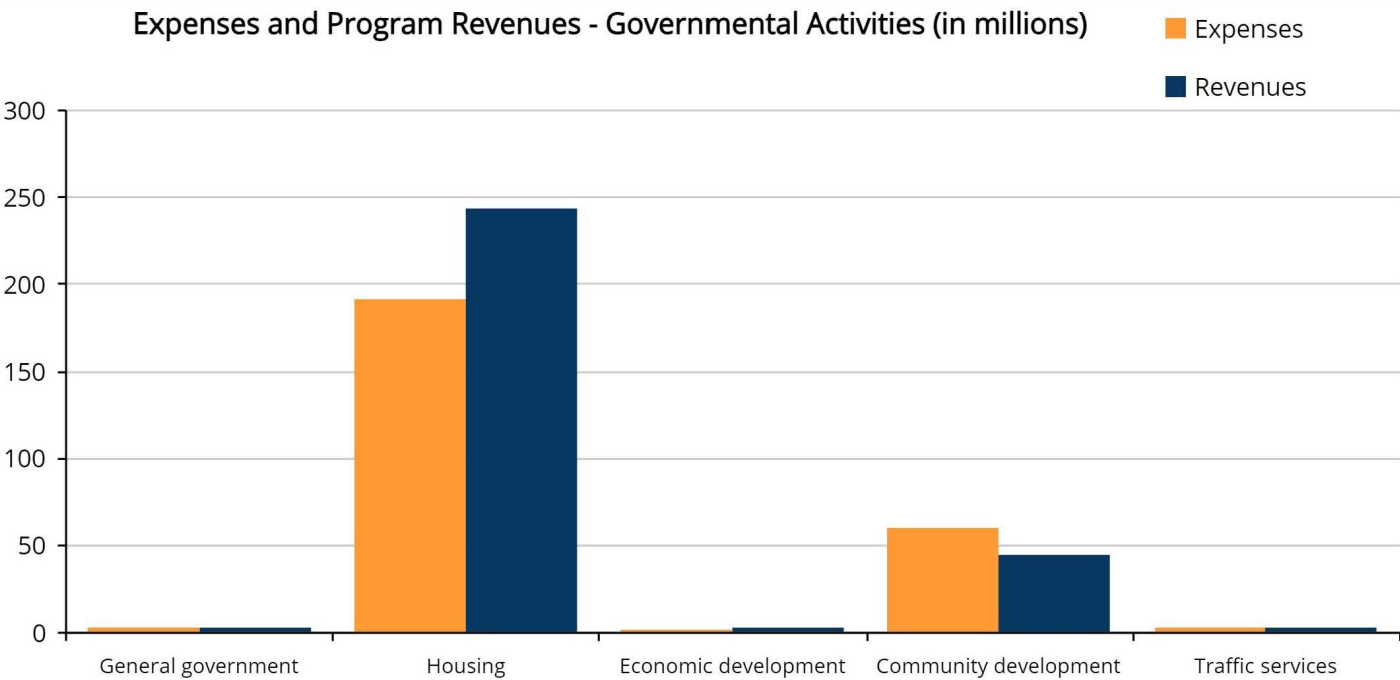
LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

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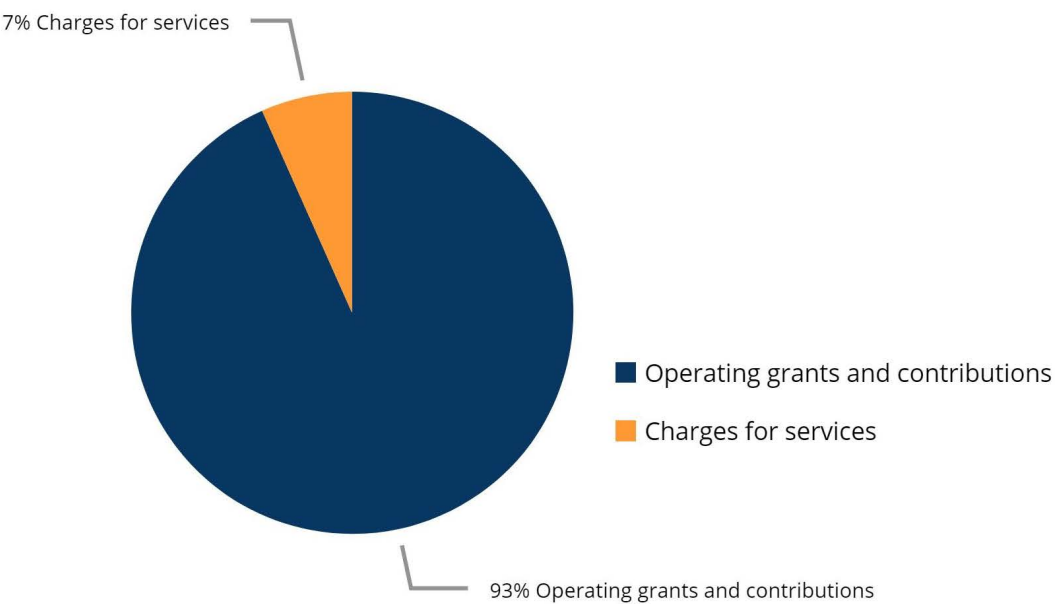
Governmental Activities

The net position for governmental activities increased by \$73,797,027 due to several factors. These include a \$36.3 million funding from the County for local housing and community development programs, a \$37.4 million investment earning from a higher market valuation of investment assets at year-end, an increase in loan principal collection of \$2 million from the HOME program, and \$1.6 million in fees earned from the Housing Assistance Voucher program. Offsetting these increases were a \$1 million decrease in American Rescue Plan (ARP) Childcare program revenues recognized in prior fiscal years but expended in the current fiscal year, and a \$3.2 million loss related to the property disposition of the low- and moderate-income housing asset.

Expenses and Program Revenues - Governmental Activities (in millions)



Revenue by Source - Governmental Activities



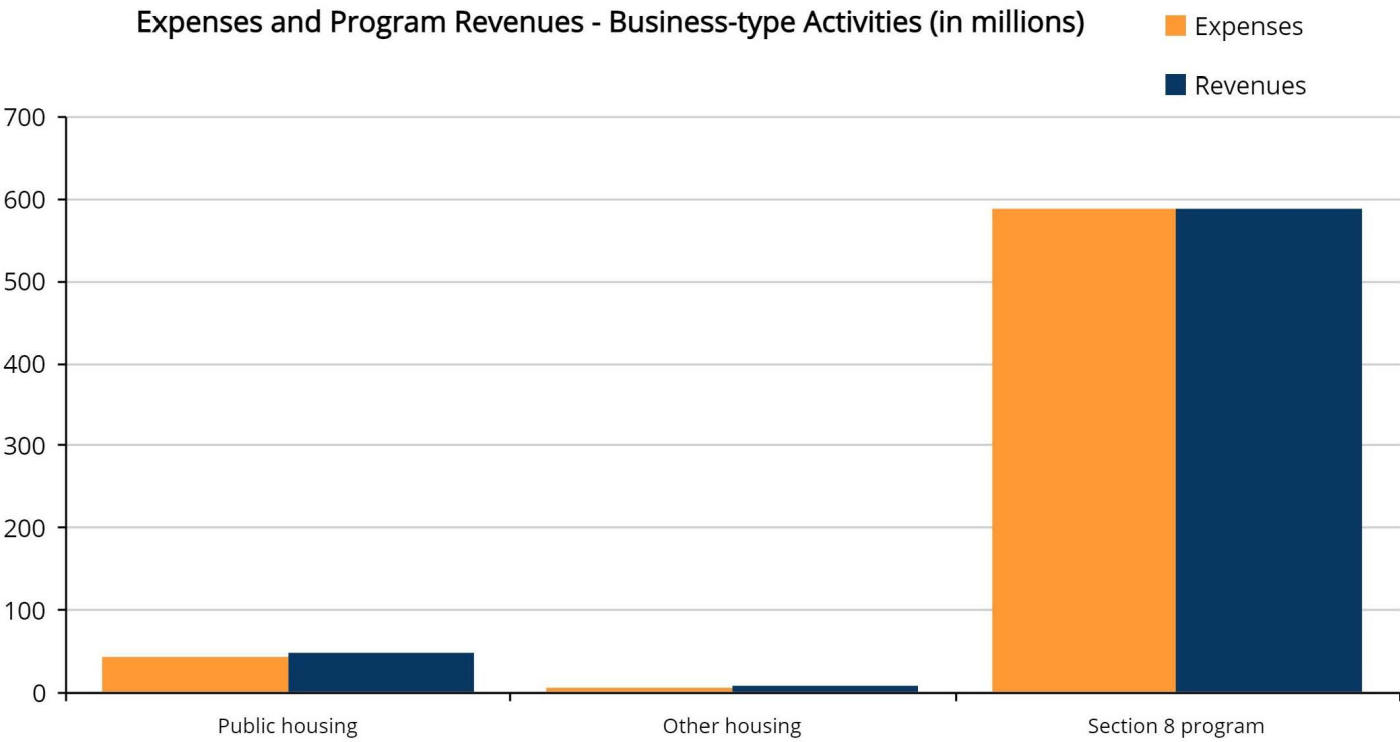
LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

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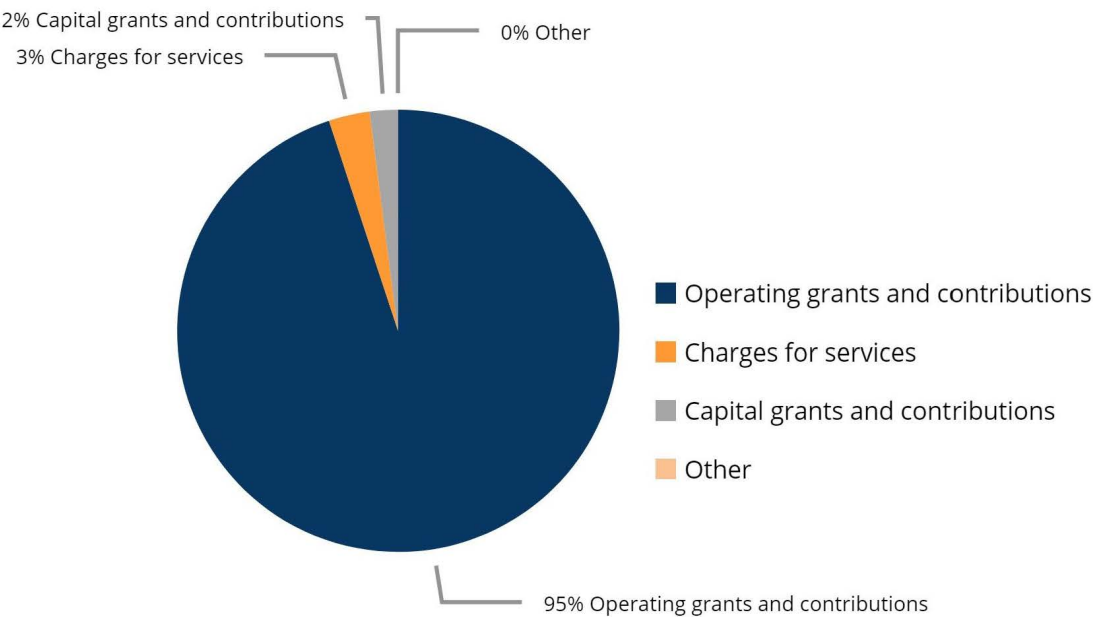
Business-type Activities

The net position for business-type activities increased by \$9,391,173 mainly attributed to the increases of \$5.7 million in Public Housing, \$1.7 million in the Other Housing Programs and \$2 million in the Section 8 Program. The rise in the Section 8 Program was mainly attributable to an increase in Section 8 administrative fee revenue of approximately \$1.9 million. The combined \$7.4 million increase in Public Housing and Other Housing Programs resulted from additional government subsidies and fundings from the State and County for improvement of the public housing sites.

Expenses and Program Revenues - Business-type Activities (in millions)



Revenue by Source - Business-type Activities



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Fund Financial Analysis

Governmental Funds

At June 30, 2025, the LACDA's total governmental fund balance was \$808,221,009, reflecting a net increase of \$77,045,823, or 11% from the previous fiscal year. A significant increase of \$36.3 million in Local Housing and Community Development was primarily due to new funding from the County for the administration of special needs and affordable housing development, as well as the Homeless Prevention Initiative revolving loan program. Additionally, there was an increase of \$41.5 million in the General Fund, attributed to higher market valuations of investment assets at year-end, loan repayments from the small business loan program, and fees earned from the Housing Assistance Voucher programs. Another factor contributing to the increased fund balance was the \$4.5 million rise in the Federal Housing and Community Development funds, driven by loan repayments from the HOME program and the revenues recognized in the current fiscal year for the CDBG Disaster Recovery Multifamily Housing program. These increases were offset by a decrease of \$2.1 million in Other Federal due to the revenues recognized in the prior fiscal years but expended in the current fiscal year for the American Rescue Plan (ARP) Childcare program, alongside unavailable revenues from the Emergency Rental Assistance program. There was also a \$3.2 million decrease resulting from the loss of low- and moderate-income housing asset property disposition.

Proprietary Funds

The net position of the Public Housing Program increased by \$5,700,719 primarily due to additional government subsidies and fundings from the State and County. Additional funding of \$4.4 million from the State and County for improvement of the public housing sites, while government subsidy revenues increased by \$1.8 million compared with previous fiscal year. These increases were partially offset by a \$0.6 million decrease from the Public Housing Capital Fund.

The net position of the Other Housing Program increased by \$1,694,293 mainly due to an increase of \$1.1 million in government subsidies revenues and \$0.6 million in savings from contributions from non-conventional housing programs to cover the administrative expenses of the Housing Operations' Central Office Cost Center.

The net position of the Section 8 Program increased by \$1,996,161 primarily due to an increase in administrative fees that exceeded the administrative costs, despite a 24% increase in salaries for this fiscal year compared to the previous fiscal year.

General Fund Budgetary Highlights

The unfavorable variance in the intergovernmental revenues was attributed mainly to \$0.6 million funding received from the County in prior year for the Renovate program. Charges for services had a favorable variance of \$3.5 million due to higher admin fees earned from the Housing Choice Voucher (HCV) program. The General Fund investment income of \$33 million was primarily due to the increase in fair market value of the investment assets at year-end. The \$1 million contributions were predominantly sourced from various programs to fund the Section 115 Pension Trust.

The favorable variance of \$3.9 million in general government expenditures was primarily due to the delay in renovations of the Antelope Valley Office, along with savings from general administrative expenses. Housing expenditures were \$1.3 million higher than the budgeted amount due to savings in salaries and general administrative costs from prior year but expended in the current fiscal year. Economic development expenditures were \$1.5 million lower than budgeted due to the delayed issuance of loans.

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Capital Assets

Capital assets are reported as governmental or business-type activities in the accompanying Government-wide Financial Statements. Capital assets are defined by the LACDA as assets with an initial unit cost of more than \$10,000 and an estimated useful life in excess of one year, and include property, furniture and fixtures, vehicle, equipment, and right-to-use leased and subscription assets.

Los Angeles County Development Authority - Capital Assets (Net of accumulated depreciation/amortization)

	Governmental activities 2025	Governmental activities 2024	Business-type activities 2025	Business-type activities 2024	Total 2025	Total 2024
Land and land improvements	\$ 22,183,973	\$ 22,252,820	\$ 58,992,131	\$ 58,992,131	\$ 81,176,104	\$ 81,244,951
Construction/software in progress	1,522,522	43,248	10,623,259	9,964,611	12,145,781	10,007,859
Buildings and improvements	20,968,155	22,691,123	77,749,547	69,490,685	98,717,702	92,181,808
Equipment	560,712	683,283	1,375,463	545,678	1,936,175	1,228,961
Right-to-use leased equipment	243,904				243,904	
Right-to-use leased vehicles	1,681,540	100,852			1,681,540	100,852
Furniture and fixtures	36,603	50,793			36,603	50,793
Software	384,288	486,764			384,288	486,764
Right-to-use software arrangements	3,878,512	4,267,975	200,695	326,242	4,079,207	4,594,217
Total	\$ 51,460,209	\$ 50,576,858	\$ 148,941,095	\$ 139,319,347	\$ 200,401,304	\$ 189,896,205

Additional information on the LACDA's capital assets can be found in Note 7 under *Notes to Basic Financial Statements* of this report.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Management's Discussion and Analysis

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Debt Administration

The LACDA's total long-term liabilities of \$123,246,396 as of June 30, 2025, are composed of the following:

Long-term liabilities arising from governmental activities	\$	95,735,175
Long-term liabilities arising from business-type activities		27,511,221
	\$	<u>123,246,396</u>

Los Angeles County Development Authority - Long-term Liabilities

	Governmental activities 2025	Governmental activities 2024	Business-type activities 2025	Business-type activities 2024	Total 2025	Total 2024
Long-term liabilities						
Long-term debt:						
General revenue bonds	\$ 29,725,000	\$ 30,430,000			\$ 29,725,000	\$ 30,430,000
Unamortized premium						
on bonds payable	3,507,118	3,566,362			3,507,118	3,566,362
Lease liability	1,481,643	65,653			1,481,643	65,653
Subscription liability	3,560,711	4,072,572	221,402	345,664	3,782,113	4,418,236
Direct borrowing:						
Section 108 notes						
payable	10,946,000	12,048,000			10,946,000	12,048,000
Notes payable			2,200,000	2,200,000	2,200,000	2,200,000
Compensated absences	4,611,275	2,171,623	2,353,717	1,239,498	6,964,992	3,411,121
Claims payable	6,237,071	6,914,040			6,237,071	6,914,040
Net pension liability	35,666,357	40,784,757	22,736,102	25,682,370	58,402,459	66,467,127
Total	<u>\$ 95,735,175</u>	<u>\$ 100,053,007</u>	<u>\$ 27,511,221</u>	<u>\$ 29,467,532</u>	<u>\$ 123,246,396</u>	<u>\$ 129,520,539</u>

Additional information on LACDA's long-term liabilities can be found in Note 8, Note 9, Note 11, Note 12, and Note 17 under *Notes to Basic Financial Statements* of this report.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Management's Discussion and Analysis

Year ended June 30, 2025

Budgetary Highlights for Next Fiscal Year 2025-2026

The total budget for LACDA is \$1 billion for the fiscal year 2025-2026, a \$95 million decrease from fiscal year 2024-2025. The decrease is primarily attributed to the anticipated reduction in Housing Choice Voucher (HCV) Program; reduced state revenue from a weakened real estate market, the lack of ongoing No Place Like Home funding, and the depletion of Coronavirus Aid, Relief, and Economic Security (CARES) Act and American Rescue Plan Act (ARPA) relief funds. Despite level federal funding for fiscal year 2024-2025, future funding remains uncertain, and housing needs are still a concern, particularly following local wildfire impacts. To address these challenges, the LACDA is strategically focusing on operational efficiency, core program delivery, and long-term sustainability through prudent resource management, actively seeking additional funding, and technological improvements, ensuring the mission of *Building Better Lives and Better Neighborhoods* for the residents and businesses served daily is upheld.

The budget consists mainly of federal monies, funded for housing and community development programs under HUD. Local revenue sources include Public Housing dwelling rental and County General Funds.

The following major funding sources for fiscal year 2025-2026 are detailed below:

- Housing Assistance programs are budgeted at \$650.1 million and consist of the following: \$479.8 million in Section 8 Housing Choice Voucher funding to provide rental assistance to over 30,000 families and individuals; \$47.8 million in Continuum of Care funding to provide rental assistance and supportive services to families and individuals with special needs; \$34.7 million in HUD ARP funding to provide rental assistance for Emergency Housing Vouchers; \$37.6 million in Veterans Affairs Supportive Housing (VASH) funding to provide rental assistance to homeless veterans; \$13.1 million in County Department's funding to support the Bringing Families Home Program provide rapid rehousing to families experiencing homelessness in cases involving Child Protective Services; \$11.3 million in County Homeless Prevention Initiative (HPI) funding to provide landlord incentives under the Homeless Incentive Program (HIP); \$9.2 million in County Affordable Housing Trust Fund (AHTF) funding to support the Open Doors Program; \$5.9 million in Emergency Solutions Grants funding for rapid rehousing for persons who are experiencing homelessness or at-risk of homelessness; \$4.3 million in Mainstream funding to provide rental assistance to non-elderly persons with disabilities; \$3.5 million in American Rescue Plan funding to support the State's Emergency Rental Assistance Program; \$1.4 million in Family Self-Sufficiency funding to help assisted families achieve self-sufficiency; and the remaining funding is to support other housing assistance initiatives.
- Affordable Housing Development programs are budgeted at \$153.3 million to develop supportive and affordable housing for the homeless and/or mentally ill individuals and families. These programs consist of the following primary funding sources: \$65.1 million in California Department of Housing and Community Development (HCD) funding for No Place Like Home (NPLH); \$61.2 million in AHTF; \$6.7 million in Other County funding for affordable housing development; \$7.8 million in HOME funding for HOME development activities; \$6.5 million in HUD American Rescue Plan Act funding for the HOME-ARP Program; \$5.2 million in HPI funding for the Revolving Loan Fund Program; and the remaining funding is to support other affordable housing development initiatives.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

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- Housing Preservation programs are budgeted at \$61.1 million and consist of the following primary funding sources: \$44.1 million in County Departments funding to support the Lead-Based Paint Mitigation Program to mitigate hazards in residential homes with young children and the Community Care Expansion (CCE) Program to rehabilitate board and care facilities; \$5.1 million in Community Development Block Grant (CDBG) funding to support home improvements under the Handyworker and Senior Grant Programs; \$4.1 million in HUD Other funding to support the Lead-Based Paint Mitigation Program to mitigate hazards in multi-family units with children under the age of six; \$3.8 million in PLHA funding and \$2.1 million in HOME funding to support first-time home ownership; \$0.9 million in Federal Aviation Administration funding for home improvement for residents living within the Residential Sound Insulation Program project area; and the remaining funding is to support other housing preservation initiatives.
- Public Housing Programs is budgeted at \$63.4 million to manage and maintain 3,229 public and affordable housing units. Funding supports new and carryover projects throughout Los Angeles County to rehabilitate housing units and perform site improvement. These programs consist of the following primary funding sources: \$35.1 million in Public Housing Operating Fund funding; \$18 million in Capital Funds funding; \$3.4 million in Other County funding; \$2.6 million in HCD funding; \$2.6 million in Multi-Family Housing Assistance Payments; and the remaining funding is to support other public housing program initiatives.
- Community Development programs are budgeted at \$54.3 million and consist of the following: \$25.8 million in CDBG funding to assist County residents with limited means and supporting businesses within the County; \$13.4 million in HCD funding for the PLHA activities to support various affordable housing activities tailored to meet the needs of extremely low to moderate-income households; \$6.3 million in Revolving Loan Funds to support small businesses affected by the Eaton Fire; \$6.2 million in County Capital Project funding for construction management services for the Norwood Library Project and Renovate business facade improvement projects; and the remaining funding is to support other community development program initiatives.
- Other programs are budgeted at \$18.4 million and consist of the following primary funding sources: \$14 million in General Fund funding for general activities such as legal services and Antelope Valley Office building improvements; \$3.6 million in Court funding to administer the Traffic Administration Services (TAS) and Court-Referral Community Service (CRCS) programs; and the remaining funding is to support other program initiatives by the LACDA.

