



CITY OF SANTA FE SPRINGS
MEETINGS OF THE HOUSING SUCCESSOR, SUCCESSOR AGENCY,
AND CITY COUNCIL
AGENDA

TUESDAY, JUNE 3, 2025
AT 6:00 P.M.

CITY HALL COUNCIL CHAMBERS
11710 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670

CITY COUNCIL

William K. Rounds, Mayor
Joe Angel Zamora, Mayor Pro Tem
Annette Rodriguez, Councilmember
Juanita Martin, Councilmember
John M. Mora, Councilmember

CITY MANAGER
René Bobadilla, P.E.

CITY ATTORNEY
Rick Olivarez

CITY STAFF

Assistant City Manager
Fire Chief
Police Chief
Director of Community Development
Director of Community Services
Director of Finance
Director of Parks & Recreation
Director of Police Services
Director of Public Works
City Clerk

Nicholas Razo
Chad Van Meeteren
Aviv Bar
Cuong Nguyen
Maricela Balderas
Julio Morales
Gus Hernandez
Arlene Salazar
James Enriquez
Fernando N. Muñoz

NOTICES

This City Council Meeting ("Council") will be held in person and will meet at City Hall – City Council Chambers, 11710 E. Telegraph Road, Santa Fe Springs, California. The meeting will be live streamed on the City's YouTube Channel and can be accessed on the City's website via the following link:

https://santafesprings.gov/city_council/city_council_meetings/index.php

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

SB 1439: Effective January 1, 2025, City Council Members are subject to SB 1439 and cannot participate in certain decisions for a year after accepting campaign contributions of more than \$500 from an interested person. The Council Member would need to disclose the donation and abstain from voting.

Public Comments: The public is encouraged to address City Council on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the City Council on the day of the meeting, please fill out a speaker card provided at the door and submit it to City Clerk staff. You may also submit comments in writing by sending them to the City Clerk's Office at cityclerk@santafesprings.gov. All written comments received by 12:00 p.m. the day of the City Council Meeting will be distributed to the City Council and made a part of the official record of the meeting. Written comments will not be read at the meeting, only the name of the person submitting the comment will be announced. Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

Council Meeting Start Times: If there is a closed session or study session scheduled on the agenda, the regular meeting shall be scheduled to start at 5:00 p.m. and open session shall start at 6:00 p.m. If there is no closed session or study session scheduled on the agenda, the regular meeting shall be scheduled to start at 6:00 p.m.

Please Note: Staff reports and supplemental attachments are available for inspection online and at the office of the City Clerk in City Hall, during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Thursday. Telephone: (562) 868-0511.

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

INTRODUCTIONS

PRESENTATIONS

1. RECOGNITION OF SANTA FE SPRINGS WOMEN'S CLUB (CITY MANAGER)
2. BUDGET PRESENTATION: CAPITAL IMPROVEMENT PROJECTS AND SPECIAL FUNDS (FINANCE)

CHANGES TO AGENDA

PUBLIC COMMENTS ON NON-AGENDA & NON-PUBLIC HEARING AGENDA ITEMS

At this time, the general public may address the City Council on both non-agenda *and* non-public hearing agenda items. Comments relating to public hearing items will be heard during the public hearing. Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per speaker. State Law prohibits the City Council from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the City Council.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

PUBLIC HEARING – NONE

OLD BUSINESS – NONE

REGULAR BUSINESS – NONE

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine. Any items a Councilmember wishes to discuss should be designated at this time. All other items may be approved in a single motion. Such approval will also waive the reading of any Ordinance.

HOUSING SUCCESSOR

3. **MINUTES OF THE MAY 6, 2025 HOUSING SUCCESSOR MEETINGS
(CITY CLERK)**

RECOMMENDATION: It is recommended that the Housing Successor:

- 1) Approve the minutes as submitted.

SUCCESSOR AGENCY

4. **MINUTES OF THE MAY 6, 2025 SUCCESSOR AGENCY MEETINGS
(CITY CLERK)**

RECOMMENDATION: It is recommended that the Successor Agency:

- 1) Approve the minutes as submitted.