Contacting Office of Finance and Budget

This financial report is designed to provide our citizens, taxpayers, customers, investors, and creditors with a general overview of the LACDA's finances, including the LACDA's accountability for the money it receives. Inquiries regarding this report, or requests for additional information should be directed to: Mr. Matthew Fortini, Chief Financial Officer, Office of Finance and Budget, 700 W. Main Street, Alhambra, California 91801, (626) 586-1890.



LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Statement of Net Position June 30, 2025

	Primary government		
	Governmental activities	Business-type activities	TOTAL
Assets			
Cash and pooled investments	\$ 804,967,056	\$ 33,405,716	\$ 838,372,772
Restricted investments	17,841,026		17,841,026
Accounts receivable, net	5,499,406	3,877,734	9,377,140
Due from other governments	12,705,611	25,951,044	38,656,655
Internal balances	3,534,033	(3,534,033)	
Notes receivable, net	15,044,619		15,044,619
Land held for resale	5,543,084		5,543,084
Inventory	33,179	3,744	36,923
Prepaid costs and other assets	77,584	23,619	101,203
Lease receivable	6,403,218	1,993	6,405,211
Net OPEB asset	3,245,254	2,664,096	5,909,350
Investment in JPA	3,491,979		3,491,979
Capital assets:			
Land	22,183,973	58,992,131	81,176,104
Construction/software in progress	1,522,522	10,623,259	12,145,781
Capital assets, net of accumulated depreciation/amortization	27,753,714	79,325,705	107,079,419
Total assets	929,846,258	211,335,008	1,141,181,266
Deferred Outflows of Resources			
Pension related amounts	8,620,944	6,148,771	14,769,715
OPEB related amounts	3,887,054	2,043,600	5,930,654
Total deferred outflows of resources	12,507,998	8,192,371	20,700,369
Liabilities			
Accounts payable and accrued liabilities	18,816,456	4,305,109	23,121,565
Due to other governments	6,086,488	2,264,514	8,351,002
Tenant security deposits	75,859	1,235,884	1,311,743
Unearned revenue	2,372,274	2,096,700	4,468,974
Long-term liabilities:			
Due within one year:			
Long-term debt obligations	3,976,978	134,521	4,111,499
Estimated claims payable	623,707		623,707
Accrued compensated absences	4,150,175	2,118,374	6,268,549
Subtotal	8,750,860	2,252,895	11,003,755
Due in more than one year:			
Long-term debt obligations	45,243,494	2,286,881	47,530,375
Estimated claims payable	5,613,364		5,613,364
Accrued compensated absences	461,100	235,343	696,443
Net pension liability	35,666,357	22,736,102	58,402,459
Long-term liabilities, net of current portion	86,984,315	25,258,326	112,242,641
Total liabilities	123,086,252	37,413,428	160,499,680
Deferred Inflows of Resources			
Lease related amounts	5,749,922	1,662	5,751,584
Pension related amounts	345,144	210,216	555,360
OPEB related amounts	5,394,792	3,155,662	8,550,454
Total deferred inflows of resources	11,489,858	3,367,540	14,857,398
Net Position			
Net investment in capital assets	13,185,737	146,519,693	159,705,430
Restricted	722,975,767	14,352,446	737,328,213
Unrestricted	71,616,642	17,874,272	89,490,914
Total net position	\$ 807,778,146	\$ 178,746,411	\$ 986,524,557

See accompanying notes to basic financial statements.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Statement of Activities
Year ended June 30, 2025

Functions/programs	Expenses	Program revenues			Net revenues (expenses) and changes in net position		
		Charges for services	Operating grants and contributions	Capital grants and contributions	Governmental activities	Business-type activities	TOTAL
Governmental activities:							
General government	\$ 1,790,040	\$ 786,013	\$ 1,241,273		\$ 237,246		\$ 237,246
Housing	190,531,326	18,016,068	224,515,108		51,999,850		51,999,850
Economic development	966,374	693,940	1,196,759		924,325		924,325
Community development	58,708,482	8,098	43,869,383		(14,831,001)		(14,831,001)
Traffic services	2,745,865		2,130,536		(615,329)		(615,329)
Interest on long-term debt	505,587				(505,587)		(505,587)
Total governmental activities	255,247,674	19,504,119	272,953,059		37,209,504		37,209,504
Business-type activities:							
Public housing	41,612,386	17,881,831	15,668,266	13,089,091		5,026,802	5,026,802
Other housing	5,551,562	1,352,924	5,529,947	92,163		1,423,472	1,423,472
Section 8 program	585,960,347		587,717,655			1,757,308	1,757,308
Total business-type activities	633,124,295	19,234,755	608,915,868	13,181,254		8,207,582	8,207,582
Total	888,371,969	38,738,874	881,868,927	13,181,254	37,209,504	8,207,582	45,417,086
General revenues:							
Investment income (loss)					37,418,232	352,882	37,771,114
Transfers					(830,709)	830,709	
Total general revenues and transfers					36,587,523	1,183,591	37,771,114
Change in net position					73,797,027	9,391,173	83,188,200
Net position – beginning of year, as previously presented					735,251,990	170,025,251	905,277,241
Restatements					(1,270,871)	(670,013)	(1,940,884)
Net position – beginning of year, as restated					733,981,119	169,355,238	903,336,357
Net position – ending					\$ 807,778,146	\$ 178,746,411	\$ 986,524,557

See accompanying notes to basic financial statements.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Balance Sheet - Governmental Funds

June 30, 2025

	General fund	Federal housing and community development	Other federal	Local housing and community development	Low- and moderate- income housing asset fund	TOTAL
Assets						
Cash and pooled investments	\$ 128,909,933	\$ 7,161,164	\$ 3,533,524	\$ 645,711,347	\$ 5,653,240	\$ 790,969,208
Restricted investments	17,841,026					17,841,026
Accounts receivable	5,427,655	21,620	46,424	3,362	345	5,499,406
Lease receivable	5,781,812	621,406				6,403,218
Due from other governments	149,839	7,849,724	2,703,900	2,002,148		12,705,611
Due from other funds	3,534,033					3,534,033
Land held for resale	2,685,753	1,719,331			1,138,000	5,543,084
Prepaid costs and other assets	6,667					6,667
Total assets	\$ 164,336,718	\$ 17,373,245	\$ 6,283,848	\$ 647,716,857	\$ 6,791,585	\$ 842,502,253
Liabilities, Deferred Inflows of Resources and Fund Balances						
Liabilities:						
Accounts payable and accrued liabilities	\$ 2,521,111	\$ 5,462,732	\$ 2,004,880	\$ 7,518,745	\$ 1,816	\$ 17,509,284
Due to other governments		5,282,111		804,377		6,086,488
Tenant security deposits	75,859					75,859
Unearned revenues	16,710			2,355,564		2,372,274
Total liabilities	2,613,680	10,744,843	2,004,880	10,678,686	1,816	26,043,905
Deferred inflows of resources:						
Unavailable revenues	124,829	986,077	1,376,511			2,487,417
Lease related amounts	5,159,135	590,787				5,749,922
Total deferred inflows of resources	5,283,964	1,576,864	1,376,511			8,237,339
Fund balances:						
Nonspendable						
Land held for resale	2,685,753					2,685,753
Lease receivable	622,677					622,677
Inventory, prepaid costs and other assets	6,667					6,667
Restricted	76,505,015	5,051,538	2,902,457	637,038,171	6,789,769	728,286,950
Unassigned	76,618,962					76,618,962
Total fund balances	156,439,074	5,051,538	2,902,457	637,038,171	6,789,769	808,221,009
Total liabilities, deferred inflows of resources and fund balances	\$ 164,336,718	\$ 17,373,245	\$ 6,283,848	\$ 647,716,857	\$ 6,791,585	\$ 842,502,253

See accompanying notes to basic financial statements.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Reconciliation of Governmental Funds Balance Sheet to the Statement of Net Position June 30, 2025

Total governmental fund balances	\$	808,221,009
Amounts reported for governmental activities in the accompanying statement of net position are different because:		
Capital assets used in governmental activities are not current financial resources and therefore are not reported in the governmental funds. Those capital assets consist of:		
Capital assets, net of accumulated depreciation/amortization		12,878,088
Certain notes receivable are not considered to be current financial resources.		15,044,619
Internal service funds are used by management to charge the costs of certain activities, such as insurance, and vehicle and computer replacement, to individual funds. These assets and liabilities of the internal service funds are included in governmental activities in the statement of net position.		
		3,382,477
Investment in JPA is a long-term asset which is not considered current financial resources.		3,491,979
Amounts reported as unavailable revenues do not provide current financial resources and therefore are not reported in the governmental funds.		
		2,487,417
Long-term liabilities are not due and payable in the current period and therefore are not reported in the governmental funds. Those long-term liabilities consist of:		
Section 108 notes payable/subscription liability		(11,464,777)
Compensated absences		(3,359,325)
Amounts reported for net pension liability are not due in the current period and therefore are not reported in the governmental funds. Related components that will affect the net pension liability in future measurement years are reported as deferred outflows and deferred inflows of resources and are therefore not reported in the governmental funds.		
Net pension liability		(30,025,175)
Deferred outflows of resources related to pensions		6,256,318
Deferred inflows of resources related to pensions		(255,078)
Amounts reported for net OPEB asset are not due in the current period and therefore are not reported in the governmental funds. Related components that will affect the net OPEB asset in future measurement years are reported as deferred outflows and deferred inflows of resources and are therefore not reported in the governmental funds.		
Net OPEB asset		2,153,339
Deferred outflows of resources related to OPEB		3,066,283
Deferred inflows of resources related to OPEB		(3,994,532)
Accrued interest payable on long-term liabilities do not require the use of current financial resources and therefore are not reported in the governmental funds.		
		(104,496)
Net position of governmental activities	\$	807,778,146

See accompanying notes to basic financial statements.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds

Year ended June 30, 2025

	General fund	Federal housing and community development	Other federal	Local housing and community development	Low- and moderate- income housing asset fund	TOTAL
Revenues:						
Intergovernmental	\$ 2,743,316	\$ 53,623,570	\$ 18,338,464	\$ 182,670,667	\$ 11,568	\$ 257,387,585
Charges for services	17,824,946	28,577	2,069	923,207		18,778,799
Rentals	688,310	37,010				725,320
Investment income (loss)	38,042,376	1,091,404	400,597	12,075,864	264,568	51,874,809
Contributions	1,013,183					1,013,183
Other revenues	443,872	722,014		30,000	1,313,890	2,509,776
Total revenues	60,756,003	55,502,575	18,741,130	195,699,738	1,590,026	332,289,472
Expenditures:						
Current:						
General government	509,189					509,189
Housing	15,657,560	24,440,275	4,448,950	139,771,730	4,750,787	189,069,302
Economic development	589,391		562,725			1,152,116
Community development	2,072,938	24,611,864	15,873,389	15,859,764		58,417,955
Traffic services				2,720,784		2,720,784
Capital outlay	698,429					698,429
Debt service:						
Principal	69,152	1,102,000		318,304		1,489,456
Interest	6,668	501,976		30,670		539,314
Total expenditures	19,603,327	50,656,115	20,885,064	158,701,252	4,750,787	254,596,545
Excess (deficiency) of revenues over expenditures	41,152,676	4,846,460	(2,143,934)	36,998,486	(3,160,761)	77,692,927
Other financing sources (uses):						
Issuance of debt	183,605					183,605
Transfers in (out)	177,209	(353,069)	(14,606)	(640,243)		(830,709)
Net other financing sources (uses)	360,814	(353,069)	(14,606)	(640,243)		(647,104)
Change in fund balances	41,513,490	4,493,391	(2,158,540)	36,358,243	(3,160,761)	77,045,823
Fund balances at beginning of year	114,925,584	558,147	5,060,997	600,679,928	9,950,530	731,175,186
Fund balances at end of year	\$ 156,439,074	\$ 5,051,538	\$ 2,902,457	\$ 637,038,171	\$ 6,789,769	\$ 808,221,009

See accompanying notes to basic financial statements.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities Year ended June 30, 2025

Net change in fund balances – total governmental funds	\$	77,045,823
Amounts reported for governmental activities in the accompanying statement of activities are different because:		
Government funds report capital outlay as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation/amortization expense.		
Purchase of capital assets		698,429
Depreciation/amortization expense		(864,683)
Gain (loss) on sale of capital assets and lease/SBITA termination		(81,891)
Loans issued, net of collections do not have any effect on net position.		(1,176,404)
Internal service funds are used by management to charge the costs of certain activities, such as insurance, and vehicle and computer replacement, to individual funds. The net revenue (expense) of the internal service funds is reported with governmental activities.		(253,870)
Investment in JPA that do not provide current financial resources are not reported in the governmental funds.		
Share in income of JPA		151,404
Repayment of long-term debt is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.		
Changes in compensated absences		(890,530)
Issuance of subscription liability		(183,605)
Principal payment on Section 108 notes payable/subscription liability		1,489,456
Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds. These expenses consist of the following:		
Changes in interest payable for long-term liabilities		33,727
Changes in net OPEB liabilities and OPEB related accounts		(6,581)
Changes in net pension liabilities and pension related accounts		(982,902)
Revenues in the statement of activities that do not provide current financial resources are not reported in the governmental funds.		(1,181,346)
Change in net position of governmental activities	\$	<u>73,797,027</u>

See accompanying notes to basic financial statements.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Statement of Net Position - Proprietary Funds

June 30, 2025

	Public housing	Other housing	Section 8 program	TOTAL	Internal service funds
Assets					
Current assets:					
Cash and pooled investments	\$ 5,985,971	\$ 8,950,388	\$ 18,469,357	\$ 33,405,716	\$ 13,997,848
Accounts receivable, net	713,273	46,138	3,118,323	3,877,734	
Due from other governments	2,426,692	243,345	23,281,007	25,951,044	
Inventory	2,341		1,403	3,744	33,179
Prepaid costs and other assets			23,619	23,619	70,917
Total current assets	9,128,277	9,239,871	44,893,709	63,261,857	14,101,944
Noncurrent assets:					
Lease receivable	1,993			1,993	
Net OPEB asset	1,016,162	48,494	1,599,440	2,664,096	1,091,915
Capital assets, net	138,008,419	10,731,981	200,695	148,941,095	38,582,121
Total noncurrent assets	139,026,574	10,780,475	1,800,135	151,607,184	39,674,036
Total assets	148,154,851	20,020,346	46,693,844	214,869,041	53,775,980
Deferred Outflows of Resources					
Pension related amounts	1,749,296	238,819	4,160,656	6,148,771	2,364,626
OPEB related amounts	952,031	72,921	1,018,648	2,043,600	820,771
Total deferred outflows of resources	2,701,327	311,740	5,179,304	8,192,371	3,185,397
Liabilities					
Current liabilities:					
Accounts payable and accrued liabilities	2,744,118	630,034	930,957	4,305,109	1,202,676
Due to other governments	382,495		1,882,019	2,264,514	
Due to other funds		243,157	3,290,876	3,534,033	
Tenant security deposits	1,125,008	110,876		1,235,884	
Unearned revenue	610,433	20,701	1,465,566	2,096,700	
Estimated claims payable					623,707
Accrued compensated absences	593,145	114,496	1,410,733	2,118,374	1,126,759
Long-term debt obligations - current portion			134,521	134,521	2,494,262
Total current liabilities	5,455,199	1,119,264	9,114,672	15,689,135	5,447,404
Noncurrent liabilities:					
Estimated claims payable					5,613,364
Accrued compensated absences	65,896	12,713	156,734	235,343	125,191
Long-term debt obligations		2,200,000	86,881	2,286,881	35,261,433
Net pension liability	7,212,217	889,418	14,634,467	22,736,102	5,641,182
Total noncurrent liabilities	7,278,113	3,102,131	14,878,082	25,258,326	46,641,170
Total liabilities	12,733,312	4,221,395	23,992,754	40,947,461	52,088,574
Deferred Inflows of Resources					
Lease related amounts	1,662			1,662	
Pension related amounts	61,181	7,647	141,388	210,216	90,066
OPEB related amounts	1,407,072	84,062	1,664,528	3,155,662	1,400,260
Total deferred inflows of resources	1,469,915	91,709	1,805,916	3,367,540	1,490,326
Net Position					
Net investment in capital assets	138,008,419	8,531,981	(20,707)	146,519,693	826,426
Restricted	382,317		13,970,129	14,352,446	
Unrestricted	(1,737,785)	7,487,001	12,125,056	17,874,272	2,556,051
Total net position	\$ 136,652,951	\$ 16,018,982	\$ 26,074,478	\$ 178,746,411	\$ 3,382,477

See accompanying notes to basic financial statements.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Statement of Revenues, Expenses, and Changes in Net Position - Proprietary Funds

Year ended June 30, 2025

	Public housing	Other housing	Section 8 program	TOTAL	Internal service funds
Operating revenues:					
Government subsidies	\$ 14,810,400	\$ 5,333,014	\$ 587,508,420	\$ 607,651,834	
Charges for services	114,799	2,375		117,174	21,196,137
Rentals	17,767,032	1,350,549		19,117,581	2,130,308
Other revenue	857,866	196,933	209,235	1,264,034	13,956
Total operating revenues	33,550,097	6,882,871	587,717,655	628,150,623	23,340,401
Operating expenses:					
Current:					
Program administration	16,366,439	3,532,084	43,304,417	63,202,940	
Utilities	3,870,494	301,379	157,387	4,329,260	465,455
Maintenance	13,927,502	964,418	623,745	15,515,665	1,430,757
General administration	2,792,503	265,062	1,389,960	4,447,525	17,167,621
Subgrants to county, cities, and community-based organizations			733,747	733,747	
Housing assistance payments	66,406	789	539,611,075	539,678,270	
Depreciation and amortization	4,589,042	485,016	125,547	5,199,605	3,152,127
Total operating expenses	41,612,386	5,548,748	585,945,878	633,107,012	22,215,960
Operating income (loss)	(8,062,289)	1,334,123	1,771,777	(4,956,389)	1,124,441
Nonoperating revenues (expenses):					
Gain (loss) on sale of property and lease/SBITA termination					(7,161)
Investment income	172,411	169,610	10,861	352,882	225,366
Interest expense		(2,814)	(14,469)	(17,283)	(1,596,516)
Net nonoperating revenues (expenses)	172,411	166,796	(3,608)	335,599	(1,378,311)
Change in net position before transfers and capital grants	(7,889,878)	1,500,919	1,768,169	(4,620,790)	(253,870)
Capital grants	8,662,244			8,662,244	
Contributions	4,426,847	92,163		4,519,010	
Transfers in (out)	501,506	101,211	227,992	830,709	
Change in net position	5,700,719	1,694,293	1,996,161	9,391,173	(253,870)
Net position – beginning of year, as previously presented	131,129,149	14,374,927	24,521,175	170,025,251	3,933,905
Restatements	(176,917)	(50,238)	(442,858)	(670,013)	(297,558)
Net position – beginning of year, as restated	130,952,232	14,324,689	24,078,317	169,355,238	3,636,347
Net position – ending	\$ 136,652,951	\$ 16,018,982	\$ 26,074,478	\$ 178,746,411	\$ 3,382,477

See accompanying notes to basic financial statements.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Statement of Cash Flows - Proprietary Funds

Year ended June 30, 2025

	Public housing	Other housing	Section 8 program	TOTAL	Internal service funds
Cash flows from operating activities:					
Receipts from tenants	\$ 18,147,139	\$ 1,352,899		\$ 19,500,038	
Charges for services	114,799	2,375		117,174	21,196,137
Receipts from rentals					2,130,308
Payments to employees for services	(8,911,624)	(1,834,313)	(25,188,258)	(35,934,195)	(12,538,879)
Payments to vendors for goods and services	(27,950,519)	(2,784,847)	(559,834,087)	(590,569,453)	(7,473,159)
Government subsidies	15,367,342	5,102,290	587,893,695	608,363,327	
Other revenue	857,866	203,153	209,235	1,270,254	13,956
Net cash provided by (used in) operating activities	(2,374,997)	2,041,557	3,080,585	2,747,145	3,328,363
Cash flows from noncapital financing activities:					
Advances from/to other funds received (payment)	(437,233)	118,488	313,622	(5,123)	
Transfer in (out) from/to other funds	501,506	101,211	227,992	830,709	
Net cash provided by (used in) noncapital financing activities	64,273	219,699	541,614	825,586	
Cash flows from capital and related financing activities:					
Purchase of capital assets	(8,662,244)	(1,640,099)		(10,302,343)	(1,016,258)
Payment of lease obligations					(776,893)
Payment of subscription obligations			(124,262)	(124,262)	(1,389,652)
Receipt of lease revenue payments	152,626			152,626	
Payment of principal on bonds payable					(705,000)
Capital grants received	8,662,244			8,662,244	
Interest paid		(2,814)	(14,469)	(17,283)	(1,655,760)
Net cash provided by (used in) capital and related financing activities	152,626	(1,642,913)	(138,731)	(1,629,018)	(5,543,563)
Cash flows from investing activities:					
Interest received	172,411	169,610	10,861	352,882	225,366
Net cash provided by (used in) investing activities	172,411	169,610	10,861	352,882	225,366
Net increase (decrease) in cash and cash equivalents	(1,985,687)	787,953	3,494,329	2,296,595	(1,989,834)
Cash and cash equivalents at beginning of year	7,971,658	8,162,435	14,975,028	31,109,121	15,987,682
Cash and cash equivalents at end of year	\$ 5,985,971	\$ 8,950,388	\$ 18,469,357	\$ 33,405,716	\$ 13,997,848
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:					
Operating income (loss)	\$ (8,062,289)	\$ 1,334,123	\$ 1,771,777	\$ (4,956,389)	\$ 1,124,441
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:					
Depreciation and amortization	4,589,042	485,016	125,547	5,199,605	3,152,127
Changes in assets and liabilities:					
Accounts receivable	76,814	6,220	147,034	230,068	
Due from other governments	557,669	(230,724)	71,981	398,926	
Inventory	1,373		2,680	4,053	23,073
Prepaid costs and other assets			(23,619)	(23,619)	(39,917)
Deferred outflows of resources - pension	1,244,617	172,740	2,814,455	4,231,812	1,851,003
Deferred outflows of resources - OPEB	245,051	3,351	114,063	362,465	322,822
Net OPEB asset	(394,589)	(15,295)	(651,006)	(1,060,890)	(449,855)
Accounts payable and accrued expenses	(203,400)	383,283	240,525	420,408	(984,865)
Due to other governments	(727)		110,429	109,702	
Unearned revenue	409,768	(6,861)	55,831	458,738	
Tenant security deposits	40,164	9,211		49,375	
Compensated absences	160,621	2,693	280,892	444,206	278,249
Claims payable					(676,969)
Deferred inflows of resources - lease	(146,639)			(146,639)	
Deferred inflows of resources - pension	(12,733)	(1,864)	(16,639)	(31,236)	4,132
Deferred inflows of resources - OPEB	(29,841)	(5,031)	37,700	2,828	41,556
Net pension liability	(849,898)	(95,305)	(2,001,065)	(2,946,268)	(1,317,434)
Net adjustments	5,687,292	707,434	1,308,808	7,703,534	2,203,922
Net cash provided by (used in) operating activities	\$ (2,374,997)	\$ 2,041,557	\$ 3,080,585	\$ 2,747,145	\$ 3,328,363
Noncash capital financing activities:					
Issuance of leases and software arrangements					\$ 3,295,753
Contributions of capital asset from other funds	\$ 4,426,847	\$ 92,163		\$ 4,519,010	
Write-off of capital assets and right-to-use lease/SBITA assets					\$ 28,387

See accompanying notes to basic financial statements.

SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY
OF THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Statement of Fiduciary Net Position - Fiduciary Fund
June 30, 2025

	Private-Purpose Trust Fund
Assets	
Cash and cash equivalents	\$ 1,830
Total assets	1,830
Liabilities	
Accounts payable and accrued liabilities	
Total liabilities	
Net Position	
Net position held in trust	\$ 1,830

See accompanying notes to basic financial statements.

SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY
OF THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Statement of Changes in Fiduciary Net Position - Fiduciary Fund
Year ended June 30, 2025

	Private-Purpose Trust Fund
Additions:	
Other revenues	\$ 303
Total additions	303
Change in net position	303
Net position held in trust - beginning	1,527
Net position held in trust - ending	\$ 1,830

See accompanying notes to basic financial statements.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements

Year ended June 30, 2025

(1) Summary of Significant Accounting Policies

The basic financial statements of the Los Angeles County Development Authority, California (LACDA) have been prepared in conformity with Generally Accepted Accounting Principles (GAAP) of the United States of America as promulgated by the Governmental Accounting Standards Board (GASB) which acts as the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

The LACDA's most significant accounting policies are described below.

(a) Description of Reporting Entity

Los Angeles County Development Authority

On May 16, 2019, the Community Development Commission/Housing Authority of the County of Los Angeles established on July 1, 1982, under the provisions of Section 34100-34160 of the Health and Safety Code of the State of California, was officially rebranded to the Los Angeles County Development Authority (LACDA). The rebranding constituted the dissolution of the Housing Authority of the County of Los Angeles and the merger of responsibilities of the former Housing Authority to LACDA.

The LACDA is responsible for:

- Administering the Housing Choice Voucher and other Section 8 programs;
- Directing the County's housing programs, including planning, housing finance, production and conservation, and management of the County's public housing developments;
- Financing community improvements such as resurfacing streets and rehabilitating homes and businesses;
- Providing economic development, business revitalization services, and comprehensive planning systems for affordable housing; and
- Developing housing, business, and industry in designated areas.

The LACDA has program jurisdiction in the unincorporated areas of the County, and currently works with 48 participating cities that have requested LACDA's assistance in conducting various community development block grant programs.

The LACDA is a discretely presented component unit of the County of Los Angeles, California, as the Board of Supervisors of the County also serve as LACDA's governing board.

In evaluating how to define the LACDA for financial reporting purposes, management considered all potential component units. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth by GAAP. As required by GASB Statement No. 14 (as amended by GASB Statements No. 39, 61 and 80), these basic financial statements include the activities of both LACDA and the following blended component unit.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements

Year ended June 30, 2025

Blended Component Unit

Los Angeles County Community Development Foundation (CDF)

The CDF is a 501(c)(3) non-profit organization dedicated to improve the quality of life for low-income Section 8 and public housing residents living in Los Angeles County. CDF provides scholarships, funding for students to attend conferences and SAT preparation courses free of charge.

CDF is a single-purpose entity and the LACDA is its sole corporate member. In addition, the services provided by CDF are only available to participants of LACDA's Section 8 and Public Housing programs. Therefore, CDF is reported as a blended component unit of the LACDA. Separate financial statements are prepared for CDF and are available by contacting LACDA's Finance and Budget Division.

(b) Implementation of New Accounting Pronouncements

During the fiscal year ended June 30, 2025, the LACDA identified and adopted the following new Statements of the Governmental Accounting Standards Board (GASB):

GASB Statement No. 101, *Compensated Absences*. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. This Statement requires that liabilities for compensated absences be recognized for (1) leave that has not been used and (2) leave that has been used but not yet paid in cash or settled through noncash means. A liability should be recognized for leave that has not been used if (a) the leave is attributable to services already rendered, (b) the leave accumulates, and (c) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. The implementation of this Statement resulted in a restatement of the LACDA's beginning net position balance to recognize the compensated absences liability for the fiscal year ended June 30, 2025.

GASB Statement No. 102, *Certain Risk Disclosures*. The objective of this Statement is to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. This Statement requires a government to assess whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. The requirements of this Statement will improve financial reporting by providing users of financial statements with essential information that currently is not often provided. The implementation of this Statement did not impact LACDA's financial statements for the fiscal year ended June 30, 2025.

(c) Government-wide and Fund Financial Statements

The Government-wide Financial Statements, the statement of net position and the statement of activities, report information on all the financial activities of the primary government and its component unit. As a general rule, the effect of interfund activity has been removed from these statements. Exceptions to this general rule are charges between certain functions of the LACDA. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned. Governmental activities that are normally supported by intergovernmental revenues, are reported separately from business-type activities, which are supported by revenues received from HUD's Housing and Section 8 programs, and other income from subsidized housing.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements

Year ended June 30, 2025

The accompanying Government-wide Statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, 2) grants and contributions that are restricted to meeting the financial requirements of a particular function or segment, and the income earned on investments acquired with such grants and contributions. Other items not included among program revenues are reported as general revenue.

Separate financial statements are provided for governmental funds, proprietary funds and the fiduciary fund, even though the latter is excluded from the government-wide financial statements. Major individual governmental funds and major individual business-type funds are reported on separate columns in the accompanying fund financial statements.

Business-type funds distinguish operating revenues and expenses from nonoperating items. Operating revenues include rental income and government subsidies received from HUD's Housing and Section 8 programs, while operating expenses are incurred to provide affordable housing, and to subsidize rental payments. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

(d) Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The accompanying government-wide financial statements, which consist of the statement of net position and the statement of activities, are reported using the economic resources measurement focus and the accrual basis of accounting. This method is also applied to the financial statements of the proprietary fund and the fiduciary fund. Under this approach, expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue when all eligibility requirements imposed by the provider are met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the LACDA considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, claims and judgments, are recorded only when payments are made.

For the governmental funds' financial statements, revenues are recorded when they are susceptible to accrual. Specifically, investment income (loss), charges for services and other miscellaneous revenue are all considered to be susceptible to accrual and have been recognized as revenue in the current fiscal period. Entitlements and shared revenues are recorded at the time of receipt or earlier if the susceptible to accrual criteria are met. Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met and are recorded at the time of receipt or earlier, if the susceptible to accrual criteria are met. When all eligibility requirements are met, except for the timing requirements, a deferred inflow of resources is reported until the time requirements have passed. All other revenues are not considered susceptible to accrual and are recognized when received.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements

Year ended June 30, 2025

The accounts of the LACDA are organized on the basis of funds. A fund is defined as an independent fiscal and accounting entity with a self-balancing set of accounts, recording resources, related liabilities, obligations, reserves, and equities segregated for the purpose of carrying out specific activities or attaining certain objectives in accordance with special regulations, restrictions or limitations.

The LACDA reports the following major funds:

Governmental Funds

General Fund – To account for all general revenues and other receipts that are not allocated by law or contractual agreement to other funds. Expenditures of this fund include general operating expenditures.

Federal Housing and Community Development – To account for Federally-funded programs designed to provide funding for the development of vacant, substandard, or underutilized properties, programs designed for the development of viable urban communities to provide decent housing, and suitable living opportunities for persons with low and moderate income, for the purpose of creating affordable housing and for the purpose of providing financial assistance to qualified owners to rehabilitate their homes, and to provide financial assistance to first time home buyers. Funds are also used to provide various types of loans at favorable interest rates to low- and moderate-income property owners for improvements and rehabilitation, and to provide administrative services and support to these programs. Revenues are received based on an annual appropriation from HUD.

Other Federal Program – To account for Federally-funded programs designed to provide funding for RSIP which provides grants to eligible property owners to insulate residential homes and rental units from noise caused by aircraft arriving and departing the Los Angeles International Airport, to account for economic development programs designed to provide small business stabilization loans that business was impacted by COVID-19, and to provide financial assistance to licensed childcare providers due to the pandemic caused by COVID-19. This fund also accounts for projects designed to strengthen the County's economic base through the generation of added employment opportunities, the improvement and expansion of the County's industrial base, and the administrative services and support of these programs. Sources of revenue are primarily from FAA, U.S. Treasury's Coronavirus State and Local Fiscal Recovery Funds and the Economic Development Administration's CARES Act Revolving Loan Fund.

Local Housing and Community Development – To account for the homeless and the development of affordable housing programs, lead-based paint hazard remediation program, and traffic administration services. Sources of revenue are primarily from the County of Los Angeles, the State of California and from the residual receipts of the development loans.

Low- and Moderate-Income Housing Asset – To account for the housing assets approved by the State Department of Finance to remain with LACDA after the dissolution of the former Redevelopment Agency of the County of Los Angeles. The program's revenue is mainly from administrative allowance from the State of California.

Proprietary Funds

Public Housing – To account for conventional housing programs designed to provide affordable housing for lower income, elderly, disabled, and handicapped persons. Housing units are constructed or acquired, and rehabilitated through HUD funding, and rented to eligible persons.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements

Year ended June 30, 2025

Other Housing – To account for other housing programs including non-conventional housing and CDF which provide affordable housing and other assistance for lower income, elderly, disabled, and handicapped persons.

Section 8 Program – To account for the housing assistance program designed to assist lower income, elderly, disabled, and handicapped persons obtain adequate housing. Assistance payments are made directly to landlords to reduce tenant rent and utility charges of approved units.

Internal Service Funds – To be presented in a “memo format” under the proprietary fund financial statements. However, internal service balances and activities have been combined with the governmental activities in the government-wide financial statements. These internal service funds account for charges to other funds and departments for data processing, fleet management, procurement, printing, construction management, maintenance for the Alhambra building and insurance.

Fiduciary Fund

Private-purpose Trust Fund (Successor Agency) – To account for assets and trust arrangements where principal and income benefit other governments. This fund reports the assets, liabilities and activities of the Successor Agency to LACDA's former Redevelopment Agency.

(e) Budgetary Control and Accounting

The LACDA adheres to the following general procedures in establishing the budgetary data, reflected as required supplementary information:

- A legally adopted budget is employed as a management control device during the fiscal year for the governmental funds. The budget is adopted on a fiscal-year basis; appropriations lapse at year-end.
- The level of budgetary control over appropriations is at the budget unit level. The LACDA is a budget unit within the budgetary structure of the County of Los Angeles. The Executive Director is authorized to transfer appropriations between programs within a budget unit. Any revisions that alter the total expenditures of any budget unit must be approved by the Board of Commissioners.
- Budgets for the governmental fund types are adopted on a modified accrual basis of accounting which is generally accepted accounting principle in the United States of America.

(f) Cash and Investments

The LACDA pools cash from all funds for the purpose of increasing interest earnings through investment activities. Cash and cash equivalents are combined with investments and displayed as cash and investments. For purposes of the statement of cash flows of the proprietary fund types, cash and cash equivalents include all investments, as the LACDA operates an internal cash management pool that maintains the general characteristics of a demand deposit account.

In accordance with GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools*, highly liquid market investments with maturities of one year or less at time of purchase are stated at amortized cost. All other investments are stated at fair value in accordance with the provision of GASB Statement No. 72 – *Fair Value Measurement and Application*. Fair value is the price that would be received to sell an investment in an orderly transaction between market participants at the measurement date.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements

Year ended June 30, 2025

The LACDA's restricted cash and investments are pledged to the payment of deposits payable or for the security of certain long-term debt issuances.

(g) Inventories

Inventories are stated at cost, applied on a first-in, first-out basis in the proprietary funds. The cost of governmental fund type inventories is recorded as an expenditure at the time the individual inventory items are consumed.

(h) Prepaids

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid assets. LACDA uses the consumption method when reporting prepaid assets under governmental funds. These assets do not reflect current appropriable resources and, thus, an equivalent portion of fund balance is nonspendable.

(i) Land Held for Resale

The LACDA records land held for resale at the lower of cost or estimated net realizable value. The cost of the land includes all costs incurred that are directly associated with the acquisition of the land, including purchase price, escrow costs, clearing land for use costs, demolition costs, etc.

(j) Capital Assets and Right-to-Use Assets

Capital assets, which include property, furniture and fixtures, vehicle, equipment, right-to-use leased and subscription assets and intangible assets, are reported in the applicable governmental or business-type activities columns in the accompanying government-wide financial statements. Capital assets are recorded at historical cost or estimated historical cost if purchased or constructed. Right-to-use leased, and subscription assets are recorded at the present value of future lease/subscription payments. Donated capital assets are recorded at the estimated acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized, as projects are constructed.

Capital assets are defined by the LACDA as assets with an initial individual cost of more than \$10,000 and an estimated useful life in excess of one year, which include property, furniture and fixtures, vehicle, and equipment. The LACDA's capitalization threshold for software intangible assets is \$1 million. Upon sale or retirement of capital assets, the cost and the related accumulated depreciation or amortization, as applicable, are removed from the respective accounts and any resulting gain or loss is included in the results of operations. Specific disclosures related to capital assets appear in Note 7. Amortization for software and other intangible assets is included in the reporting of depreciation.

Right-to-use leased, and subscription assets are defined by the LACDA as assets with an initial individual cost of more than \$15,000 and an estimated useful life in excess of one year. Such assets are recorded at the present value of the lease or subscription liability, including expenses to place the asset into service. In accordance with GASB Statement Nos. 87 and 96, LACDA has reported right-to-use leased assets for buildings, equipment, and vehicles, and right-to-use subscription asset for software arrangements.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements
Year ended June 30, 2025

The provision for depreciation or amortization of capital assets of the LACDA is computed using the straight-line method over estimated useful lives, and are as follows:

Building and improvements	15 to 30 Years
Vehicles	5 Years
Furniture and fixtures	7 Years
Equipment	3 to 7 Years
Software	5 to 25 Years
Right-to-use leased and subscription assets	Shorter of the leased and subscription assets' useful life or the lease and subscription term

(k) Employee Compensated Absences

Effective January 1, 2024, regular employees and Officers enrolled in the Flex 5 Benefit Plan shall accrue leave time for both the first and second pay period of every month at a 3.334 hours per pay period up to 80 hours each calendar year. Employees may elect to purchase up to 160 additional Elective Annual Leave (EAL) hours under this plan.

Employees who did not enroll in the Flexible 5 Benefit Plan earn vacation leave, as follows:

Years of service:	Annual accrual
1 to 4	80 hours
5 to 10	120 hours
11	128 hours
12	136 hours
13	144 hours
14	152 hours
15	160 hours

Unused vacation leave in excess of 240 hours, as of December 31 of each year, is paid to the employees. Sick leave is accrued at the rate of 8 hours per month and is based upon 120 compensated hours per month. Employees are not paid for accrued sick leave upon termination of employment.

(l) Pensions

For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the LACDA's California Public Employees' Retirement System (CalPERS) plan (Plan) and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by CalPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Deferred outflows and inflows of resources represent the effects on the net pension liability that have occurred after the liability was measured. Therefore, these will affect the net pension liability in future years. As noted in Note 11, deferred outflows and inflows of resources will be recognized as pension expense in future years; however, contributions subsequent to the measurement period will be recognized during the fiscal year ending June 30, 2026.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements

Year ended June 30, 2025

(m) Other Postemployment Benefits (OPEB)

For purposes of measuring the net OPEB liability and deferred outflows/inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the LACDA's Retiree Benefits Plan (OPEB Plan) and additions to/deductions from the OPEB Plan's fiduciary net position have been determined on the same basis as they are reported by the Plan. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Deferred outflows and inflows of resources represent the effects on the net OPEB liability that have occurred after the liability was measured. Therefore, these will affect the net OPEB liability in future years. As noted in Note 12, deferred outflows and inflows of resources will be recognized as OPEB expense in future years; however, contributions subsequent to the measurement period will be recognized during the fiscal year ending June 30, 2026.

(n) Fund Balance Reporting

Fund balance is a measurement of available financial resources and is the difference between total assets and total liabilities in each fund.

GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, distinguishes fund balance classifications that comprise based on the relative strength of the constraints that control the purposes for which specified amounts can be spent. Beginning with the most restrictive constraints, fund balance amounts will be reported in the following categories in the governmental funds:

- *Nonspendable fund balance* - amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact. The nonspendable form criterion includes items that are not expected to be converted to cash, such as inventories and prepaid amounts.
- *Restricted fund balance* - amounts that reflect constraints placed on the use of resources that are either: (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.
- *Committed fund balance* - amounts that can only be used for specific purposes pursuant to constraints imposed by a formal action of the LACDA's highest level of decision-making authority, the Board of Commissioners of the LACDA. These committed amounts cannot be used for any other purpose unless the LACDA removes or changes the specific use by taking the same type of action. Committed fund balance also should incorporate contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements. Board action to commit fund balance should occur within the fiscal reporting periods; however, the amount can be determined subsequently.
- *Assigned fund balance* - amounts that are constrained by the LACDA's *intent* to be used for specific purposes, but that are neither restricted nor committed. Such intent needs to be established by: (a) the governing body itself, or (b) a body or official to which the governing body has delegated the authority to assign amounts to be used for specific purposes. The Board of Commissioners of the LACDA delegated to the Executive Director of the LACDA, or his/her designee, the authority to assign amounts to be used for specific purposes. Such assignments cannot exceed the available fund balance in any particular fund.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements

Year ended June 30, 2025

- *Unassigned fund balance* – amounts that do not fall into one of the above four categories. This classification represents fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the general fund. The General Fund is the only fund that should report this category of fund balance.

The LACDA's current fund balance practice provides that restricted fund balance be spent first when the expenditure is incurred for which both restricted and unrestricted fund balance is available. Similarly, when expenditure is incurred for purposes for which amounts in any of the unrestricted classifications of fund balance can be used, committed amounts are to be spent first, followed by assigned amounts and then unassigned amounts.

(o) Use of Estimates

The preparation of basic financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities and deferred inflows of resources, disclosure of contingent assets and liabilities at the date of the basic financial statements, and the reported amounts of revenue and expense during the reporting period. Actual results could differ from such estimates.

(p) Reclassifications

Certain prior year accounts may have been reclassified to conform to current year presentation. These reclassifications had no effect on reported net position.

(q) Concentration of Risk

LACDA manages the County's housing programs, economic developments, public housing developments and Section 8 Housing Choice Voucher Programs. These programs are fully dependent on continued funding from HUD. Total grants received from HUD during the fiscal year ended June 30, 2025, amounted to approximately \$681 million, or 73% of total revenues of the LACDA during the fiscal year.

(r) Pronouncements Issued But Not Yet Adopted

The GASB has issued pronouncements that have an effective date subsequent to June 30, 2025, which may impact future financial presentations. Except as noted below, management has not determined what, if any, impact implementation of the following Statements may have on future financial statements of the LACDA:

- GASB Statement No. 103, *Financial Reporting Model Improvements*: Effective for the LACDA's fiscal year ending June 30, 2026.
- GASB Statement No. 104, *Disclosure of Certain Capital Assets*: Effective for the LACDA's fiscal year ending June 30, 2026.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements

Year ended June 30, 2025

(2) Cash and Investments

Cash and investments at June 30, 2025, are classified in the accompanying financial statements as follows:

	Government-Wide Financial Statement		Fiduciary fund	TOTAL
	Governmental activities	Business-type activities		
Cash and investments	\$ 804,967,056	\$ 33,405,716	\$ 1,830	\$ 838,374,602
Restricted investments - Section 115 Trust	17,841,026			17,841,026
Total cash and investments	\$ 822,808,082	\$ 33,405,716	\$ 1,830	\$ 856,215,628

Cash and investments at June 30, 2025, consist of the following:

Deposits with financial institutions	\$ 8,075,830
Investments	822,967,284
Cash and investments held by trustee	25,172,514
Total cash and investments	\$ 856,215,628

(a) Investments Authorized by the LACDA's Investment Policy

The table below identifies the investment types that are authorized under the LACDA's investment policy. The table further identifies provisions in the LACDA's investment policy that address interest rate risk, credit risk, and concentration of risk.