CITY COUNCIL

5. **MINUTES OF THE MAY 6, 2025 CITY COUNCIL MEETINGS (CITY CLERK)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the minutes as submitted.

6. **FOURTH AMENDMENT TO EMPLOYMENT AGREEMENT WITH CITY MANAGER
(CITY ATTORNEY)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the Fourth Amendment to Employment Agreement Between the City of Santa Fe Springs and René Bobadilla.

7. **JOINT PARTICIPATION AGREEMENT WITH THE CITY OF LA MIRADA FOR
SLURRY SEAL OF VALLEY VIEW AVENUE FROM ROSECRANS AVENUE TO
ALONDRA BOULEVARD AND FROM PARK PLACE TO ARTESIA BOULEVARD
(PUBLIC WORKS)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the Joint Participation Agreement between the City of La Mirada and the City of Santa Fe Springs; and
- 2) Authorize the Mayor to execute the Joint Participation Agreement with the City of La Mirada; and
- 3) Approve adding the Valley View Avenue from Rosecrans Avenue to Alondra Boulevard and from Park Place to Artesia Boulevard Street Improvements Project to the Capital Improvement Plan; and
- 4) Appropriate \$175,500 from the Measure SFS Fund to the subject project; and
- 5) Take such additional, related action that may be desirable.

8. **AUTHORIZE THE EXECUTION OF AGREEMENT HI-25-011 WITH THE COUNTY OF LOS ANGELES FOR MEASURE A LOCAL SOLUTIONS FUNDING (POLICE SERVICES)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Authorize the City Manager to sign the Local Solutions Fund Agreement HI-25-011 ("Agreement") with the County of Los Angeles to receive \$554,419 for FY 2025/26 and an adjusted amount annually thereafter; and
- 2) Authorize the City Manager to execute any non-substantive amendments to the Agreement with City Attorney approval; and
- 3) Take such additional, related action that may be desirable.

9. **TREASURER'S REPORT OF INVESTMENTS FOR THE QUARTER ENDED MARCH 31, 2025 (FINANCE)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Receive and file the report.

APPOINTMENTS TO BOARDS, COMMITTEES, AND COMMISSIONS

COUNCIL COMMENTS/AB1234 COUNCIL CONFERENCE REPORTING

Council member announcements; requests for future agenda items; conference/meetings reports. Members of the City Council will provide a brief report on meetings attended at the expense of the local agency as required by Government Code Section 53232.3(d).

ADJOURNMENT

I, Fernando N. Muñoz, City Clerk for the City of Santa Fe Springs hereby certify that a copy of this agenda has been posted no less than 72 hours at the following locations; City's website at www.santafesprings.gov; Santa Fe Springs City Hall, 11710 Telegraph Road; Santa Fe Springs City Library, 11700 Telegraph Road; and the Town Center Plaza (Kiosk), 11740 Telegraph Road.

FOR ITEM NO. 3, PLEASE SEE ITEM NO. 5

FOR ITEM NO. 4, PLEASE SEE ITEM NO. 5



CITY OF SANTA FE SPRINGS

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members
FROM: René Bobadilla, P.E., City Manager
BY: Fernando N. Muñoz, City Clerk
SUBJECT: MINUTES OF THE MAY 6, 2025 CITY COUNCIL MEETINGS
DATE: June 3, 2025

RECOMMENDATION(S):

It is recommended that the City Council:

- 1) Approve the minutes as submitted.

FISCAL IMPACT

N/A

BACKGROUND

Staff has prepared minutes for the following meeting:

- Regular Meeting of May 6, 2025

ANALYSIS

N/A

ENVIRONMENTAL

N/A

DISCUSSION

N/A

SUMMARY/NEXT STEPS

N/A

ATTACHMENT(S):

A. May 6, 2025 Regular Meeting Minutes

<u>ITEM STATUS:</u>	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐



APPROVED:

MINUTES OF THE MEETINGS OF THE CITY COUNCIL

May 6, 2025

CALL TO ORDER

Mayor Rounds called the meeting to order at 6:02 p.m.

ROLL CALL

Members present: Councilmembers/Directors: Mora, Martin, Rodriguez, Mayor Pro Tem/Vice Chair Zamora, and Mayor/Chair Rounds.