Authorized Investment Type	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment in one Issuer
U.S., State and Local Government Obligations	5 years	None	None
Banker's Acceptances	180 days	40%	30% of Portfolio
Commercial Paper	270 days	15%	10% of Outstanding CP of issuing Corp.
Negotiable Certificates of Deposit	3 years	20%	10% of Portfolio
Non-negotiable Certificates of Deposit	3 years	25%	10% of Portfolio
Repurchase Agreements	90 days	30%	None
Medium Term Corp Notes	5 years	30%	15% of Portfolio
Mutual Funds	N/A	20%	10% of Portfolio
State & Municipal Agency Investment Pools	N/A	None	None
Asset Backed Securities	5 years	20%	None
Supranational Bonds	5 years	30%	None

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements

Year ended June 30, 2025

(b) Investments Authorized by Debt Agreements

Investments held by trustee are governed by provisions in the LACDA's investment policy. Investments held in trust are short-term in nature consisting of three-month treasury bills and money market accounts, thus not materially affected by interest rate risk, credit risk, or concentration of credit risk.

(c) Interest Rate Risk

Interest rate risk results from changes in market interest rates that can adversely affect the fair value of an investment. Sensitivity to fair value is greater when investments are held with longer maturities. Therefore, the LACDA's investment policy sets maturity limits for each type of investment instrument to safeguard against interest rate risk.

At June 30, 2025, the LACDA had the following investment maturities:

Investment Type	Fair Value	Investment Maturities Less Than 1 Year	Investment Maturities 1 to 3 Years	Investment Maturities 3 to 5 Years
U.S., State and Local Government Obligations	\$ 261,405,505	\$ 65,111,676	\$ 109,165,759	\$ 87,128,070
Corporate Bonds	184,772,200	63,868,750	78,642,975	42,260,475
Asset Backed Securities	52,481,105	258,632	23,868,432	28,354,041
Money Market and Non-negotiable Certificates of Deposit	209,135,676	209,135,676		
County Investment Pool	42,800,137	42,800,137		
State Investment Pool	72,372,661	72,372,661		
Total investments	\$ 822,967,284	\$ 453,547,532	\$ 211,677,166	\$ 157,742,586

(d) Credit Risk

In general, credit risk refers to the risk that an issuer of an investment will not fulfill its obligation to the holder of an investment. This risk is measured by a nationally recognized statistical rating organization (NRSRO) such as Standard & Poor's. The LACDA's investment policy requires that, where applicable, all allowable investments meet or exceed a minimum rating provided by NRSRO, in the A category. The LACDA's minimum rating schedule is as follows:

Rating Agency

Moody's	Standard & Poor's	Fitch IBCA	Bauer Financial*
P-1/Aaa	A-1/AAA	2-A	4
P-1/Aa	A-1/AA	2-A/B	3
P-1/A	A-1/A	2-B	

*Alternative Rating Agency when security is not listed by NRSRO

The LACDA currently holds investments in a money market account, Municipal, Agency and Corporate Bonds, which are rated by NRSRO. All other investments held by the LACDA are not rated. At the time of purchase, all bond purchases met or exceeded the LACDA's minimum rating requirement.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements

Year ended June 30, 2025

(e) Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk associated with investments that are uninsured, are not in the name of LACDA, or are held by counterparty or counterparty's trust department or agent but not in the LACDA's name. In the event of the failure of the counterparty (e.g., broker-dealer) to a transaction, the counterparty is then unable to deliver securities that are in the possession of another party. As of June 30, 2025, none of LACDA's deposits or investments were exposed to custodial credit risk.

(f) Concentration of Credit Risk

The LACDA's investment policy contains limitations on the amount that can be invested in any one issuer for bankers' acceptances, commercial paper, certificates of deposits, mutual funds and medium-term notes. At June 30, 2025, the LACDA did not have investments in any one issuer that represents 5 percent or more of the LACDA's total investments.

(g) Fair Value Measurement

The LACDA categorizes its fair value measurement within the fair value hierarchy established by GAAP. The hierarchy is based on the valuation inputs used to measure the fair value of the investment. Level 1 inputs are quoted prices in active markets for identical investments; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

Debt securities classified in Level 2 of the fair value hierarchy use a market approach to measure fair value. The LACDA's pricing vendor, through rules-based logic, utilizes valuation techniques that reflect market participants' assumptions and vary by asset class and per methodology, and maximizes the use of relevant observable data including quoted prices for similar assets, benchmark yield curves and market corroborated inputs.

The increase or decrease in fair value is reflected only under the General Fund in order to minimize any temporary effect of the adjustment to the other program funds reported in the government-wide statements. The fair value adjustment is automatically reversed at the beginning of the new fiscal year.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements
Year ended June 30, 2025

The LACDA has the following recurring fair value measurements as of June 30, 2025:

Investment by fair value level	Fair Value	Fair Value Measurement Using Significant Other Observable Inputs (Level 2)
Debt Securities:		
U.S., State and Local Government Obligations	\$ 261,405,505	\$ 261,405,505
Corporate Bonds	184,772,200	184,772,200
Asset Backed Securities	52,481,105	52,481,105
Total debt securities	\$ 498,658,810	\$ 498,658,810
Uncategorized:		
Money Market and Non-negotiable Certificates of Deposit	\$ 209,135,676	
County Investment Pool	42,800,137	
State Investment Pool	72,372,661	
Total uncategorized	324,308,474	
Total investments measured at fair value	\$ 822,967,284	

(h) Restricted Investments Section 115 Trust for Pension

The LACDA established a Section 115 Pension Trust in March 2021. The investment was held by the trustee and the trust is irrevocable. As of June 30, 2025, the LACDA reported restricted investments held by the Pension Trust in the amount of \$17,841,026.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements

Year ended June 30, 2025

(3) Due from Other Governments

At June 30, 2025, amounts due from other governments included:

	U.S. Department of Housing and Urban Development	Other governmental entities	TOTAL
Governmental activities:			
Federal housing and community development	\$ 6,471,661	\$ 1,378,063	\$ 7,849,724
General fund		149,839	149,839
Other federal grants	1,280,825	1,423,075	2,703,900
Local housing and community development		2,002,148	2,002,148
Total governmental	7,752,486	4,953,125	12,705,611
Business-type activities:			
Public housing	2,426,692		2,426,692
Other housing	17,609	225,736	243,345
Section 8 program	23,281,007		23,281,007
Total business-type	25,725,308	225,736	25,951,044
Total due from other governments	\$ 33,477,794	\$ 5,178,861	\$ 38,656,655

The LACDA anticipates full collection of the above receivables in future years.

(4) Notes Receivable

The LACDA's notes receivable at June 30, 2025, are reported as governmental activities and are related to the following programs:

	Governmental activities
Loans to assist in the rehabilitation of properties for low-income, elderly and handicapped persons	\$ 135,440,736
Development projects under various disposition and development agreements	1,258,513,313
Neighborhood stabilization program	15,953,817
Section 108 loan program	1,625,000
Economic development loans	11,401,488
Other notes receivables	2,018,131
Total	1,424,952,485
Less allowance for uncollectible loans	(1,409,907,866)
Notes receivable, net	\$ 15,044,619

Because of the nature of the various notes receivable from low-income, elderly, and handicapped persons, the LACDA provides an allowance for uncollectible against such notes receivable. The LACDA reports such notes as loan program costs. Allowance for uncollectible accounts is also established for loans related to development projects under various disposition and development agreements.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements

Year ended June 30, 2025

(5) Lease Receivable

The LACDA is reporting lease receivable of \$6,405,211 at June 30, 2025. For the fiscal year ended June 30, 2025, LACDA reported lease revenue of \$731,798 and interest revenue of \$203,291 related to lease payments received. These leases are summarized as follows:

Lease	Lease Receivable	Lease Revenue	Lease Interest Revenue
Business Technology Center	\$ 5,781,812	\$ 578,595	\$ 182,275
Carmelitos Health Center		51,142	816
Carmelitos Community Center	1,993	9,975	252
Centro De Ninos Childcare Center		85,522	1,306
Ground and Improvement Lease	621,406	6,564	18,642
Total	\$ 6,405,211	\$ 731,798	\$ 203,291

Business Technology Center Office Building Lease – On October 1, 2022, LACDA entered into an eleven-year and eight-month lease agreement with Honeybee Robotics, LLC for the lease of a multi-tenant office building at the Business Technology Center to be used as a general office for research and development of robotic equipment and community programming for youth educational robotic classes. Based on this agreement, LACDA is receiving monthly payments of \$56,455 through 2034. There are two additional five-year extensions renewal options.

Carmelitos Health Center Lease - On June 22, 2020, LACDA entered into a five-year lease agreement with Central Neighborhood Health Foundation for the lease of the community space limited to health center, parking lot, community center and senior complex at Carmelitos Housing Development to conduct health care services for LACDA public housing residents and the surrounding community. Based on this agreement, the lease expired in May 2025 and did not get extended.

Carmelitos Community Center Lease - On September 1, 2020, LACDA entered into a five-year lease agreement with Fairfield YMCA for the lease of the community space and outdoor areas at Carmelitos Housing Development to provide programs or services for elementary and middle school youth for the residents of this housing site. Based on this agreement, LACDA is receiving monthly payments of \$1,000 through 2025. There is no renewal options included in this lease agreement.

Centro De Ninos Lease – On June 15, 2023, LACDA entered into a two-year lease agreement with Centro De Ninos, Inc. for the lease of community space limited to the childcare center and main hall at Nueva Maravilla Public Housing to provide childcare services including enrichment activities and resources for families with enrolled participants. Based on this agreement, the lease expired in May 2025 and did not get extended.

Ground and Improvement Lease - On December 31, 2016, LACDA entered into a ninety-nine-year lease agreement with Guadalupe Terrace, LLC for the lease of real property to be used for housing and the provision of services for low-income families and directly related uses. Based on this agreement, LACDA is receiving annual payments of \$20,000 through 2115. There is no renewal options included in this lease agreement.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements

Year ended June 30, 2025

The lease receivable will be reduced as payments are received. Annual requirements to reduce lease receivable and related interest are as follows:

Fiscal year ending June 30:	Principal	Interest	Total
2026	\$ 432,119	\$ 205,937	\$ 638,056
2027	506,167	172,663	678,830
2028	541,590	157,005	698,595
2029	578,691	140,262	718,953
2030	617,539	122,383	739,922
2031-2035	3,125,086	285,515	3,410,601
2036-2040	9,979	90,021	100,000
2041-2045	11,568	88,432	100,000
2046-2050	13,411	86,589	100,000
2051-2055	15,547	84,453	100,000
2056-2060	18,023	81,977	100,000
2061-2065	20,893	79,107	100,000
2066-2070	24,221	75,779	100,000
2071-2075	28,079	71,921	100,000
2076-2080	32,551	67,449	100,000
2081-2085	37,736	62,264	100,000
2086-2090	43,746	56,254	100,000
2091-2095	50,713	49,287	100,000
2096-2100	58,792	41,208	100,000
2101-2105	68,155	31,845	100,000
2106-2110	79,010	20,990	100,000
2111-2115	91,595	8,405	100,000
	\$ 6,405,211	\$ 2,079,746	\$ 8,484,957

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements

Year ended June 30, 2025

The deferred inflows of resources related to leases will be recognized as lease revenue as follows:

Fiscal year ending June 30:	Amount
2026	\$ 586,821
2027	585,159
2028	585,159
2029	585,159
2030	585,159
2031-2035	2,298,984
2036-2040	32,822
2041-2045	32,822
2046-2050	32,822
2051-2055	32,822
2056-2060	32,822
2061-2065	32,822
2066-2070	32,822
2071-2075	32,821
2076-2080	32,821
2081-2085	32,821
2086-2090	32,821
2091-2095	32,821
2096-2100	32,821
2101-2105	32,821
2106-2110	32,821
2111-2115	32,821
	<u>\$ 5,751,584</u>

(6) Investment in Southern California Housing Financing Authority (SCHFA)

The LACDA has recorded its investment interest in the SCHFA in accordance with the requirements of GASB Statement No. 61. The SCHFA was established by a Joint Powers Agreement (JPA) between the County of Los Angeles and the County of Orange for the purpose of issuing mortgage revenue bonds for the financing of single-family homes. The LACDA was assigned by the Los Angeles County Board to oversee and administer the activities of the SCHFA. As of June 30, 2025, the LACDA's investment interest in the JPA is \$3,491,979.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements

Year ended June 30, 2025

(7) Capital Assets

Capital asset activities for the year ended June 30, 2025, are as follows:

Governmental Activities:

	Balance July 1, 2024	Additions	Deletions	Balance June 30, 2025
Capital assets not being depreciated/amortized:				
Land and land improvements	\$ 22,252,820		\$ (68,847)	\$ 22,183,973
Construction/software in progress	43,248	1,479,274		1,522,522
Subtotal	22,296,068	1,479,274	(68,847)	23,706,495
Capital assets being depreciated/amortized:				
Buildings and improvements	44,663,335		(80,091)	44,583,244
Equipment	5,166,001	51,809	(4,085,363)	1,132,447
Right-to-use leased equipment		304,880		304,880
Vehicles	17,360			17,360
Right-to-use leased vehicles	106,932	1,909,230	(32,137)	1,984,025
Furniture and fixtures	1,027,012			1,027,012
Software	1,024,764			1,024,764
Right-to-use software arrangements	5,852,401	1,265,248	(34,108)	7,083,541
Subtotal	57,857,805	3,531,167	(4,231,699)	57,157,273
Less accumulated depreciation/amortization for:				
Buildings and improvements	(21,972,212)	(1,709,923)	67,046	(23,615,089)
Equipment	(4,482,718)	(174,380)	4,085,363	(571,735)
Right-to-use leased equipment		(60,976)		(60,976)
Vehicles	(17,360)			(17,360)
Right-to-use leased vehicles	(6,080)	(300,154)	3,749	(302,485)
Furniture and fixtures	(976,219)	(14,190)		(990,409)
Software	(538,000)	(102,476)		(640,476)
Right-to-use software arrangements	(1,584,426)	(1,654,711)	34,108	(3,205,029)
Subtotal	(29,577,015)	(4,016,810)	4,190,266	(29,403,559)
Total capital assets being depreciated/amortized, net	28,280,790	(485,643)	(41,433)	27,753,714
Total capital assets, net	\$ 50,576,858	\$ 993,631	\$ (110,280)	\$ 51,460,209

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements

Year ended June 30, 2025

Business-type Activities:

	Balance July 1, 2024	Additions	Deletions	Transfers	Balance June 30, 2025
Capital assets not being depreciated/amortized:					
Land and land improvements	\$ 58,992,131				\$ 58,992,131
Construction/software in progress	9,964,611	5,539,453		(4,880,805)	10,623,259
Subtotal	68,956,742	5,539,453		(4,880,805)	69,615,390
Capital assets being depreciated/amortized:					
Buildings and improvements, as restated	231,386,662	9,281,900		3,470,140	244,138,702
Equipment	3,152,604		(40,869)	1,410,665	4,522,400
Right-to-use software arrangements	510,137				510,137
Subtotal	235,049,403	9,281,900	(40,869)	4,880,805	249,171,239
Less accumulated depreciation/amortization for:					
Buildings and improvements, as restated	(161,895,977)	(4,493,178)			(166,389,155)
Equipment	(2,606,926)	(580,880)	40,869		(3,146,937)
Right-to-use software arrangements	(183,895)	(125,547)			(309,442)
Subtotal	(164,686,798)	(5,199,605)	40,869		(169,845,534)
Total capital assets being depreciated/amortized, net	70,362,605	4,082,295		4,880,805	79,325,705
Total capital assets, net	\$ 139,319,347	\$ 9,621,748			\$ 148,941,095

Depreciation/amortization expense was charged to functions/programs of the LACDA as follows:

Governmental activities:

General government	\$ 362,804
Federal housing and community development	222,683
Local housing and community development	279,196
Capital assets held by LACDA's internal service funds	3,152,127
Total depreciation/amortization expenses - governmental activities	\$ 4,016,810

Business-type activities:

Public housing	\$ 4,589,042
Other housing	485,016
Section 8 program	125,547
Total depreciation/amortization expenses - business-type activities	\$ 5,199,605

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements

Year ended June 30, 2025

(8) Long-term Debt

Long-term debt activity for the year ended June 30, 2025, were as follows:

	Balance, July 1, 2024	Additions	Deletions	Balance, June 30, 2025	Due within one year
Governmental activities:					
General revenue bonds	\$ 30,430,000		\$ (705,000)	\$ 29,725,000	\$ 745,000
Unamortized premium on bonds payable	3,566,362		(59,244)	3,507,118	
Lease liability	65,653	1,679,946	(263,956)	1,481,643	317,437
Subscription liability	4,072,572	1,265,248	(1,777,109)	3,560,711	1,770,541
Direct borrowing:					
Section 108 notes payable	12,048,000		(1,102,000)	10,946,000	1,144,000
Total	\$ 50,182,587	\$ 2,945,194	\$ (3,907,309)	\$ 49,220,472	\$ 3,976,978
Business-type activities:					
Subscription liability	\$ 345,664		\$ (124,262)	\$ 221,402	\$ 134,521
Direct borrowing:					
Notes payable	2,200,000			2,200,000	
Total	\$ 2,545,664		\$ (124,262)	\$ 2,421,402	\$ 134,521

(a) 2022 LACDA General Revenue Bonds

On April 21, 2022, LACDA issued \$31,140,000 in General Revenue Bonds to be used to refund and redeem all the outstanding Community Development Properties Los Angeles County, Inc. 2011 Lease Revenue Bonds for LACDA's headquarter office building evidencing a lease and rental obligation. These bonds were issued with an interest rate between 4% to 5% and with a premium of \$3,630,967 which will be amortized over the 20-year bond term. The residual proceeds will be used by LACDA to fund renewable energy generation improvements, energy management systems and office renovations.

The LACDA's outstanding bonds payable related to governmental activities of \$29,725,000 contain a provision that in an event of default, the timing of repayment of outstanding amounts become immediately due.

(b) Section 108 Notes Payable

The purpose of these debts is to finance eligible community and economic development activities for the County and certain applicable cities located in Los Angeles County. Such activities include the development of infrastructure and public facilities, job creation activities, as well as relocation and environmental remediation assistance.

The LACDA's outstanding notes payable related to governmental activities of \$10,946,000 contain a provision that in an event of default, outstanding amounts become immediately due. Interest rate on these notes is ranging from 2.95% to 4.55% with various maturity dates through August 1, 2039.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements

Year ended June 30, 2025

(c) Lease Liability

Lease agreements are summarized as follows:

Describe	Date	Payment Terms	Interest Rate	Payment Amount	Total Lease Liability	Balance June 30, 2025
Enterprise Fleet Management Services	1/1/2024	5 Years	7.37% - 7.93%	\$ 255,856	\$1,422,714	\$1,231,134
Toshiba Managed Print Services	7/1/2024	5 Years	5.59%	\$ 70,035	\$ 304,880	\$ 250,509
Total Lease Agreements						<u>\$1,481,643</u>

The vehicles were leased from Enterprise Fleet Management, Inc. for LACDA's Fleet Management Services, beginning on January 1, 2024, for a term of five years. The interest rate on these leased vehicles varies from 7.37% to 7.93%, according to Enterprise. This lease is not renewable and LACDA will not acquire the vehicles at the end of the lease term.

The printers were leased from Toshiba Business Solutions for LACDA's Managed Print Services, beginning on July 1, 2024, for a term of five years. The lease agreement did not specify any interest rate. The 5.59% interest rate is used based on LACDA's borrowing rate for its other long-term debts. This lease is not renewable and LACDA will not acquire the printers at the end of the lease term.

(d) Subscription Liability

Subscription-based information technology arrangement (SBITA) agreements are summarized as follows:

Describe	Date	Payment Terms	Interest Rate	Payment Amount	Total Subscription Liability	Balance June 30, 2025
3DI Preservation Database	1/9/2020	6 Years	5.00%	\$ 30,000	\$ 115,599	\$ 28,571
Emphasys Housing Database and Website Services	7/1/2021	5 Years	5.00%	252,318	898,472	252,984
eSkill Pre-Employment Assessment Services	9/1/2022	5 Years	5.00%	7,500	32,471	13,946
Nan McKay Rent Comparable System	7/1/2022	5 Years	5.00%	66,200	291,739	131,397
RBAS People Geographic Information Systems	10/1/2021	5 Years	5.00%	72,532	218,398	90,005
HKA Project Tracking Software and Database	11/1/2022	5 Years	5.00%	79,838	315,207	157,403
Yardi Public Housing & Section 8 Administration Software	9/1/2023	5 Years	5.62%	641,812	3,039,836	2,006,856
Crayon Microsoft Enterprise Volume Licensing Services	9/1/2023	3 Years	5.62%	645,054	1,798,737	625,387
Data Tree Internet Based Real Estate Property Data Services	3/1/2024	5 Years	5.62%	24,600	107,514	81,342
CarahSoft Technology Government Procurement Software	10/1/2024	3 Years	4.54%	202,813	462,100	252,287
CarahSoft Technology Application Tracking System Services	4/13/2025	5 Years	5.33%	41,670	183,605	141,935
Total SBITA Agreements						<u>\$ 3,782,113</u>

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements

Year ended June 30, 2025

The SBITA agreements are non-renewable upon the conclusion of each respective contract term. None of these agreements specified an explicit interest rate. Therefore, for the contracts executed prior to fiscal year 2023-2024, an interest rate of 5% was used based on the existing prime rate at the beginning of the fiscal year. For contracts executed after July 1, 2023, the interest rate is based on LACDA's borrowing rate for its other long-term debts, ranging from 4.54% to 5.62%.