Members absent: None

PUBLIC COMMENTS ON CLOSED SESSION ITEMS

None

INVOCATION

Cindy Jarvis led the invocation.

PLEDGE OF ALLEGIANCE

Councilmember Mora led the pledge of allegiance.

INTRODUCTIONS

Mayor Rounds introduced the following members from the Chamber of Commerce:

1. Debbie Wade – Tepeyac Restaurant & Tequila Sports Bar
2. Diego De Lama – State Farm Insurance
3. Kathie Fink – SFS Chamber CEO

PRESENTATIONS

1. **PROCLAMATION – “SANTA FE SPRINGS HISTORY DAY” – 68TH ANNIVERSARY (COMMUNITY SERVICES)**
2. **PROCLAMATION – MENTAL HEALTH AWARENESS MONTH (COMMUNITY SERVICES)**
3. **PROCLAMATION – AUTISM AWARENESS MONTH (COMMUNITY SERVICES)**
4. **PROCLAMATION – NATIONAL POLICE WEEK (POLICE SERVICES)**

**5. RECOGNITION OF MAYOR’S PRAYER BREAKFAST SPONSORS
(PARKS & RECREATION)**

CHANGES TO AGENDA

City Attorney, Rick Olivarez announced that there was a need to add a walk-on item to the consent calendar as Item No. 15 on the agenda. Council unanimously agreed to add the item.

PUBLIC COMMENTS

The following people spoke during Public Comments: 1) Lee Squire and 2) Isabel Cervantes.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

None.

PUBLIC HEARING

6. INTRODUCTION OF ORDINANCE NO. 1159 – AMENDING SECTIONS 155.862, 155.863, AND 155.813 OF THE SANTA FE SPRINGS MUNICIPAL CODE TO CHANGE PUBLIC HEARING NOTICING REQUIREMENTS FROM TEN (10) TO TWENTY (20) DAYS (COMMUNITY DEVELOPMENT)

RECOMMENDATION: It is recommended that the City Council:

- 1) Open the Public Hearing; and
- 2) Receive comments from the public wishing to speak on this matter and thereafter close the Public Hearing; and
- 3) Find and determine that the Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); and
- 4) Introduce by title only and waive further reading of Ordinance No. 1159:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AMENDING SECTIONS 155.862, 155.863, AND 155.813 OF THE SANTA FE SPRINGS MUNICIPAL CODE TO CHANGE PUBLIC HEARING NOTICING REQUIREMENT FROM TEN (10) TO TWENTY (20) DAYS; and

- 5) Take such additional, related action that may be desirable.

Mayor Rounds opened the public hearing at: 6:43 p.m.

There were no speakers.

Mayor Rounds closed the public hearing at: 6:43 p.m.

It was moved by Councilmember Martin, seconded by Councilmember Rodriguez, to find and determine that the Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), introduce by title only and waive further reading of Ordinance No. 1159, and take such additional, related action that may be desirable, by the following vote:

Ayes: Mora, Martin, Rodriguez, Zamora, Rounds
Noes: None
Absent: None
Recuse: None

REGULAR BUSINESS – NONE

OLD BUSINESS

7. BOXCAR MURAL SUBMISSIONS (COMMUNITY SERVICES)

RECOMMENDATION: It is recommended that the City Council:

- 1) Review and approve the Boxcar Mural winner submission; and
- 2) Authorize the Director of Community Services to contract with a professional artist to digitize the artwork for vinyl wrap production and installation on the boxcar; and
- 3) Authorize the allocation of funds from the Public Art and Art Education Program (10511001) for all expenses related to the Boxcar Mural Project; and
- 4) Take such additional, related action that may be desirable.

Council provided comments on the art submissions. Councilmember Martin commented on the traffic signal boxes that are currently installed and have artwork. She would like to make sure that the current ones are properly maintained. Councilmember Mora stated that the boxcar mural needs to be special and reflective of the entire community. Community Services Manager, Ed Ramirez commented that staff is working on a maintenance plan to address traffic signal box maintenance.