Each of these SBITA agreements provides distinct functions and they are described as follows:

- The preservation database was contracted with 3DI, Inc. for rent control ordinance and creating an affordable housing preservation database to track and preserve affordable housing units within a jurisdiction that is subject to rent control regulations.
- The agreement with Emphasys Computer Solutions, Inc. facilitates access to a housing locator system. This system seeks to optimize access to affordable housing databases and market data, thereby expanding housing opportunities for the community.
- The pre-employment assessment was contracted with eSkill Corporation to provide the most relevant pre-employment tests for selection of candidates which help organizations simplify and streamline their recruitment process and enhance the quality of hires.
- The rent comparable system was contracted with Nan McKay and Associates, Inc., that provides housing agencies with immediate access to comparable rental data, which simplifies the process of calculating Housing Assistance payments and creating HUD-compliant rent reasonable reports.
- The geographic information system (GIS) software was contracted with RBAS People, LLC. The system allows for the automatic scheduling of annual and re-inspections and provides itineraries and maps to housing inspectors.
- The project tracking software and database was contracted with HKA Global, Inc., for the Construction Management unit to utilize the eComply software from PMWeb to manage its construction projects in ensuring the compliance prevailing wage, labor agreement, and workforce and participation management.
- The public housing and Section 8 administration software was contracted with Yardi Systems, Inc. Yardi provides software solutions for managing and administrating the housing programs and ensuring regulatory compliance.
- The Microsoft Enterprise Volume Licensing Services has contracted with Crayon Software Experts LLC to provide organizations with flexible and scalable licensing solutions for Microsoft products and services.
- The internet based real estate property data services was contracted with First American Data Tree, LLC. It provides comprehensive and detailed information about real estate properties which utilizes data from various sources to compile a comprehensive report about a specific property or a group of properties.

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Notes to Basic Financial Statements

Year ended June 30, 2025

- The procurement software contract was contracted with Carahsoft Technology Corporation. This software solution is designed to streamline procurement processes, ensure compliance with procurement regulations, enhance vendor management, and improve efficiency in procurement operations.
- The application tracking system was procured through a contract with Carahsoft Technology Corporation. This system is intended to facilitate recruitment by streamlining the applicant review process, enhancing candidate management, and improving overall efficiency in hiring operations.

(e) Note Payable to Department of Housing and Community Development

The purpose of this note payable is to finance the acquisition of the real property and the construction of a multi-unit rental housing development.

The LACDA's outstanding note payable related to business-type activities of \$2,200,000 contain a provision that in an event of default, outstanding amounts become immediately due. Per the promissory note, this is a non-interest bearing note and no payment installments are required but rather the full amount of debt be repaid by LACDA on August 13, 2081.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements

Year ended June 30, 2025

(f) Annual Debt Service Requirements

Annual debt service requirements to maturity for the general revenue bonds and the unamortized premium on bonds payable (governmental activities) are as follows:

Fiscal year ending June 30:	Principal	Interest	Unamortized Premium	Total
2026	\$ 745,000	\$ 1,367,475	\$ 77,366	\$ 2,189,841
2027	790,000	1,329,100	97,186	2,216,286
2028	835,000	1,288,475	116,321	2,239,796
2029	870,000	1,245,850	134,675	2,250,525
2030	920,000	1,201,100	152,689	2,273,789
2031-2035	7,225,000	5,110,875	1,400,779	13,736,654
2036-2040	10,685,000	2,814,175	1,304,901	14,804,076
2041-2043	7,655,000	467,500	223,201	8,345,701
	<u>\$ 29,725,000</u>	<u>\$ 14,824,550</u>	<u>\$ 3,507,118</u>	<u>\$ 48,056,668</u>

Annual debt service requirements to maturity for the Section 108 (governmental activities) loans are as follows:

Fiscal year ending June 30:	Principal	Interest	Total
2026	\$ 1,144,000	\$ 425,046	\$ 1,569,046
2027	729,000	392,879	1,121,879
2028	757,000	363,078	1,120,078
2029	760,000	332,715	1,092,715
2030	764,000	301,828	1,065,828
2031-2035	3,928,000	1,020,851	4,948,851
2036-2040	2,864,000	222,203	3,086,203
	<u>\$ 10,946,000</u>	<u>\$ 3,058,600</u>	<u>\$ 14,004,600</u>

Annual debt service requirements to maturity for the lease liability obligations (governmental activities) and related interest are as follows:

Fiscal year ending June 30:	Principal	Interest	Total
2026	\$ 317,437	\$ 99,574	\$ 417,011
2027	341,810	75,201	417,011
2028	368,080	48,931	417,011
2029	391,550	20,652	412,202
2030	62,766	1,139	63,905
	<u>\$ 1,481,643</u>	<u>\$ 245,497</u>	<u>\$ 1,727,140</u>

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements

Year ended June 30, 2025

Annual debt service requirements to maturity for the subscription liability obligations and related interest are as follows:

Governmental Activities:

Fiscal year ending June 30:	Principal	Interest	Total
2026	\$ 1,770,541	\$ 188,770	\$ 1,959,311
2027	944,800	97,903	1,042,703
2028	787,863	46,074	833,937
2029	57,507	2,222	59,729
	<u>\$ 3,560,711</u>	<u>\$ 334,969</u>	<u>\$ 3,895,680</u>

Business-type Activities:

Fiscal year ending June 30:	Principal	Interest	Total
2026	\$ 134,521	\$ 8,024	\$ 142,545
2027	86,881	2,020	88,901
	<u>\$ 221,402</u>	<u>\$ 10,044</u>	<u>\$ 231,446</u>

(9) Compensated Absences

During the fiscal year end June 30, 2025, in addition to the Section 108 notes payable, general revenue bonds, lease and subscription liabilities in Note 8, net pension liability in Note 11, other postemployment benefits in Note 12, and claims payable in Note 17, LACDA has the following changes in compensated absences:

	Balance, as restated, July 1, 2024	Additions	Deletions	Balance, June 30, 2025	Due within one year
Governmental activities	\$ 3,442,494	\$ 4,078,543	\$ (2,909,762)	\$ 4,611,275	\$ 4,150,175
Business-type activities	1,909,511	2,141,756	(1,697,550)	2,353,717	2,118,374
Total	<u>\$ 5,352,005</u>	<u>\$ 6,220,299</u>	<u>\$ (4,607,312)</u>	<u>\$ 6,964,992</u>	<u>\$ 6,268,549</u>

The general fund and internal services funds are typically used to liquidate the compensated absences payable, the claims payable, the net pension liability, and the other postemployment benefit liability for governmental activities while the proprietary funds are typically used to liquidate these liabilities for business-type activities.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements

Year ended June 30, 2025

(10) Interfund receivables, payables, and transfers

The composition of interfund balances as of June 30, 2025, is as follows:

Receivable Fund	Amount	Payable Fund	Amount
General fund	\$ 3,534,033	Other housing	\$ 243,157
		Section 8 program	3,290,876
		Total	\$ 3,534,033

These balances are primarily to fund working capital for the housing reimbursement programs. The general fund expects to collect in subsequent years.

Amounts reported in the funds as advances to and from other funds were eliminated in the governmental and business-type activities columns of the statement of net position, except for the net residual amounts due between governmental and business-type activities. The following residual amounts due between governmental and business-type activities are presented in the statement of net position as internal balances but are eliminated in the total primary government column.

Advances from governmental activities to business-type activities for working capital	\$ 3,534,033
Total Advances	\$ 3,534,033

The composition of interfund transfers for the year ended June 30, 2025, is as follows:

Funds	Transfer in (out)
Governmental Funds	
General fund	\$ 177,209
Federal housing and community development	(353,069)
Other federal	(14,606)
Local housing and community development	(640,243)
Proprietary Funds	
Public housing	501,506
Other housing	101,211
Section 8 program	227,992
Total	\$ 0

Transfers are used to finance various programs that must be accounted for in accordance with budgetary authorizations including amounts provided as subsidies or matching funds for various grant programs. Transfers also include indirect expense allocations, which represent support services in administering the various governmental and business-type activities.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements
Year ended June 30, 2025

(11) Defined Benefit Pension Plan

(a) General information about the Pension Plan

Plan Descriptions – All qualified employees are eligible to participate in the LACDA’s Miscellaneous Plan, an agent multiple-employer defined benefit pension plan administered by the California Public Employees’ Retirement System (CalPERS), which acts as a common investment and administrative agent for its participating member employers. Benefit provisions under the Plan are established by State statute and LACDA resolution. CalPERS issues publicly available reports that include a full description of the pension plans regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

Benefits Provided – CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full-time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost-of-living adjustments for each plan are applied as specified by the Public Employees’ Retirement Law.

The Plans’ provisions and benefits in effect at June 30, 2025, are summarized as follows:

	Hire Date Prior to January 1, 2013	Hire Date On or after January 1, 2013
Benefit formula	2% @ 60	2% @ 62
Benefit vesting schedule	5 years service	5 years service
Benefit payments	monthly for life	monthly for life
Retirement age	50 - 63	52 - 67
Monthly benefits, as a % of eligible compensation	1.1% to 2.4%	1.0% to 2.5%
Required employee contribution rates	7.00%	8.25%
Required employer contribution rates	8.98%	8.98%

Employees Covered – At June 30, 2025, the following employees were covered by the benefit terms of the Plan:

Inactive employees or beneficiaries currently receiving benefits	602
Inactive employees entitled to but not yet receiving benefits	912
Active employees	542
Total	<u>2,056</u>

Contributions – Section 20814(c) of CalPERS Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. Funding contributions for both Plans are determined annually on an actuarial basis as of June 30 by CalPERS. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The LACDA is required to contribute the difference between the actuarially determined rate and the contribution rate of employees.

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Notes to Basic Financial Statements
Year ended June 30, 2025

(b) Net Pension Liability

The LACDA’s net pension liability for the Plan is measured as the total pension liability, less the pension plan’s fiduciary net position. The net pension liability of the Plan is measured as of June 30, 2024, using an annual actuarial valuation as of June 30, 2023, rolled forward to June 30, 2024, using standard update procedures. A summary of principal assumptions and methods used to determine the net pension liability is shown below.

Actuarial Assumptions – The total pension liability actuarial valuation was determined using the following actuarial assumptions:

Valuation Date	June 30, 2023
Measurement Date	June 30, 2024
Actuarial Cost Method	Entry-age normal cost method
Actuarial Assumptions:	
Discount Rate	6.90%
Inflation	2.30%
Payroll Growth	2.80%
Projected Salary Increase	3.3% - 14.2% (1)
Investment Rate of Return	6.80% (2)
Mortality	Derived using CalPERS’ Membership data for all Funds

- (1) Depending on age, service and type of employment
- (2) Net of pension plan investment expenses, including inflation

The mortality table used was developed based on CalPERS-specific data. The probabilities of mortality are based on the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. Mortality rates incorporate full generational mortality improvement using 80% of Scale MP-2020 published by the Society of Actuaries. For more details on this table, please refer to the 2021 experience study report from November 2021 that can be found on the CalPERS website.

Change of Assumptions – In 2024, there were no changes in assumptions and the discount rate remained at 6.90%.

Discount Rate – The discount rate used to measure the total pension liability was 6.90% for the Plan. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, the Plan’s fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements

Year ended June 30, 2025

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations. Using historical returns of all the funds' asset classes, expected compound (geometric) returns were calculated over the next 20 years using a building-block approach. The expected rate of return was then adjusted to account for assumed administrative expenses of 10 Basis points.

The expected real rates of return by asset class are as followed:

Asset Class	Current Target Allocation	Real Return (a) (b)
Global Equity - Cap-weighted	30.00%	4.54%
Global Equity - Non-Cap-weighted	12.00%	3.84%
Private Equity	13.00%	7.28%
Treasury	5.00%	0.27%
Mortgage-backed Securities	5.00%	0.50%
Investment Grade Corporates	10.00%	1.56%
High Yield	5.00%	2.27%
Emerging Market Debt	5.00%	2.48%
Private Debt	5.00%	3.57%
Real Assets	15.00%	3.21%
Leverage	(5.00)%	(0.59)%
Total	100.00%	

(a) An expected inflation of 2.3% used for this period.

(b) Figures are based on the 2021 Asset Liability Management study.

Subsequent Events – During the time period between the valuation date and the publication of the GASB 68 accounting valuation report, price inflation has been higher than the assumed rate of 2.3% per annum. Since inflation influences cost of living adjustments for retirees and beneficiaries and active member pay increases, higher inflation is likely to put at least some upward pressure on the pension expense and the net pension liability in future valuations. The actual impact of higher inflation on future valuation results will depend on, among other factors, how long higher inflation persists. At this time, we continue to believe the long-term price inflation assumption of 2.3% per annum is appropriate.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements

Year ended June 30, 2025

(c) Changes in the Net Pension Liability

The following table shows the changes in net pension liability over the measurement period from June 30, 2023 to June 30, 2024:

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
Beginning Balance	\$ 356,280,780	\$ 289,813,653	\$ 66,467,127
Changes Recognized for the Measurement Period:			
Service Cost	7,143,788		7,143,788
Interest on the Total Pension Liability	24,269,999		24,269,999
Differences between Expected and Actual Experiences	(695,512)		(695,512)
Contributions from the Employer		7,925,899	(7,925,899)
Contributions from the Employee		3,432,836	(3,432,836)
Net Investment Income		27,660,030	(27,660,030)
Benefit Payments, including Refunds of Employee	(14,836,103)	(14,836,103)	
Administrative Expense		(235,822)	235,822
Net Changes	15,882,172	23,946,840	(8,064,668)
Ending Balance	\$ 372,162,952	\$ 313,760,493	\$ 58,402,459

Sensitivity of the Net Pension Liability to Changes in the Discount Rate – The following presents the net pension liability of the LACDA, calculated using the discount rate, as well as what LACDA's net pension liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	1% Decrease (5.90%)	Current Discount Rate (6.90%)	1% Increase (7.90%)
Net pension liability	\$ 111,307,452	\$ 58,402,459	\$ 14,930,107

Pension Plan Fiduciary Net Position – Detailed information about each pension plan's fiduciary net position is available in the separately issued CalPERS financial reports.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements
Year ended June 30, 2025

(d) Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

For the fiscal year ended June 30, 2025, LACDA recognized pension expense of \$12,026,455. At June 30, 2025, LACDA reported deferred outflows of resources and deferred inflows of resources related to pensions as follows:

	Deferred Outflow of Resources	Deferred Inflows of Resources
Pension contributions subsequent to measurement date	\$ 9,226,880	
Difference between expected and actual experience	428,774	555,360
Changes of assumptions	637,151	
Net Differences between projected and actual earnings on plan investments	4,476,910	
	<u>\$ 14,769,715</u>	<u>\$ 555,360</u>

Deferred outflows of resources totaling \$9,226,880 are related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2026.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

Fiscal year ending June 30:		
2026	\$	474,394
2027		7,278,455
2028		(1,202,608)
2029		(1,562,766)
	<u>\$</u>	<u>4,987,475</u>

Refer to Required Supplementary Information for the Funded Status of the Pension Plan.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements
Year ended June 30, 2025

(12) Other Postemployment Benefits (OPEB) Plan

(a) General information about the OPEB Plan

Plan Descriptions – In June 2011, the LACDA created a trust with the California Employers’ Retiree Benefit Trust (CERBT), a single-employer defined benefit plan, which is administered by CalPERS for the purpose of prefunding obligations for past services. In addition to the pension benefits described in Note 11, the LACDA also provides retiree health care benefits for eligible employees. The retiree health care benefits provided by the LACDA are basically a continuation of the medical plans for active employees. Eligibility for continuation of medical coverage for employees hired prior to August 3, 2010, requires retirement from the LACDA on or after age 50 with at least 10 years of continuous service with the LACDA. The LACDA will contribute 75% plus 5% for each year of service in excess of 15 years up to 100% towards the cost of coverage. Eligibility for continuation of medical coverage for employees hired on or after August 3, 2010, requires retirement from the LACDA on or after age 50 with at least 25 years of continuous service with the LACDA. Effective January 1, 2005, the LACDA will not pay more than the highest amount contributed for a current regular employee, for employee only medical insurance.

Employees Covered – As of the June 30, 2024 actuarial valuation, the following employees were covered by the benefit terms of the OPEB Plan:

Active employees	556
Inactive employees or beneficiaries currently receiving benefits	223
Total	779

Contributions – The OPEB Plan and its contribution requirements are established and may be amended by the Executive Director of the LACDA. The annual contribution is based on the actuarially determined contribution. For the fiscal year ended June 30, 2025, LACDA’s cash contributions were \$1,104,329 in payments to the trust and to the providers for the retiree’s insurance premium, and the estimated implied subsidy was \$248,944 resulting in total payments of \$1,353,273.

(b) Net OPEB Liability

The LACDA’s net OPEB liability for the Plan is measured as the total OPEB liability, less the OPEB plan’s fiduciary net position. The net OPEB liability of the Plan is measured as of June 30, 2024, using an annual actuarial valuation as of June 30, 2023 to determine the June 30, 2024 total OPEB liability. A summary of principal assumptions and methods used to determine the net OPEB liability is shown below.

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Notes to Basic Financial Statements
Year ended June 30, 2025

Actuarial Assumptions – The total OPEB liability actuarial valuation was determined using the following actuarial assumptions:

Valuation Date	June 30, 2023
Measurement Date	June 30, 2024
Actuarial Assumptions:	
Discount Rate	6.40%
Inflation	2.30%
Salary Increase	2.80% per annum, plus merit scale
Investment Rate of Return	6.40%
Mortality Rate	Derived using CalPERS’ Membership data for all Funds
Pre-Retirement Turnover	Derived using CalPERS’ Membership data for all Funds
Healthcare Trend Rate	7.75% HMO/7.75% PPO decreasing to 4.50% HMO/4.50% PPO

The mortality table used was developed based on CalPERS-specific data. The probabilities of mortality are based on the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. Mortality rates incorporate full generational mortality improvement using 80% of Scale MP-2020 published by the Society of Actuaries. For more details on this table, please refer to the 2021 experience study report from November 2021 that can be found on the CalPERS website.

The long-term expected rate of return on OPEB plan investments was determined using a building-block method in which expected future real rates of return (expected returns, net of OPEB plan investment expense and inflation) are developed for each major asset class. These expected future real rates are combined to produce the long-term expected rate of return by weighting them based on the target asset allocation percentage and by adding expected inflation. The best estimates of arithmetic real rates of return for each major asset class included in the OPEB plan’s target asset allocation effective June 2024 is summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Global Equity	49.00%	N/A
Fixed Income	23.00%	N/A
Treasury Inflation-Protected Securities (TIPS)	5.00%	N/A
Commodities	3.00%	N/A
Real Estate Investment Trusts (REITS)	20.00%	N/A
Total	100.00%	

Change of Assumptions – In 2024, the discount rate was increased from 6.00% to 6.40%.

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Notes to Basic Financial Statements
Year ended June 30, 2025

Discount Rate – The discount rate used to measure the total OPEB liability was 6.40%. The projection of cash flows used to determine the discount rate assumed that LACDA’s contributions will be made at rates equal to the actuarially determined contribution rates. Based on those assumptions, the OPEB plan’s fiduciary net position was projected to be available to make all projected OPEB payments for current active and inactive employees. Therefore, the long-term expected rate of return on OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability.

(c) Changes in the Net OPEB Liability/Asset

The following table shows the changes in net OPEB liability/asset over the measurement period from June 30, 2023 to June 30, 2024:

	Increase (Decrease)		
	Total OPEB Liability (Asset)	Plan Fiduciary Net Position	Net OPEB Liability (Asset)
Beginning Balance	\$ 26,615,610	\$ 30,108,591	\$ (3,492,981)
Changes Recognized for the Measurement Period:			
Service Cost	1,046,535		1,046,535
Interest on the Total OPEB Liability	1,619,903		1,619,903
Differences between Expected and Actual Experiences	918,240		918,240
Changes of Assumptions	(1,362,335)		(1,362,335)
Contributions from the Employer		1,347,149	(1,347,149)
Net Investment Income		3,301,376	(3,301,376)
Benefit Payments, including Refunds of Employee	(1,347,149)	(1,347,149)	
Administrative Expense		(9,813)	9,813
Net Changes	875,194	3,291,563	(2,416,369)
Ending Balance	\$ 27,490,804	\$ 33,400,154	\$ (5,909,350)

Sensitivity of the Net OPEB Liability/Asset to Changes in the Discount Rate – The following presents the net OPEB liability/asset of the LACDA, calculated using the discount rate of 6.40%, as well as what LACDA’s net OPEB liability/asset would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	1% Decrease (5.40%)	Current Discount Rate (6.40%)	1% Increase (7.40%)
Net OPEB liability (asset)	\$ (2,305,607)	\$ (5,909,350)	\$ (8,917,354)

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Notes to Basic Financial Statements

Year ended June 30, 2025

Sensitivity of the Net OPEB Liability/Asset to Changes in the Health Care Cost Trend Rates – The following presents the net OPEB liability/asset of the LACDA if it were calculated using a health care cost trend rates that are one percentage point lower or one percentage point higher than the current rate:

	1% Decrease (6.75%HMO/6.75%PPO decreasing to 3.50%HMO/3.50%PPO)	Current Healthcare Cost Trend Rates Rate (7.75%HMO/7.75%PPO decreasing to 4.50%HMO/4.50%PPO)	1% Increase (8.75%HMO/8.75%PPO decreasing to 5.50%HMO/5.50%PPO)
Net OPEB liability (asset)	\$ (9,695,352)	\$ (5,909,350)	\$ (1,147,581)

OPEB Plan Fiduciary Net Position – Detailed information about the OPEB plan’s fiduciary net position is available in the separately issued plan financial reports.

(d) OPEB Expenses and Deferred Outflows/Inflows of Resources Related to OPEB

For the fiscal year ended June 30, 2025, the LACDA recognized OPEB expense of \$613,830. At June 30, 2025, the LACDA reported deferred outflows of resources and deferred inflows of resources related to OPEB as follows:

	Deferred Outflow of Resources	Deferred Inflows of Resources
OPEB contributions subsequent to measurement date	\$ 1,104,329	
Difference between expected and actual experience	1,096,034	4,019,396
Changes of assumptions	3,373,490	4,531,058
Net Differences between projected and actual earnings on OPEB plan investments	356,801	
	<u>\$ 5,930,654</u>	<u>\$ 8,550,454</u>

Deferred outflows of resources totaling \$1,104,329 are related to contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability in the year ended June 30, 2026.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized as expense as follows:

Fiscal year ending June 30:

2026	\$ (421,802)
2027	584,467
2028	(730,049)
2029	(1,189,735)
2030	(590,662)
Thereafter	(1,376,348)
	<u>\$ (3,724,129)</u>

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements
Year ended June 30, 2025

(13) Deferred Compensation Plan

The LACDA offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The deferred compensation plan permits employees to defer a portion of their salary until future years. The Plan is administered by an independent trustee. In accordance with GASB Statement No. 32, the accumulated assets of the deferred compensation plan are not reported in the accompanying basic financial statements of the LACDA but are considered resources of the participants.