It was moved by Councilmember Rodriguez, seconded by Councilmember Mora, to review and approve the Boxcar Mural winner submission, authorize the Director of Community Services to contract with a professional artist to digitize the artwork for vinyl wrap production and installation on the boxcar, authorize the allocation of funds from the Public Art and Art Education Program (10511001) for all expenses related to the Boxcar Mural Project, and take such additional, related action that may be desirable, by the following vote:

Ayes: Mora, Martin, Rodriguez, Zamora, Rounds
Noes: None
Absent: None
Recuse: None

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine. Any items a Councilmember wishes to discuss should be designated at this time. All other items may be approved in a single motion. Such approval will also waive the reading of any ordinance.

HOUSING SUCCESSOR

8. MINUTES OF THE APRIL 1, 2025 HOUSING SUCCESSOR MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Housing Successor:

- 1) Approve the minutes as submitted.

SUCCESSOR AGENCY

9. MINUTES OF THE APRIL 1, 2025 SUCCESSOR AGENCY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Successor Agency:

- 1) Approve the minutes as submitted.

CITY COUNCIL

10. MINUTES OF THE APRIL 1, 2025 CITY COUNCIL MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the minutes as submitted.

11. REGIONAL TRAINING GROUP CIVILIAN ASSISTANT PLANNING COORDINATOR (PART TIME): AUTHORIZATION TO ADVERTISE REQUEST FOR PROPOSALS (FIRE)

RECOMMENDATION: It is recommended that the City Council:

- 1) Authorize the Fire Chief to advertise a Request for Proposals to fill a 2023 State Homeland Security Program grant funded Regional Training Group (RTG) Civilian Assistant Planning Coordinator (Part Time) position; and
- 2) Take such additional, related, action that may be desirable.

12. DEFERRED COMPENSATION 401(A) PROGRAM (HUMAN RESOURCES)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the amendment to the City's existing 401(a) benefit plan for all Associations pertaining to the City's Deferred Compensation program.

13. SAFETY SERVICES INFRASTRUCTURE NEEDS ASSESSMENT – AWARD OF PROFESSIONAL SERVICES AGREEMENT FOR ARCHITECTURAL DESIGN SERVICES (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Award a Professional Services Agreement to Westgroup Designs, Inc. for architectural services for the Safety Services Infrastructure Needs Assessment for a total not-to-exceed fee of \$99,880; and
- 2) Authorize the City Manager to execute the agreement; and
- 3) Appropriate \$100,000 from the Utility Users Tax (UUT) Capital Projects Reserve Fund for the project; and
- 4) Take such additional, related action that may be desirable.

14. AUTHORIZE THE PURCHASE OF HANDHELD RADIOS AND REPEATERS FOR POLICE SERVICES, PUBLIC WORKS, AND PARKS & RECREATION (POLICE SERVICES)

RECOMMENDATION: It is recommended that the City Council:

- 1) Authorize the Director of Police Services to issue a purchase order to CommLine, Inc. in an amount not-to-exceed \$87,277 to facilitate the procurement of (80) Kenwood NX 1300 handheld radios, (3) Kenwood VP 8000 emergency radios, and (2) DMR/UHF repeaters including hardware, wiring materials, programming and installation; and
- 2) Authorize a budget transfer from Parks and Recreation Contractual Services 10106110-542050 in the amount of \$10,000 and Public Works-Street Maintenance Supplies 10432001-521000 in the amount of \$50,000 to Public Safety Officer Patrol-Miscellaneous Equipment Replacement 10102220-523030 for the above listed services; and
- 3) Appropriate \$27,277 from the General Fund to cover the remaining costs related to the above purchase and installation costs; and
- 4) Take such additional, related action that may be desirable.

15. UPDATE CERTIFICATE OF ACCOUNT RESOLUTIONS LISTING AUTHORIZED INDIVIDUALS WITH THE BMO BANK, N.A. (FINANCE)

RECOMMENDATION: It is recommended that the City Council:

- 1) Update the City's Certificate of Account Resolutions with BMO Bank N.A.; and
- 2) Authorized Resolution designating list of approved City officials with BMO Bank N.A.; and
- 3) Take any additional actions necessary.

It was moved by Mayor Pro Tem Zamora, seconded by Councilmember Martin, to approve the consent calendar, by the following vote:

Ayes:	Mora, Martin, Rodriguez, Zamora, Rounds
Noes:	None
Absent:	None
Recuse:	None

APPOINTMENTS TO BOARDS, COMMITTEES, AND COMMISSIONS

Councilmember Mora appointed Angel Corona to the Youth Leadership Committee.

COUNCIL COMMENTS/AB1234 COUNCIL CONFERENCE REPORTING

Councilmember Mora reported visiting a business development in Scottsdale, AZ with Council in order to obtain inspiration for a similar project in the city. He commented on the successful Superhero 5K and Mayor's Prayer Breakfast events.

Councilmember Martin echoed Councilmember Mora's sentiments. She complimented staff on working to fix the water issue and wished everyone in attendance a happy Mother's Day.

Councilmember Rodriguez thanked everyone for the birthday wishes. She talked about Artfest and Superhero 5K, and thanked staff for all of their hard work. She highlighted the SFS Court participants and wished everyone a happy Mother's Day.

Mayor Pro Tem Zamora wished everyone in attendance a happy Mother's Day. He reported about the trip to Scottsdale, AZ and his attendance at a Southern California Association of Governments meeting.

City Manager, René Bobadilla called upon Director of Finance, Julio Morales to provide a brief update on the water billing issues. Councilmember Martin asked if paramedic billing was affected, to which Director Morales responded no.

Mayor Rounds talked about the water billing issues and thanked staff for working to resolve them. He commented on future development projects and wished everyone in attendance a happy Mother's Day.

ADJOURNMENT

Mayor Rounds adjourned the meeting at 7:27 p.m.

William K. Rounds
Mayor

ATTEST:

Fernando N. Muñoz
City Clerk

Date



CITY OF SANTA FE SPRINGS

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

FROM: René Bobadilla, P.E., City Manager

BY: Rick Olivarez, City Attorney

SUBJECT: FOURTH AMENDMENT TO EMPLOYMENT AGREEMENT WITH CITY MANAGER

DATE: June 3, 2025

RECOMMENDATION(S):

It is recommended that the City Council:

- 1) Approve the Fourth Amendment to Employment Agreement Between the City of Santa Fe Springs and René Bobadilla.

FISCAL IMPACT

The cost for the revisions as set forth in the Amendment are incorporated into the fiscal year 2025-26 budget.

BACKGROUND

As provided under Section 5(B) of Employment Agreement Between the City of Santa Fe Springs and René Bobadilla ("Agreement"), on August 22, 2025, the Santa Fe Springs City Council ("City Council") completed its annual salary and performance review of City Manager Rene Bobadilla ("Bobadilla"). As part of the review, the City Council entered into negotiations with Bobadilla and the attached Fourth Amendment to the Agreement reflects the agreed-upon terms. The Amendment includes the following salient amendments:

- Increases Bobadilla's base annual salary to \$359,100 effective as of June 3, 2025.
- Increases Bobadilla's annual vacation leave allocation to 208 for the first year following the effective date of this amendment and one the first anniversary of this amendment increases the annual allocation further to 274.

CITY COUNCIL AGENDA REPORT – MEETING OF JUNE 3, 2025
Fourth Amendment to Employment Agreement with City Manager

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- Refines the language of Section 5(C) of the Agreement to further clarify that Bobadilla shall receive equal benefits and COLA as provided to Executive Management team members.

The provisions of the Agreement and all prior amendments to the Agreement remain in full force and effect except to the extent any such provisions are amended or modified by the provisions of the Fourth Amendment in which case the provisions of the Fourth Amendment shall govern and control.

ENVIRONMENTAL

N/A

SUMMARY/NEXT STEPS

If approved, the Fourth Amendment will be effective upon execution.

ATTACHMENT(S):

- A. Fourth Amendment to Employment Agreement Between the City of Santa Fe Springs and René Bobadilla
- B. Employment Agreement Between the City of Santa Fe Springs and René Bobadilla and all prior amendments.