While the LACDA has full power and authority to administer and to adopt rules and regulations for the plan, all investment decisions under the plan are the responsibility of the deferred compensation plan participants. The LACDA has no liability for losses under the deferred compensation plan but does have the duty of due care that would be required of an ordinary prudent investor. Under certain circumstances, employees may modify their arrangements with the deferred compensation plan to provide for greater or fewer contributions, or to terminate their participation.

If participants retire under the deferred compensation plan or terminate service with the LACDA, they may be eligible to receive payments under the deferred compensation plan in accordance with the provisions thereof. In the event of a serious financial emergency, the LACDA may approve, upon request, withdrawals from the deferred compensation plan by the participants, along with their allocated contributions.

The following is a summary of activity of the trust for the year ended June 30, 2025:

Fund assets (at fair value), July 1, 2024	\$	99,296,289
Deferrals of compensation		4,856,827
Earnings and increase (decrease) in fair value of investments		11,810,081
Payments to eligible participants and beneficiaries		(5,330,587)
Fund assets (at fair value), June 30, 2025	\$	<u>100,632,610</u>

(14) Conduit Debt

The LACDA expands the supply of affordable housing by issuing multifamily mortgage revenue bonds. Since 1984, the LACDA has issued more than \$650 million in mortgage revenue bonds for multifamily housing. The bonds are issued to developers to finance low- and moderate-income housing for families.

Projects instrumental to neighborhood revitalization provide significant public benefit and preserve existing affordable housing. Requests to issue bonds are submitted to the California Debt Limit Allocation Committee. Projects must be located within the County of Los Angeles. If the project is located within an incorporated city, the LACDA will require a cooperative resolution adopted by that city.

The County requires a defined public benefit before it is willing to act as an issuer for tax-exempt multifamily housing bonds. These benefits must conform to all federal and state requirements for tax-exempt multifamily housing bonds. To ensure a public benefit, developers must set aside at least 20 percent of the units in each project for rent to very low-income tenants (50 percent of median income, adjusted for household size) for a minimum term of 30 years. The County reserves the right to impose added restrictions.

The mortgage revenue bonds are not debt of the LACDA. The bonds are secured by a letter of credit through a major financial institution. Since these bonds do not constitute a legal debt of the LACDA, such amounts have not been included in the accompanying basic financial statements.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements

Year ended June 30, 2025

(15) Federal Grant Awards

The LACDA's Grant Programs operate under a line of credit established with HUD, and other federal agencies, for its federal grant revenues. The approved line of credit amount was approximately \$458,281,177. Life-to-date, the LACDA has drawn down funds approximating \$288,624,906, against the line of credit, to cover its grant programs' activities, leaving available funds of approximately \$169,656,271 at June 30, 2025. The funds do not represent an obligation of LACDA and are available for draw-down by the LACDA to finance CDBG Float, Section 108, and Home Loan programs, which are repaid to the LACDA; and are also utilized for activities of the LACDA's Grant Programs.

(16) Construction Commitments

The LACDA has entered into various contracts for the purchase of materials, professional and non-professional services for construction projects. At June 30, 2025, significant remaining commitments are as follows:

Project	Contract Amount	Spent-to-Date	Remaining Commitment
Big Normandie Roof Replacement	\$ 736,162	\$ 220,849	\$ 515,313
The Lakeland	5,000,000	4,477,273	522,727
Ambrosia	12,100,000	11,568,715	531,285
6825 Martel Avenue Apartments	3,630,000	3,094,960	535,040
Whittier HHH	6,340,000	5,704,179	635,821
Weingart Tower 1A 144	6,086,957	5,442,688	644,269
West LA VA 156 and 157	10,000,000	9,353,257	646,743
Marian Place	3,155,000	2,380,487	774,513
Sepulveda Residential	1,591,691	794,287	797,404
Century Villages at Cabrillo	7,100,000	6,300,000	800,000
Verment Manchester	9,000,000	8,136,364	863,636
Weingart Tower 1A 134	8,913,043	8,011,857	901,186
2111 Firestone	6,120,000	5,098,457	1,021,543
Harbor Hills Admin Office Upgrades	1,585,588	561,863	1,023,725
West LA VA 140	11,620,000	10,518,182	1,101,818
Marina Manor I & II Pipe Coating	1,648,442	389,553	1,258,889
Toyon Gardens	7,005,067	5,596,856	1,408,211
600 San Pedro	15,000,000	13,545,455	1,454,545
600 San Pedro 2	15,000,000	13,545,455	1,454,545
Confianza	9,020,000	6,878,960	2,141,040
Montecito II Senior Housing	2,860,000		2,860,000
Avalon 1355	10,180,000	7,189,407	2,990,593
300 Alamitos	3,600,000		3,600,000
Montesquieu Manor	10,074,000	6,039,370	4,034,630
803 5th Street	17,000,000	12,600,000	4,400,000
Rousseau Residences	9,942,000	4,956,656	4,985,344
Restorative Care Village	20,000,000	5,330,252	14,669,748
	\$ 214,307,950	\$ 157,735,382	\$ 56,572,568

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements
Year ended June 30, 2025

(17) Commitments and Contingencies

(a) General Liability and Workers' Compensation

The LACDA has been named as a defendant in various general damage and personal injury lawsuits and claims. Such claims arise primarily from injuries or damages sustained by claimants while on property owned and maintained by LACDA. The LACDA is self-insured for its general liability and workers' compensation claims up to \$500,000 per each type of claim. The LACDA has established accrued liabilities aggregating \$6,237,071 of which \$5,613,364 is considered noncurrent, for the estimated liability for payment of incurred (both reported and unreported) but unpaid claims at June 30, 2025. The LACDA obtains periodic funding valuations from claims-servicing companies managing the general liability and workers' compensation programs, and adjusts the charges to the various funds or departments as required, to maintain the appropriate level of estimated claims liability. No settlements exceeded insurance coverage in the last two fiscal years ended June 30, 2025, and June 30, 2024. Management believes that the ultimate result of the pending lawsuits and claims, beyond that already accrued, if any, will not have a material adverse effect upon the LACDA's financial position.

During the fiscal years 2025 and 2024, the changes in the self-insurance liability were as follows:

	2025	2024
Beginning balance	\$ 6,914,040	\$ 6,914,040
Additions	3,650,209	4,013,546
Payments	(4,327,178)	(4,013,546)
Ending balance	\$ 6,237,071	\$ 6,914,040

(b) Grants and Other

Under the terms of federal and state grants, periodic audits are required, and certain costs may be questioned as inappropriate expenditures, under the terms of the grants. Such audits could lead to reimbursement to the grantor agencies. The LACDA's management believes disallowances, if any, will not adversely affect the LACDA's financial position.

(18) Successor Agency Trust for Assets of Former Redevelopment Agency

The accompanying financial statements also include the Private-purpose Trust Fund for the Successor Agency to the LACDA's former Redevelopment Agency (Successor Agency). The LACDA, as the Successor Agency, serves in a fiduciary capacity as custodian of the assets, and to unwind the affairs of the former Redevelopment Agency. Its assets are held in trust for the benefit of the taxing entities within the former Redevelopment Agency's boundaries, and as such, are not available for the use by the LACDA.

The Successor Agency is allocated revenue in the amount that is necessary to pay the enforceable obligations of the former Redevelopment Agency until all obligations of the former Redevelopment Agency have been paid in full, and all assets have been liquidated.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Notes to Basic Financial Statements
Year ended June 30, 2025

(19) Restatements of Net Position and Fund Balance

(a) Government-Wide Statement

Beginning net position for governmental and business-type activities in the government-wide Statement of Activities has been restated due to the implementation of GASB Statement No. 101, *Compensated Absences*. The implementation resulted in a total decrease in the beginning balance of net position by \$1,940,884. Additionally, the balance of the building and improvement, along with the associated accumulated depreciation of the capital asset under the business-type activities, was restated due to the recognition of the previous year's capital asset acquisition. However, there is no impact on the beginning of the net position.

	Governmental activities	Business-type activities	TOTAL
Net position – beginning of year, as previously presented	\$ 735,251,990	\$ 170,025,251	\$ 905,277,241
Restatements	(1,270,871)	(670,013)	(1,940,884)
Net position – beginning of year, as restated	\$ 733,981,119	\$ 169,355,238	\$ 903,336,357

(b) Proprietary Funds Statement

The beginning balances of net position of proprietary funds were restated as follows due to the implementation of GASB Statement No. 101, *Compensated Absences*:

	Public housing	Other housing	Section 8 program	TOTAL	Internal service funds
Net position – beginning of year, as previously presented	\$ 131,129,149	\$ 14,374,927	\$ 24,521,175	\$ 170,025,251	\$ 3,933,905
Restatements	(176,917)	(50,238)	(442,858)	(670,013)	(297,558)
Net position – beginning of year, as restated	\$ 130,952,232	\$ 14,324,689	\$ 24,078,317	\$ 169,355,238	\$ 3,636,347

(20) Subsequent Events

The LACDA has evaluated subsequent events through the date noted on the Independent Auditor's Report, the date that the financial statements were available to be issued and has determined that no material transaction have occurred that would warrant additional adjustment or disclosure in the financial statements.

REQUIRED SUPPLEMENTARY INFORMATION



LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Required Supplementary Information

Schedule of Revenues, Expenditures, and Change in Fund Balances – Budget and Actual

General Fund

Year ended June 30, 2025

	Original Budget	Final Budget	Actual	Variance with final budget positive (negative)
Revenues:				
Intergovernmental	\$ 3,806,617	\$ 3,355,652	\$ 2,743,316	\$ (612,336)
Charges for services	13,895,560	14,285,560	17,824,946	3,539,386
Rentals	639,370	639,370	688,310	48,940
Investment income (loss)	4,647,231	4,710,831	38,042,376	33,331,545
Contributions			1,013,183	1,013,183
Other revenues	23,994	23,994	443,872	419,878
Total revenues	23,012,772	23,015,407	60,756,003	37,740,596
Expenditures:				
Current:				
General government	4,571,791	4,419,791	509,189	3,910,602
Housing	16,506,914	14,352,414	15,657,560	(1,305,146)
Economic development	2,307,950	2,107,950	589,391	1,518,559
Community development	1,875,069	2,163,669	2,072,938	90,731
Capital outlay	800,000	800,000	698,429	101,571
Debt service:				
Principal		70,000	69,152	848
Interest			6,668	(6,668)
Total expenditures	26,061,724	23,913,824	19,603,327	4,310,497
Excess (deficiency) of revenues over expenditures	(3,048,952)	(898,417)	41,152,676	42,051,093
Other financing sources (uses):				
Issuance of debt			183,605	183,605
Transfers in (out)	3,350,412	898,412	177,209	(721,203)
Net other financing sources (uses)	3,350,412	898,412	360,814	(537,598)
Change in fund balances	301,460	(5)	41,513,490	41,513,495
Fund balances at beginning of year	114,925,584	114,925,584	114,925,584	
Fund balances at end of year	\$ 115,227,044	\$ 114,925,579	\$ 156,439,074	\$ 41,513,495

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Required Supplementary Information

Schedule of Revenues, Expenditures, and Change in Fund Balances – Budget and Actual

Federal Housing and Community Development

Year ended June 30, 2025

	Original Budget	Final Budget	Actual	Variance with final budget positive (negative)
Revenues:				
Intergovernmental	\$ 70,144,945	\$ 75,236,233	\$ 53,623,570	\$ (21,612,663)
Charges for services			28,577	28,577
Rentals			37,010	37,010
Investment income (loss)			1,091,404	1,091,404
Other revenues			722,014	722,014
Total revenues	70,144,945	75,236,233	55,502,575	(19,733,658)
Expenditures:				
Current:				
Housing	36,728,225	43,053,325	24,440,275	18,613,050
Community development	31,636,999	30,403,187	24,611,864	5,791,323
Debt service:				
Principal	1,266,000	1,266,000	1,102,000	164,000
Interest	513,727	513,727	501,976	11,751
Total expenditures	70,144,951	75,236,239	50,656,115	24,580,124
Excess (deficiency) of revenues over expenditures	(6)	(6)	4,846,460	4,846,466
Other financing sources (uses):				
Transfers in (out)			(353,069)	(353,069)
Net other financing sources (uses)			(353,069)	(353,069)
Change in fund balances	(6)	(6)	4,493,391	4,493,397
Fund balances at beginning of year	558,147	558,147	558,147	
Fund balances at end of year	\$ 558,141	\$ 558,141	\$ 5,051,538	\$ 4,493,397

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Required Supplementary Information

Schedule of Revenues, Expenditures, and Change in Fund Balances – Budget and Actual

Other Federal

Year ended June 30, 2025

	Original Budget	Final Budget	Actual	Variance with final budget positive (negative)
Revenues:				
Intergovernmental	\$ 15,224,980	\$ 25,842,480	\$ 18,338,464	\$ (7,504,016)
Charges for services			2,069	2,069
Investment income (loss)	47,001	47,001	400,597	353,596
Total revenues	15,271,981	25,889,481	18,741,130	(7,148,351)
Expenditures:				
Current:				
Housing	7,752,539	7,633,039	4,448,950	3,184,089
Economic development	47,001	564,001	562,725	1,276
Community development	7,472,441	17,692,441	15,873,389	1,819,052
Total expenditures	15,271,981	25,889,481	20,885,064	5,004,417
Excess (deficiency) of revenues over expenditures			(2,143,934)	(2,143,934)
Other financing sources (uses):				
Transfers in (out)			(14,606)	(14,606)
Net other financing sources (uses)			(14,606)	(14,606)
Change in fund balances			(2,158,540)	(2,158,540)
Fund balances at beginning of year	5,060,997	5,060,997	5,060,997	
Fund balances at end of year	\$ 5,060,997	\$ 5,060,997	\$ 2,902,457	\$ (2,158,540)

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Required Supplementary Information

Schedule of Revenues, Expenditures, and Change in Fund Balances – Budget and Actual

Local Housing and Community Development

Year ended June 30, 2025

	Original Budget	Final Budget	Actual	Variance with final budget positive (negative)
Revenues:				
Intergovernmental	\$ 319,918,972	\$ 310,153,737	\$ 182,670,667	\$ (127,483,070)
Charges for services	394,000	444,000	923,207	479,207
Investment income (loss)	7,104,800	7,105,300	12,075,864	4,970,564
Other revenues	134,300	134,300	30,000	(104,300)
Total revenues	327,552,072	317,837,337	195,699,738	(122,137,599)
Expenditures:				
Current:				
Housing	301,683,702	289,967,502	139,771,730	150,195,772
Community development	22,753,665	24,318,665	15,859,764	8,458,901
Traffic services	3,408,025	3,408,025	2,720,784	687,241
Debt service:				
Principal		135,000	318,304	(183,304)
Interest			30,670	(30,670)
Total expenditures	327,845,392	317,829,192	158,701,252	159,127,940
Excess (deficiency) of revenues over expenditures	(293,320)	8,145	36,998,486	36,990,341
Other financing sources (uses):				
Transfers in (out)	(8,148)	(8,148)	(640,243)	(632,095)
Net other financing sources (uses)	(8,148)	(8,148)	(640,243)	(632,095)
Change in fund balances	(301,468)	(3)	36,358,243	36,358,246
Fund balances at beginning of year	600,679,928	600,679,928	600,679,928	
Fund balances at end of year	\$ 600,378,460	\$ 600,679,925	\$ 637,038,171	\$ 36,358,246

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Required Supplementary Information

Schedule of Revenues, Expenditures, and Change in Fund Balances – Budget and Actual

Low- and Moderate-Income Housing Asset Fund

Year ended June 30, 2025

	Original Budget	Final Budget	Actual	Variance with final budget positive (negative)
Revenues:				
Intergovernmental	\$ 314,991	\$ 314,991	\$ 11,568	\$ (303,423)
Investment income (loss)			264,568	264,568
Other revenues			1,313,890	1,313,890
Total revenues	314,991	314,991	1,590,026	1,275,035
Expenditures:				
Current:				
Housing	314,990	314,990	4,750,787	(4,435,797)
Total expenditures	314,990	314,990	4,750,787	(4,435,797)
Change in fund balances	1	1	(3,160,761)	(3,160,762)
Fund balances at beginning of year	9,950,530	9,950,530	9,950,530	
Fund balances at end of year	\$ 9,950,531	\$ 9,950,531	\$ 6,789,769	\$ (3,160,762)

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

REQUIRED SUPPLEMENTARY INFORMATION

Year ended June 30, 2025

(1) Budget

Budgets for the governmental fund types are adopted on a modified accrual basis of accounting which is a generally accepted accounting principle in the United States of America.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION
Year ended June 30, 2025

(2) Additional Pension Information

(a) Schedule of Changes in the Net Pension Liability and Related Ratios

Last Ten Years

Measurement Date of June 30,	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Total Pension Liability:										
Service Cost	\$ 7,143,788	\$ 7,012,297	\$ 6,698,420	\$ 5,745,188	\$ 5,686,125	\$ 5,193,567	\$ 5,373,884	\$ 5,493,966	\$ 4,779,725	\$ 4,580,146
Interest on total pension liability	24,269,999	23,216,328	22,059,245	21,174,641	20,115,695	18,950,485	17,754,300	17,075,665	16,007,563	15,070,316
Differences between expected and actual experience	(695,512)	1,143,398	(1,466,954)	804,178	2,492,999	3,343,450	(1,368,676)	599,428	232,779	(1,060,307)
Changes in assumptions			10,194,440				(2,851,868)	15,801,836		(4,135,536)
Benefit payments, including refunds of employee contributions	(14,836,103)	(13,820,443)	(12,756,951)	(12,390,125)	(11,260,063)	(9,913,298)	(9,389,940)	(8,205,369)	(7,743,352)	(7,719,533)
Net change in total pension liability	15,882,172	17,551,580	24,728,200	15,333,882	17,034,756	17,574,204	9,517,700	30,765,526	13,276,715	6,735,086
Total pension liability - beginning	356,280,780	338,729,200	314,001,000	298,667,118	281,632,362	264,058,158	254,540,458	223,774,932	210,498,217	203,763,131
Total pension liability - ending (a)	\$ 372,162,952	\$ 356,280,780	\$ 338,729,200	\$ 314,001,000	\$ 298,667,118	\$ 281,632,362	\$ 264,058,158	\$ 254,540,458	\$ 223,774,932	\$ 210,498,217
Plan Fiduciary Net Position:										
Contributions - employer	\$ 7,925,899	\$ 8,733,591	\$ 6,797,229	\$ 5,615,368	\$ 4,816,329	\$ 4,161,151	\$ 3,611,401	\$ 3,528,385	\$ 3,511,537	\$ 2,285,548
Contributions - employee	3,432,836	3,370,307	3,061,183	2,867,296	2,839,782	2,682,042	2,619,662	2,523,028	2,588,047	2,447,451
Net investment income	27,660,030	17,060,170	(22,614,216)	55,785,141	12,036,510	14,904,211	17,970,975	21,715,192	995,011	4,318,628
Benefit payments	(14,836,103)	(13,820,443)	(12,756,951)	(12,390,125)	(11,260,063)	(9,913,298)	(9,389,940)	(8,205,369)	(7,743,352)	(7,719,533)
Plan and plan resource movement							(531)			905
Administrative expense	(235,822)	(201,981)	(187,114)	(248,479)	(339,257)	(163,404)	(335,245)	(289,184)	(119,839)	(221,319)
Other miscellaneous income (expense)						531	(636,636)			
Net change in plan fiduciary net position	23,946,840	15,141,644	(25,699,869)	51,629,201	8,093,301	11,671,233	13,839,686	19,272,052	(768,596)	1,111,680
Plan fiduciary net position - beginning	289,813,653	274,672,009	300,371,878	248,742,677	240,649,376	228,978,143	215,138,457	195,866,405	196,635,001	195,523,321
Plan fiduciary net position - ending (b)	\$ 313,760,493	\$ 289,813,653	\$ 274,672,009	\$ 300,371,878	\$ 248,742,677	\$ 240,649,376	\$ 228,978,143	\$ 215,138,457	\$ 195,866,405	\$ 196,635,001
Net pension liability - ending (a)-(b)	\$ 58,402,459	\$ 66,467,127	\$ 64,057,191	\$ 13,629,122	\$ 49,924,441	\$ 40,982,986	\$ 35,080,015	\$ 39,402,001	\$ 27,908,527	\$ 13,863,216
Plan fiduciary net position as a percentage of the total pension liability	84.31%	81.34%	81.09%	95.66%	83.28%	85.45%	86.72%	84.52%	87.53%	93.41%
Covered payroll	\$ 44,760,578	\$ 43,554,642	\$ 41,630,948	\$ 39,594,678	\$ 39,241,716	\$ 35,817,702	\$ 37,035,726	\$ 37,056,290	\$ 35,779,057	\$ 34,043,007
Net pension liability as percentage of covered payroll	130.48%	152.61%	153.87%	34.42%	127.22%	114.42%	94.72%	106.33%	78.00%	40.72%

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION
Year ended June 30, 2025

Notes to Schedule:

Benefit changes – The figures above generally include any liability impact that may have resulted from voluntary benefit changes that occurred on or before the Measurement Date. However, offers of Two Years Additional Service Credit (a.k.a. Golden Handshakes) that occurred after the valuation date are not included in the figures above, unless the liability impact is deemed to be material by the plan actuary.

Changes in assumption – There were no assumption changes in 2023 or 2024. Effective with the June 30, 2021 valuation date (June 30, 2022 measurement date), the accounting discount rate was reduced from 7.15% to 6.90%. In determining the long-term expected rate of return, CalPERS took into account long-term market return expectations as well as the expected pension fund cash flows. In addition, demographic assumptions and the price inflation assumption were changed in accordance with the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. The accounting discount rate was 7.15% for measurement dates June 30, 2017 through June 30, 2021, and 7.65% for measurement dates June 30, 2015 through June 30, 2016.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION
Year ended June 30, 2025

(b) Schedule of Contributions

Last Ten Years

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Actuarially determined contributions	\$ 9,226,880	\$ 7,901,235	\$ 8,596,075	\$ 6,799,052	\$ 5,613,483	\$ 4,815,740	\$ 4,161,355	\$ 2,488,319	\$ 3,528,363	\$ 3,511,596
Contributions in relation to the actuarially determined contributions	(9,226,880)	(7,901,235)	(8,596,075)	(6,799,052)	(5,613,483)	(4,815,740)	(4,161,355)	(2,488,319)	(3,528,363)	(3,511,596)
Contributions deficiency (excess)	0	0	0	0	0	0	0	0	0	0
Covered payroll	\$ 51,404,094	\$ 44,760,578	\$ 43,554,642	\$ 41,630,948	\$ 39,594,678	\$ 39,241,716	\$ 35,817,702	\$ 37,035,726	\$ 37,056,290	\$ 35,779,057
Contributions as a percentage of covered payroll	17.95%	17.65%	19.74%	16.33%	14.18%	12.27%	11.62%	6.72%	9.52%	9.81%

Notes to Schedule:

The actuarial methods and assumptions used to set the actuarially determined contributions for Fiscal Year 2024-25 were from the June 30, 2022 public agency valuations.

- **Actuarial Cost Method:** Entry age normal
- **Amortization method / Period:** Level percent of payroll
- **Asset valuation method:** CalPERS employs an amortization and smoothing policy that pays for all gains and losses over a fixed 20-year period with the increases or decreases in the rate spread directly over a 5-year period. This direct rate smoothing method is equivalent to a method using a 5-year asset smoothing period with no actuarial value of asset corridor and a 20-year amortization period for gains and losses.
- **Inflation:** 2.30% compounded annually
- **Salary increases:** Varies by Entry age and Service
- **Payroll Growth:** 2.80% compounded annually
- **Investment rate of return:** 6.80% compounded annually (net of expenses)
- **Retirement age:** The probabilities of retirement are based on the 2021 CalPERS Experience Study and Review of Actuarial Assumptions for the period from 2001 to 2019.
- **Mortality:** The probabilities of mortality are based on the 2021 CalPERS Experience Study and Review of Actuarial Assumptions for the period from 2001 to 2019. Mortality rates incorporate full generational mortality improvement using 80% of Scale MP-2021 published by the Society of Actuaries.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION
Year ended June 30, 2025

(3) Additional Other Postemployment Benefits (OPEB) Information

(a) Schedule of Changes in the Net OPEB Liability and Related Ratios

Last Ten Years *

Measurement Date of June 30,	2024	2023	2022	2021	2020	2019	2018	2017
Total OPEB Liability:								
Service Cost	\$ 1,046,535	\$ 936,298	\$ 748,243	\$ 868,462	\$ 909,559	\$ 601,214	\$ 583,703	\$ 545,518
Interest on total OPEB liability	1,619,903	1,799,927	1,865,557	1,939,265	2,005,552	1,599,935	1,519,491	1,436,483
Differences between expected and actual experience	918,240	(443,370)	(1,539,220)	(2,589,121)	(2,700,336)	783,804		
Changes in assumptions	(1,362,335)	(4,115,714)	3,278,353	543		3,562,843		
Benefit payments, including refunds of employee contributions	(1,347,149)	(1,230,102)	(1,154,345)	(1,149,538)	(1,092,688)	(1,049,052)	(893,928)	(774,789)
Net change in total OPEB liability	875,194	(3,052,961)	3,198,588	(930,389)	(877,913)	5,498,744	1,209,266	1,207,212
Total OPEB liability - beginning	26,615,610	29,668,571	26,469,983	27,400,372	28,278,285	22,779,541	21,570,275	20,363,063
Total OPEB liability - ending (a)	\$ 27,490,804	\$ 26,615,610	\$ 29,668,571	\$ 26,469,983	\$ 27,400,372	\$ 28,278,285	\$ 22,779,541	\$ 21,570,275
Plan Fiduciary Net Position:								
Contributions - employer	\$ 1,347,149	\$ 1,346,444	\$ 1,486,203	\$ 1,868,358	\$ 2,651,321	\$ 1,100,201	\$ 1,281,968	\$ 1,241,648
Net investment income	3,301,376	1,810,993	(4,309,230)	6,783,499	789,365	1,291,178	1,522,386	1,781,325
Benefit payments	(1,347,149)	(1,230,102)	(1,154,345)	(1,149,538)	(1,092,688)	(1,049,052)	(893,928)	(774,789)
Administrative expense	(9,813)	(8,188)	(8,149)	(9,339)	(10,915)	(4,497)	(10,195)	(9,055)
Other expense							(25,305)	
Net change in plan fiduciary net position	3,291,563	1,919,147	(3,985,521)	7,492,980	2,337,083	1,337,830	1,874,926	2,239,129
Plan fiduciary net position - beginning	30,108,591	28,189,444	32,174,965	24,681,985	22,344,902	21,007,072	19,132,146	16,893,017
Plan fiduciary net position - ending (b)	\$ 33,400,154	\$ 30,108,591	\$ 28,189,444	\$ 32,174,965	\$ 24,681,985	\$ 22,344,902	\$ 21,007,072	\$ 19,132,146
Net OPEB liability (asset) - ending (a)-(b)	\$ (5,909,350)	\$ (3,492,981)	\$ 1,479,127	\$ (5,704,982)	\$ 2,718,387	\$ 5,933,383	\$ 1,772,469	\$ 2,438,129
Plan fiduciary net position as a percentage of the total OPEB liability	121.50%	113.12%	95.01%	121.55%	90.08%	79.02%	92.22%	88.70%
Covered-employee payroll	43,508,755	38,251,096	43,635,535	42,467,674	40,783,023	39,691,507	35,947,478	35,721,075
Net OPEB liability (asset) as percentage of covered-employee payroll	(13.58)%	(9.13)%	3.39%	(13.43)%	6.67%	14.95%	4.93%	6.83%

Notes to Schedule:

Changes in assumption - In 2024, the discounted rate was increased from 6.00% to 6.40%. In 2023, there were no changes in discount rate. In 2022, the discounted rate was reduced from 7.00% to 6.00%, In 2018 - 2021, there were no changes in the discount rate. In 2017, the discount rate was reduced from 7.28% (net of administrative expense) to 7.00%.

* Fiscal year 2018 was the first year of implementation, therefore only eight years are shown.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION
Year ended June 30, 2025

(b) Schedule of Contributions

Last Ten Years*

	2025	2024	2023	2022	2021	2020	2019	2018
Actuarially determined contributions	\$ 1,104,329	\$ 1,063,155	\$ 1,029,217	\$ 1,203,253	\$ 1,575,146	\$ 2,348,739	\$ 863,366	\$ 1,078,833
Contributions in relation to the actuarially determined contributions	(1,104,329)	(1,063,155)	(1,029,217)	(1,203,253)	(1,575,146)	(2,348,739)	(863,366)	(1,078,833)
Contributions deficiency (excess)	0	0	0	0	0	0	0	0
Covered-employee payroll	\$ 43,550,987	\$ 43,508,755	\$ 38,251,096	\$ 43,635,535	\$ 42,467,674	\$ 40,783,023	\$ 39,691,507	\$ 35,947,478
Contributions as a percentage of covered-employee payroll	2.54%	2.44%	2.69%	2.76%	3.71%	5.76%	2.18%	3.00%

Notes to Schedule:

The actuarial methods and assumptions used to set the actuarially determined contributions for Fiscal Year 2024-25 were from the June 30, 2023 actuarial valuation.

- **Actuarial Cost Method:** Entry age normal
- **Amortization method / Period:** Level percent of payroll over a closed rolling 14-year period
- **Asset valuation method:** Market value
- **Inflation:** 2.30%
- **Payroll Growth:** 2.80% per annum, plus merit scale
- **Investment rate of return:** 6.40%
- **Healthcare cost trend rates:** 7.75% initial, 0.25% per year to ultimate rate of 4.50%
- **Retirement age:** The probabilities of retirement are based on the 2021 CalPERS Experience Study and Review of Actuarial Assumptions for the period from 2001 to 2019.
- **Mortality:** The probabilities of mortality are based on the 2021 CalPERS Experience Study and Review of Actuarial Assumptions for the period from 2001 to 2019. Mortality rates incorporate full generational mortality improvement using 80% of Scale MP-2021 published by the Society of Actuaries.

*Fiscal year 2018 was the first year of implementation, therefore only eight years are shown.



SUPPLEMENTARY INFORMATION



Internal Service Funds

Internal service funds are used to account for services provided to benefit other funds. These funds are as follows:

- **Construction Management** – To account for construction management services provided to other departments within the LACDA.
- **General Services** – To account for staff development, emergency management, purchasing, and printing costs provided to other departments within the LACDA.
- **Information Technology** – To account for the operation of data processing equipment and data processing services provided to the divisions within the LACDA.
- **Risk Management** – To account for the accumulation of resources and payment of liability self-insurance and workers' compensation provided to the divisions within the LACDA.
- **Alhambra Building** – To account for the general revenue bonds and building maintenance for the LACDA's headquarters.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Combining Statement of Net Position

Internal Service Funds

June 30, 2025

	Construction Management	General Services	Information Technology	Risk Management	Alhambra Building	TOTAL
Assets						
Cash and pooled investments	\$ 4,419,376	\$ 178,713	\$ 961,716	\$ 4,462,729	\$ 3,975,314	\$ 13,997,848
Inventory		33,179				33,179
Prepaid costs and other assets				70,917		70,917
Net OPEB asset	451,193	153,079	431,379	28,646	27,618	1,091,915
Capital assets, net	550,487	2,163,152	3,597,626		32,270,856	38,582,121
Total assets	5,421,056	2,528,123	4,990,721	4,562,292	36,273,788	53,775,980
Deferred Outflows of Resources						
Pension related amounts	1,114,443	286,885	865,185	78,892	19,221	2,364,626
OPEB related amounts	357,146	195,068	213,154	28,512	26,891	820,771
Total deferred outflows of resources	1,471,589	481,953	1,078,339	107,404	46,112	3,185,397
Liabilities						
Current liabilities:						
Accounts payable and accrued liabilities	202,991	69,034	198,549	24,313	707,789	1,202,676
Estimated claims payable				623,707		623,707
Accrued compensated absences	487,535	152,222	404,406	45,237	37,359	1,126,759
Long-term debt obligations - current portion	75,162	379,576	1,294,524		745,000	2,494,262
Noncurrent liabilities:						
Estimated claims payable				5,613,364		5,613,364
Accrued compensated absences	54,170	16,912	44,931	5,026	4,152	125,191
Long-term debt obligations	82,241	1,103,846	1,588,228		32,487,118	35,261,433
Net pension liability	3,891,555	485,824	1,195,520	68,283		5,641,182
Total liabilities	4,793,654	2,207,414	4,726,158	6,379,930	33,981,418	52,088,574
Deferred Inflows of Resources						
Pension related amounts	41,358	12,454	31,289	3,362	1,603	90,066
OPEB related amounts	587,490	278,960	451,703	41,719	40,388	1,400,260
Total deferred inflows of resources	628,848	291,414	482,992	45,081	41,991	1,490,326
Net Position						
Net investment in capital assets	393,084	679,730	714,874		(961,262)	826,426
Unrestricted	1,077,059	(168,482)	145,036	(1,755,315)	3,257,753	2,556,051
Total net position	\$ 1,470,143	\$ 511,248	\$ 859,910	\$ (1,755,315)	\$ 2,296,491	\$ 3,382,477

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Combining Statement of Revenues, Expenses and Changes in Net Position

Internal Service Funds

Year ended June 30, 2025

	Construction Management	General Services	Information Technology	Risk Management	Alhambra Building	TOTAL
Operating revenues:						
Charges for services	\$ 6,378,749	\$ 2,993,902	\$ 7,931,259	\$ 2,182,699	\$ 1,709,528	\$ 21,196,137
Rentals					2,130,308	2,130,308
Other revenue		160	4,941	6,486	2,369	13,956
Total operating revenues	6,378,749	2,994,062	7,936,200	2,189,185	3,842,205	23,340,401
Operating expenses:						
Utilities	24,553	26,648	30,375	3,235	380,644	465,455
Maintenance	166,528	232,348	244,095	19,364	768,422	1,430,757
General administration	6,624,649	1,893,015	6,534,410	1,481,458	634,089	17,167,621
Depreciation and amortization	171,707	446,368	1,334,174		1,199,878	3,152,127
Total operating expenses	6,987,437	2,598,379	8,143,054	1,504,057	2,983,033	22,215,960
Operating income (loss)	(608,688)	395,683	(206,854)	685,128	859,172	1,124,441
Nonoperating revenues (expenses):						
Gain (loss) on sale of property and lease/SBITA termination		(7,161)				(7,161)
Investment income	103,920				121,446	225,366
Interest expense	(11,297)	(66,807)	(185,681)		(1,332,731)	(1,596,516)
Net nonoperating revenues (expenses)	92,623	(73,968)	(185,681)		(1,211,285)	(1,378,311)
Change in net position	(516,065)	321,715	(392,535)	685,128	(352,113)	(253,870)
Net position – beginning of year, as previously presented	2,141,138	239,002	1,330,166	(2,432,513)	2,656,112	3,933,905
Restatements	(154,930)	(49,469)	(77,721)	(7,930)	(7,508)	(297,558)
Net position – beginning of year, as restated	1,986,208	189,533	1,252,445	(2,440,443)	2,648,604	3,636,347
Net position – ending	\$ 1,470,143	\$ 511,248	\$ 859,910	\$ (1,755,315)	\$ 2,296,491	\$ 3,382,477

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Combining Statement of Cash Flows

Internal Service Funds

Year ended June 30, 2025

	Construction Management	General Services	Information Technology	Risk Management	Alhambra Building	TOTAL
Cash flows from operating activities:						
Charges for services	\$ 6,378,749	\$ 2,993,903	\$ 7,931,258	\$ 2,182,699	\$ 1,709,528	\$ 21,196,137
Receipts from rentals					2,130,308	2,130,308
Payments to employees for services	(5,507,465)	(1,491,434)	(4,552,391)	(620,621)	(366,968)	(12,538,879)
Payments to vendors for goods and services	(896,400)	(632,616)	(2,818,351)	(1,617,273)	(1,508,519)	(7,473,159)
Other revenue		160	4,941	6,486	2,369	13,956
Net cash provided by (used in) operating activities	(25,116)	870,013	565,457	(48,709)	1,966,718	3,328,363
Cash flows from capital and related financing activities:						
Purchase of capital assets		(51,809)	(161,527)		(802,922)	(1,016,258)
Payment of lease obligations		(722,522)	(54,371)			(776,893)
Payment of subscription obligations	(68,541)	(209,813)	(1,111,298)			(1,389,652)
Payment of principal on bonds payable					(705,000)	(705,000)
Interest paid	(11,297)	(66,807)	(185,681)		(1,391,975)	(1,655,760)
Net cash provided by (used in) capital and related financing activities	(79,838)	(1,050,951)	(1,512,877)		(2,899,897)	(5,543,563)
Cash flows from investing activities:						
Interest received	103,920				121,446	225,366
Net cash provided by (used in) investing activities	103,920				121,446	225,366
Net increase (decrease) in cash and cash equivalents	(1,034)	(180,938)	(947,420)	(48,709)	(811,733)	(1,989,834)
Cash and cash equivalents at beginning of year	4,420,410	359,651	1,909,136	4,511,438	4,787,047	15,987,682
Cash and cash equivalents at end of year	\$ 4,419,376	\$ 178,713	\$ 961,716	\$ 4,462,729	\$ 3,975,314	\$ 13,997,848
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:						
Operating income (loss)	\$ (608,688)	\$ 395,683	\$ (206,854)	\$ 685,128	\$ 859,172	\$ 1,124,441
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:						
Depreciation and amortization	171,708	446,367	1,334,174		1,199,878	3,152,127
Changes in assets and liabilities:						
Inventory		23,073				23,073
Prepaid costs and other assets				(39,917)		(39,917)
Deferred outflows of resources - pension	885,098	270,688	640,606	46,523	8,088	1,851,003
Deferred outflows of resources - OPEB	130,406	76,213	98,764	8,948	8,491	322,822
Net OPEB asset	(179,942)	(77,118)	(167,089)	(12,853)	(12,853)	(449,855)
Accounts payable and accrued expenses	61,094	(52,283)	(849,927)	(28,907)	(114,842)	(984,865)
Compensated absences	103,237	(3,678)	143,597	18,938	16,155	278,249
Claims payable				(676,969)		(676,969)
Deferred inflows of resources - pension	75	(83)	1,506	1,031	1,603	4,132
Deferred inflows of resources - OPEB	11,574	(699)	28,557	1,098	1,026	41,556
Net pension liability	(599,678)	(208,150)	(457,877)	(51,729)		(1,317,434)
Net adjustments	583,572	474,330	772,311	(733,837)	1,107,546	2,203,922
Net cash provided by (used in) operating activities	\$ (25,116)	\$ 870,013	\$ 565,457	\$ (48,709)	\$ 1,966,718	\$ 3,328,363
Noncash capital financing activities:						
Issuance of leases and software arrangements		\$ 2,371,330	\$ 924,423			\$ 3,295,753
Write-off of capital assets and right-to-use lease/SBITA assets		\$ 28,387				\$ 28,387

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

Board of Commissioners
Los Angeles County Development Authority
Los Angeles, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Los Angeles County Development Authority (the "LACDA"), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the LACDA's basic financial statements, and have issued our report thereon dated December 9, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the LACDA's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the LACDA's internal control. Accordingly, we do not express an opinion on the effectiveness of the LACDA's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the LACDA's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

December 9, 2025
Melbourne, Florida

Berman Hopkins Wright & LaHam
CPAs and Associates, LLP

STATISTICAL SECTION

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

STATISTICAL SECTION

This part of the Los Angeles County Development Authority's annual comprehensive financial report presents information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the government's overall financial health.

FINANCIAL TRENDS 91

These schedules contain trend information to help the reader understand how the government's financial performance and well-being have changed over time.

REVENUE CAPACITY 98

These schedules contain information to help the reader assess the government's most significant local revenue source.

DEBT CAPACITY 99

These schedules present information to help the reader assess the affordability of the government's current levels of outstanding debt and the government's ability to issue additional debt in the future.

DEMOGRAPHIC AND ECONOMIC INFORMATION 102

These schedules offer demographic and economic indicators to help the reader understand the environment within which the government's financial activities take place.

OPERATING INFORMATION 104

These schedules contain service and infrastructure data to help the reader understand how the information in the government's financial report relates to the services the government provides and the activities it performs.



LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Net Position by Component - Last Ten Fiscal Years (accrual basis of accounting)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Governmental activities										
Net investment in capital assets	\$ 13,185,737	\$ 12,432,927	\$ 18,901,383	\$ 22,973,045	\$ 26,295,814	\$ 28,056,834	\$ 29,812,460	\$ 33,952,068	\$ 37,762,410	\$ 39,061,742
Restricted	722,975,767	676,668,871	607,848,016	522,334,698	507,675,114	587,497,637	458,315,771	347,542,030	268,310,478	279,056,059
Unrestricted	71,616,642	46,150,192	20,907,832	23,612,287	35,511,461	42,820,525	40,727,205	32,299,543	45,129,790	46,029,017
Total net position	\$ 807,778,146	\$ 735,251,990	\$ 647,657,231	\$ 568,920,030	\$ 569,482,389	\$ 658,374,996	\$ 528,855,436	\$ 413,793,641	\$ 351,202,678	\$ 364,146,818
Business-type activities										
Net investment in capital assets	\$ 146,519,693	\$ 136,773,683	\$ 129,470,201	\$ 115,816,808	\$ 110,556,407	\$ 104,716,447	\$ 100,923,037	\$ 95,306,977	\$ 93,867,211	\$ 91,312,812
Restricted	14,352,446	14,221,126	14,129,101	14,065,586	7,020,432	1,720,363	5,719,780	4,460,906	4,423,184	3,119,103
Unrestricted	17,874,272	19,030,442	24,288,733	20,868,805	17,686,164	5,118,694	10,368,296	13,531,950	16,001,513	13,858,747
Total net position	\$ 178,746,411	\$ 170,025,251	\$ 167,888,035	\$ 150,751,199	\$ 135,263,003	\$ 111,555,504	\$ 117,011,113	\$ 113,299,833	\$ 114,291,908	\$ 108,290,662
Primary Government										
Net investment in capital assets	\$ 159,705,430	\$ 149,206,610	\$ 148,371,584	\$ 138,789,853	\$ 136,852,221	\$ 132,773,281	\$ 130,735,497	\$ 129,259,045	\$ 131,629,621	\$ 130,374,554
Restricted	737,328,213	690,889,997	621,977,117	536,400,284	514,695,546	589,218,000	464,035,551	352,002,936	272,733,662	282,175,162
Unrestricted	89,490,914	65,180,634	45,196,565	44,481,092	53,197,625	47,939,219	51,095,501	45,831,493	61,131,303	59,887,764
Total net position	\$ 986,524,557	\$ 905,277,241	\$ 815,545,266	\$ 719,671,229	\$ 704,745,392	\$ 769,930,500	\$ 645,866,549	\$ 527,093,474	\$ 465,494,586	\$ 472,437,480

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Changes in Net Position - Last Ten Fiscal Years (accrual basis of accounting)

	2025	2024	2023	2022	2021
Expenses					
Governmental activities:					
General government	\$ 1,790,040	\$ 2,997,903	\$ 1,853,603	\$ 3,117,660	\$ 567,904
Housing	190,531,326	257,781,252	256,953,062	324,945,641	379,160,360
Economic development	966,374	3,381,967	13,394,731	12,156,257	96,318,013
Community development	58,708,482	58,610,471	46,961,673	60,531,276	56,802,273
Traffic services	2,745,865	2,465,839	2,323,602	2,330,716	2,326,319
Interest on long-term debt	505,587	627,810	470,933	176,725	216,773
Total government activities expenses	255,247,674	325,865,242	321,957,604	403,258,275	535,391,642
Business-type activities:					
Section 8 program	585,960,347	549,582,208	482,254,620	395,443,329	376,943,905
Public housing	41,612,386	39,702,842	33,344,317	30,813,539	30,882,171
Other housing	5,551,562	4,288,594	5,202,611	4,875,639	4,991,203
CDPLAC				1,319,131	1,658,792
Total business-type activities expenses	633,124,295	593,573,644	520,801,548	432,451,638	414,476,071
Total primary government expenses	\$ 888,371,969	\$ 919,438,886	\$ 842,759,152	\$ 835,709,913	\$ 949,867,713
Program Revenues					
Governmental activities:					
Charges for services	\$ 19,504,119	\$ 19,763,225	\$ 18,798,179	\$ 17,147,435	\$ 16,339,245
Operating grants and contributions	272,953,059	374,246,586	387,201,280	409,164,900	435,161,783
Capital grants and contributions					
Total governmental activities program revenues	292,457,178	394,009,811	405,999,459	426,312,335	451,501,028
Business-type activities:					
Charges for services	19,234,755	17,816,841	16,771,443	15,994,970	15,054,746
Operating grants and contributions	608,915,868	566,786,649	502,862,766	423,350,541	413,571,049
Capital grants and contributions	13,181,254	9,260,353	13,142,147	7,962,202	4,284,800
Total business-type activities program revenues	641,331,877	593,863,843	532,776,356	447,307,713	432,910,595
Total primary government program revenues	\$ 933,789,055	\$ 987,873,654	\$ 938,775,815	\$ 873,620,048	\$ 884,411,623
Net (expense) / revenue					
Governmental activities	37,209,504	68,144,569	84,041,855	23,054,060	(83,890,614)
Business-type activities	8,207,582	290,199	11,974,808	14,856,075	18,434,524
Total primary government net expense	\$ 45,417,086	\$ 68,434,768	\$ 96,016,663	\$ 37,910,135	\$ (65,456,090)
General Revenues and Other Changes in Net Position					
Governmental activities:					
Investment income (loss)	37,418,232	25,763,604	(3,857,454)	(24,927,578)	(1,619,551)
Gain (loss) on sale of property & lease/SBITA termination		(5,289,697)	(2,421,036)		8,043
Insurance recoveries			1,743,650		
Transfers	(830,709)	(1,023,717)	(1,019,836)	988,736	(3,390,485)
Total governmental activities	36,587,523	19,450,190	(5,554,676)	(23,938,842)	(5,001,993)
Business-type activities:					
Investment earnings	352,882	435,561	362,900	1,608,670	1,882,490
Gain on sale of property			15,004		
Insurance recoveries		387,739	245,219		
Transfers	830,709	1,023,717	1,019,836	(988,736)	3,390,485
Total business-type activities	1,183,591	1,847,017	1,642,959	619,934	5,272,975
Total primary government	\$ 37,771,114	\$ 21,297,207	\$ (3,911,717)	\$ (23,318,908)	\$ 270,982
Change in Net Position					
Governmental activities	\$ 73,797,027	\$ 87,594,759	\$ 78,487,179	\$ (884,782)	\$ (88,892,607)
Business-type activities	9,391,173	2,137,216	13,617,767	15,476,009	23,707,499
Total primary government	\$ 83,188,200	\$ 89,731,975	\$ 92,104,946	\$ 14,591,227	\$ (65,185,108)

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Changes in Net Position - Last Ten Fiscal Years (accrual basis of accounting)

	2020	2019	2018	2017	2016
Expenses					
Governmental activities:					
General government	\$ 2,291,048	\$ 2,187,542	\$ 2,803,179	\$ 2,242,060	\$ 11,738,327
Housing	162,860,678	112,292,273	57,833,721	67,190,627	57,196,903
Economic development	5,133,365	4,500,735	3,454,263	2,183,750	1,477,105
Community development	76,560,540	61,309,030	54,250,382	49,720,611	69,478,969
Traffic services	2,416,089	2,362,136	2,205,696	2,632,595	2,862,723
Interest on long-term debt	249,782	555,017	664,950	748,466	830,052
Total government activities expenses	249,511,502	183,206,733	121,212,191	124,718,109	143,584,079
Business-type activities:					
Section 8 program	363,117,764	314,731,935	301,122,863	299,167,327	272,186,686
Public housing	31,513,140	25,192,440	25,294,307	25,582,030	26,039,497
Other housing	4,869,765	4,864,480	4,104,471	3,993,129	
CDPLAC	1,707,021	1,738,252	1,768,750	1,799,675	1,827,127
Total business-type activities expenses	401,207,690	346,527,107	332,290,391	330,542,161	300,053,310
Total primary government expenses	\$ 650,719,192	\$ 529,733,840	\$ 453,502,582	\$ 455,260,270	\$ 443,637,389
Program Revenues					
Governmental activities:					
Charges for services	\$ 14,899,757	\$ 13,927,765	\$ 13,424,682	\$ 14,489,871	\$ 13,043,325
Operating grants and contributions	354,926,429	275,283,870	173,316,221	91,893,872	90,232,440
Capital grants and contributions					450,000
Total governmental activities program revenues	369,826,186	289,211,635	186,740,903	106,383,743	103,725,765
Business-type activities:					
Charges for services	14,768,427	14,167,900	13,345,797	12,875,572	12,273,564
Operating grants and contributions	374,410,041	329,460,096	314,299,590	317,757,507	287,137,215
Capital grants and contributions	4,545,291	5,911,481	3,160,718	4,147,073	3,251,292
Total business-type activities program revenues	393,723,759	349,539,477	330,806,105	334,780,152	302,662,071
Total primary government program revenues	\$ 763,549,945	\$ 638,751,112	\$ 517,547,008	\$ 441,163,895	\$ 406,387,836
Net (expense) / revenue					
Governmental activities	120,314,684	106,004,902	65,528,712	(18,334,366)	(39,858,314)
Business-type activities	(7,483,931)	3,012,370	(1,484,286)	4,237,991	2,608,761
Total primary government net expense	\$ 112,830,753	\$ 109,017,272	\$ 64,044,426	\$ (14,096,375)	\$ (37,249,553)
General Revenues and Other Changes in Net Position					
Governmental activities:					
Investment income (loss)	6,221,356	5,492,450	(1,945,659)	(1,457,032)	2,280,398
Gain (loss) on sale of property & lease/SBITA termination	1,283,413	51,347	141,890		
Insurance recoveries		1,500,000	2,029,672	5,831,509	
Share in net income (losses) of JPA	335,623	378,778	228,367	494,774	498,057
Transfers	1,364,484	1,634,318	1,469,202	520,975	(188,329)
Total governmental activities	9,204,876	9,056,893	1,923,472	5,390,226	2,590,126
Business-type activities:					
Investment earnings	2,138,542	2,333,228	2,262,971	2,194,037	1,905,391
Insurance recoveries	1,254,264				
Transfers	(1,364,484)	(1,634,318)	(1,469,202)	(520,975)	188,329
Total business-type activities	2,028,322	698,910	793,769	1,673,062	2,093,720
Total primary government	\$ 11,233,198	\$ 9,755,803	\$ 2,717,241	\$ 7,063,288	\$ 4,683,846
Change in Net Position					
Governmental activities	\$ 129,519,560	\$ 115,061,795	\$ 67,452,184	\$ (12,944,140)	\$ (37,268,188)
Business-type activities	(5,455,609)	3,711,280	(690,517)	5,911,053	4,702,481
Total primary government	\$ 124,063,951	\$ 118,773,075	\$ 66,761,667	\$ (7,033,087)	\$ (32,565,707)



LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Fund Balances of Governmental Funds - Last Ten Fiscal Years (modified accrual basis of accounting)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
General Fund										
Nonspendable	\$ 3,315,097	\$ 3,994,537	\$ 3,195,966	\$ 3,536,173	\$ 3,330,608	\$ 3,408,137	\$ 3,488,870	\$ 3,387,904	\$ 3,340,321	\$ 3,182,883
Restricted	76,505,015	73,361,333	62,312,970	56,040,705	63,862,210	62,743,730	79,117,573	52,328,361	52,584,561	56,381,862
Unassigned	76,618,962	37,569,714	3,734,669	6,264,047	25,067,911	29,126,053	22,131,514	16,988,700	27,256,387	28,873,762
Total General Fund	\$ 156,439,074	\$ 114,925,584	\$ 69,243,605	\$ 65,840,925	\$ 92,260,729	\$ 95,277,920	\$ 104,737,957	\$ 72,704,965	\$ 83,181,269	\$ 88,438,507
All Other Governmental Funds										
Nonspendable							\$ 25,909	\$ 287	\$ 140	\$ 301
Restricted	651,781,935	616,249,602	555,382,650	461,257,091	427,878,071	524,753,907	379,198,198	295,213,669	215,725,917	222,674,197
Unassigned				(538,442)	(419,123)					(294,683)
Total All Other Governmental Funds	\$ 651,781,935	\$ 616,249,602	\$ 555,382,650	\$ 460,718,649	\$ 427,458,948	\$ 524,753,907	\$ 379,224,107	\$ 295,213,956	\$ 215,726,057	\$ 222,379,815

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Changes in Fund Balances of Governmental Funds - Last Ten Fiscal Years (modified accrual basis of accounting)

	2025	2024	2023	2022	2021
Revenues:					
Intergovernmental	\$ 257,387,585	\$ 360,382,234	\$ 375,699,180	\$ 413,651,811	\$ 417,077,843
Charges for services	18,778,799	18,984,863	17,851,349	16,248,159	15,451,338
Rentals	725,320	778,362	946,830	899,276	887,907
Investment income (loss)	51,874,809	37,022,804	8,659,920	(16,888,911)	6,008,030
Contributions	1,013,183	1,016,768	2,572,496		7,222,820
Other revenues	2,509,776	10,817,560	2,526,726	696,004	2,012,222
Total revenues	332,289,472	429,002,591	408,256,501	414,606,339	448,660,160
Expenditures:					
General government	509,189	841,228	793,943	2,961,334	258,928
Housing	189,069,302	255,510,782	251,645,108	330,118,626	375,567,273
Economic development	1,152,116	1,637,824	14,330,095	14,130,641	103,356,409
Community development	58,417,955	58,505,047	47,708,736	59,113,718	62,279,653
Traffic services	2,720,784	2,455,297	2,313,855	2,330,248	2,309,773
Capital outlay	698,429	2,262,040	2,684,945		8,824
Debt service:					
Principal	1,489,456	1,621,246	3,020,498	1,570,000	1,568,000
Interest	539,314	632,242	400,520	193,457	232,965
Total expenditures	254,596,545	323,465,706	322,897,700	410,418,024	545,581,825
Excess (deficiency) of revenues over expenditures	77,692,927	105,536,885	85,358,801	4,188,315	(96,921,665)
Other financing sources (uses):					
Issuance of debt	183,605		10,300,000		
Insurance recoveries			1,743,650		
Sale of property			1,220,264		
Loss due to lease termination		(218,490)			
Subscription revenues		107,514	1,125,655		
Transfers in (out)	(830,709)	1,123,022	(1,681,689)	2,211,229	(3,390,485)
Net other financing sources (uses)	(647,104)	1,012,046	12,707,880	2,211,229	(3,390,485)
Change in fund balances	\$ 77,045,823	\$ 106,548,931	\$ 98,066,681	\$ 6,399,544	\$(100,312,150)
Debt service as a percentage of noncapital expenditures	0.80%	0.70%	1.10%	0.40%	0.30%

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Changes in Fund Balances of Governmental Funds - Last Ten Fiscal Years (modified accrual basis of accounting)

	2020	2019	2018	2017	2016
Revenues:					
Intergovernmental	\$ 343,402,394	\$ 266,430,555	\$ 165,044,218	\$ 88,522,197	\$ 78,290,291
Charges for services	14,046,168	13,001,370	12,535,930	13,577,853	12,155,144
Rentals	853,589	926,395	888,752	912,019	888,181
Investment income (loss)	18,734,877	16,002,336	5,218,408	4,031,862	9,411,503
Contributions	165,516	4,697,836			1,138,000
Other revenues	3,995,118	1,417,877	1,588,470	1,562,252	6,076,571
Total revenues	381,197,662	302,476,369	185,275,778	108,606,183	107,959,690
Expenditures:					
General government	994,311	1,990,079	2,645,496	2,094,517	14,917,438
Housing	160,543,207	113,092,750	54,494,494	67,532,459	56,757,839
Economic development	7,243,648	5,968,153	4,309,382	2,806,389	2,146,702
Community development	75,804,218	60,000,659	52,664,125	48,640,072	67,169,442
Traffic services	2,404,760	2,353,795	2,198,010	2,641,087	2,856,830
Capital outlay			307,104	366,772	460,545
Debt service:					
Principal	1,564,000	7,922,000	2,660,000	2,581,000	2,507,000
Interest	236,708	733,494	702,312	784,046	858,559
Total expenditures	248,790,852	192,060,930	119,980,923	127,446,342	147,674,355
Excess (deficiency) of revenues over expenditures	132,406,810	110,415,439	65,294,855	(18,840,159)	(39,714,665)
Other financing sources (uses):					
Issuance of debt		3,120,000	511,000	672,000	50,000
Insurance recoveries	421,794		2,029,672	5,831,509	
Sale of property	1,755,449	739,740	141,890		
Loss due to lease termination					
Subscription revenues					
Transfers in (out)	1,485,710	1,767,964	1,034,178	425,654	
Net other financing sources (uses)	3,662,953	5,627,704	3,716,740	6,929,163	50,000
Change in fund balances	\$ 136,069,763	\$ 116,043,143	\$ 69,011,595	\$ (11,910,996)	\$ (39,664,665)
Debt service as a percentage of noncapital expenditures	0.70%	4.50%	2.80%	2.60%	2.30%

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Revenue by Source

The Los Angeles County Development Authority does not have a revenue category that can be categorized as "own source". A majority of revenues earned by LACDA is received through funding from HUD of the federal government with other funding received from state and county governments.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Ratios of Outstanding Debt by Type - Last Ten Fiscal Years

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Governmental activities:										
General revenue bonds	\$ 29,725,000	\$ 30,430,000	\$ 31,105,000	\$ 31,140,000						
Unamortized premium on bonds payable	3,507,118	3,566,362	3,608,060	3,630,741						
Lease liability	1,481,643	65,653	75,634	186,406	414,261	612,673	738,475	980,336	29,255	611,243
Subscription liability	3,560,711	4,072,572	1,292,092							
Direct borrowing:										
Section 108 notes payable	10,946,000	12,048,000	13,446,000	5,882,000	7,452,000	9,020,000	10,584,000	15,386,000	17,535,000	19,444,000
Total	\$ 49,220,472	\$ 50,182,587	\$ 49,526,786	\$ 40,839,147	\$ 7,866,261	\$ 9,632,673	\$ 11,322,475	\$ 16,366,336	\$ 17,564,255	\$ 20,055,243
Business-type activities:										
Lease revenue bonds					\$ 31,930,000	\$ 32,705,000	\$ 33,440,000	\$ 34,140,000	\$ 34,805,000	\$ 35,440,000
Lease liability				1,058,746						
Subscription liability	221,402	345,664	242,815							
Direct borrowing:										
Notes payable	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,016,725
Total	\$ 2,421,402	\$ 2,545,664	\$ 2,442,815	\$ 3,258,746	\$ 34,130,000	\$ 34,905,000	\$ 35,640,000	\$ 36,340,000	\$ 37,005,000	\$ 37,456,725
Total Primary Government	\$ 51,641,874	\$ 52,728,251	\$ 51,969,601	\$ 44,097,893	\$ 41,996,261	\$ 44,537,673	\$ 46,962,475	\$ 52,706,336	\$ 54,569,255	\$ 57,511,968
Percentage of Personal Income*	0.006%	0.006%	0.006%	0.006%	0.006%	0.006%	0.007%	0.009%	0.009%	0.011%
Per Capita*	5.34	5.42	5.24	4.27	4.09	4.32	4.52	5.10	5.30	5.61

*See the Schedule of Demographic and Economic Statistics for personal income and population data applicable to Los Angeles County.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Ratios of General Revenue Bonds - Governmental Activities

Last Ten Fiscal Years

Fiscal Year	General Revenue Bonds ***	Unamortized Premium on Bonds Payable	Percentage of Charges for services*	Per Capita**
2025	\$ 29,725,000	\$ 3,507,118	N/A	3.07
2024	30,430,000	3,566,362	N/A	3.13
2023	31,105,000	3,608,060	N/A	3.14
2022	31,140,000	3,630,741	N/A	3.01

* See changes in Net Position

**See demographics for Los Angeles County

***Bonds issued in fiscal year 2022

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Ratios of Lease Revenue Bonds - Business-type Activities

Last Ten Fiscal Years

Fiscal Year	Lease Revenue Bonds	Percentage of Charges for services*	Per Capita**
2021	\$ 31,930,000	N/A	3.11
2020	32,705,000	N/A	3.17
2019	33,440,000	N/A	3.22
2018	34,140,000	N/A	3.30
2017	34,805,000	N/A	3.38
2016	35,440,000	N/A	3.46

* See changes in Net Position

**See demographics for Los Angeles County

(1) The lease revenue bonds was paid off in fiscal year 2022.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Demographic and Economic Statistics - Last Ten Fiscal Years

Fiscal Year	Los Angeles County					Southern California				
	Population (000)	Household (000)	Unemployment rate (%)	Total Personal income (in millions)	New Homes Permitted	Population (000)	Household (000)	Unemployment rate (%)	Total Personal income (in millions)	New Homes Permitted
2025	9,668	3,467	5.10%	860,000	25,241	21,570	7,532	4.00%	1,821,700	61,107
2024	9,726	3,450	5.20%	826,000	25,148	21,616	7,483	4.10%	1,741,900	59,746
2023	9,913	3,423	5.20%	836,000	21,805	21,826	7,381	4.10%	1,696,600	57,344
2022	10,331	3,398	7.60%	728,000	21,223	22,320	7,332	5.20%	1,499,800	56,529
2021	10,279	3,379	8.80%	685,000	22,841	22,424	7,248	7.40%	1,397,700	53,077
2020	10,301	3,369	16.10%	687,000	22,930	22,492	7,253	11.20%	1,422,900	56,779
2019	10,384	3,355	4.90%	652,200	17,235	22,523	7,203	5.00%	1,346,000	49,718
2018	10,332	3,339	4.90%	619,400	17,795	22,374	7,157	4.90%	1,278,800	51,856
2017	10,300	3,323	5.00%	587,755	18,803	22,341	7,109	4.90%	1,196,912	53,732
2016	10,254	3,308	6.20%	545,100	19,936	22,153	7,077	4.90%	1,136,900	53,444

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Ten Largest Industries* - Current Year and Nine Years Ago

Industry	June 30, 2025			June 30, 2016		
	Number of Employees	Rank	Percentage of Total	Number of Employees	Rank	Percentage of Total
Educational & Health Services	1,007,200	1	21.88%	761,900	2	17.37%
Trade, Transportation & Utilities	802,500	2	17.43%	825,300	1	18.80%
Professional & Business Services	644,800	3	14.00%	600,300	3	13.69%
Government	609,400	4	13.23%	578,300	4	13.19%
Leisure & Hospitality	542,200	5	11.77%	513,000	5	11.70%
Manufacturing	297,200	6	6.45%	363,100	6	8.28%
Financial Activities	202,600	7	4.40%	219,700	8	5.01%
Information	189,900	8	4.12%	230,500	7	5.26%
Other Services	156,500	9	3.40%	152,600	9	3.48%
Construction	146,400	10	3.18%	133,200	10	3.04%
Ten largest industries	4,598,700		99.86%	4,377,900		99.82%
All Other Industries	6,600		0.14%	8,000		0.18%
Total industries	4,605,300		100.00%	4,385,900		100.00%

* LACDA is a special district agency and does not have the type of demographic and economic information required for this section. As an alternative, we are providing County of Los Angeles' ten largest industries by employment based on the most recent information available.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY
Full-Time Equivalent Employees by Division - Last Ten Fiscal Years

Division	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Administration & Internal Services	135	133	94	93	89	89	91	96	96	96
Housing Operations & Capital Fund	122	120	118	117	123	128	133	133	136	130
Housing Assistance	313	300	303	219	204	217	211	209	200	188
Housing Investment & Finance	63	63	60	58	60	59	49	43	43	42
Community Development	52	54	86	92	89	90	74	76	74	82
Special Programs	24	23	27	23	23	27	22	22	32	35
TOTAL	709	693	688	602	588	610	580	579	581	573

Sources: LACDA's FY2025-2026 Annual Budget

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Operating Indicators by Function - Last Ten Fiscal Years

Function	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Section 8 Program										
Authorized Units	26,827	26,840	25,961	25,726	25,261	25,114	24,832	24,324	24,086	23,812
Units under contract	24,261	23,826	23,317	22,965	23,243	23,326	22,747	22,639	23,704	23,528
Public Housing										
Households	2,920	2,859	2,898	2,923	2,912	2,924	2,926	2,919	2,915	2,918
Tenants	6,034	6,273	6,168	6,356	6,482	6,521	6,601	6,516	6,528	6,410
Housing Development										
Homes Built	1,940	1,733	1,005	537	802	291	373	412	457	270
Homes Rehabilitated	178	231	155	218	105	162	272	306	333	657
Home Ownership Loans	36	17	15	34	24	52	57	44	64	33
Economic Development										
Business Loans Funded*			2	22	390	98	4	5	4	4
Commercial Storefronts Renovated*				5	5	17	10	27	27	19
Community Development										
Program Reviews	305	341	369	369	551	251	201	221	253	275
Single Audits	39	41	34	34	21	18	24	27	26	42
Community meetings	2	2	3	1	1	1	1	1	7	2

Sources: LACDA's various divisions

* This function has moved to the County of Los Angeles in FY2022.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Capital Assets by Function - Last Ten Fiscal Years

Function	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Public Housing										
Apartment Units	3,107	3,113	3,148	3,174	3,162	3,179	3,182	3,174	3,151	3,049

Sources: LACDA's Housing Management Division

Emilio Salas, Executive Director

Los Angeles County Development Authority

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