<u>ITEM STATUS:</u>	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

FOURTH AMENDMENT TO
EMPLOYMENT AGREEMENT BETWEEN
THE CITY OF SANTA FE SPRINGS
AND RENE BOBADILLA

THIS FOURTH AMENDMENT (“Fourth Amendment”) to Employment Agreement between the City of Santa Fe Springs and Rene Bobadilla (“Agreement”) is made and entered into this _____ day of _____ 2025 by and between the CITY OF SANTA FE SPRINGS, a California municipal corporation (“CITY”) and RENE BOBADILLA, an individual (“EMPLOYEE”). The capitalized term “Parties” shall be a collective reference to both CITY and EMPLOYEE and the capitalized term “Party” may refer to either CITY or EMPLOYEE interchangeably as appropriate.

RECITALS

WHEREAS, the CITY and EMPLOYEE entered into the Agreement for EMPLOYEE to serve as the City Manager of the CITY effective July 19, 2023; and

WHEREAS, the CITY and EMPLOYEE entered into the First Amendment to the Agreement on February 20, 2024 following a performance review pursuant to Section 5(B) of the Agreement; and

WHEREAS, the CITY and EMPLOYEE entered into the Second Amendment to the Agreement on June 4, 2024 following a salary and performance review pursuant to Section 5(B) of the Agreement on May 21, 2024 and May 25, 2024; and

WHEREAS, the CITY and EMPLOYEE entered into a Third Amendment to the Agreement on September 3, 2024 following a salary and performance review pursuant to Section 5(B) of the Agreement on August 22, 2024; and

WHEREAS, the term “Prior Amendments” shall be a collective reference to the First Amendment, the Second Amendment and the Third Amendment; and

WHEREAS, pursuant to Section 5(B) of the Agreement, the City Council conducted a review of EMPLOYEE’s salary and performance on May 20, 2025; and

WHEREAS, as part of this review, the CITY and EMPLOYEE desire to further amend the Agreement as set forth herein; and

WHEREAS this Fourth Amendment was approved by the Santa Fe Springs City Council (“City Council”) at its Regular Meeting of _____ 2025, in open session as part of the Regular Meeting Agenda under Agenda Item No. _____ in compliance with Government Code Sections 53262, 54953(c)(3) and 54956(b).

NOW THEREFORE, in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

1. The current text of Section 5(A) of the Agreement as amended pursuant to the Prior Amendments is further amended by the deletion of its existing text and replaced with the following text:

“EMPLOYEE’s annual base salary is Three Hundred and Fifty-Nine Thousand, One Hundred Dollars (\$359,100) (“SALARY”), which the CITY shall pay in equal bi-weekly payments. The SALARY shall be subject to deductions and withholding of any and all sums required for federal or state income tax, pension contributions, and all other taxes, deductions, or withholdings required by state, federal, or local law.”

2. The current text of Section 7(C)(3) of the Agreement is hereby repealed and deleted in its entirety and replace by the following superseding text:

“Commencing as of June 3, 2025, EMPLOYEE shall receive two hundred and eight (208) hours of vacation leave per calendar year which shall accrue in 12 equal monthly installments. Commencing as of June 3, 2026, EMPLOYEE shall receive two hundred and seventy-four (274) hours of vacation leave per calendar year which shall accrue in 12 equal monthly installments.”

3. The current text of Section 5(C) of the Agreement as amended pursuant to the Prior Amendments is further amended by the deletion of its existing text and replaced with the following text:

“The City shall provide EMPLOYEE with equal benefits and a cost-of-living (“COLA”) to his SALARY equal to and at the same time as any COLA provided to Executive Management”

4. This Fourth Amendment, together with the Agreement as amended by way of the Prior Amendments this shall constitute the entire, complete, final, and exclusive expression of the Parties with respect to the matters addressed herein and supersede all other agreements or understandings, whether oral or written, or entered between CITY and EMPLOYEE prior to the execution of the same. The provisions of this Fourth Amendment shall be deemed a part of the Agreement and except as otherwise provided under this Fourth Amendment, the Agreement and the Prior Amendments shall remain binding and enforceable. In the event of any conflict or inconsistency between the provisions of this Four Amendment and the provisions of the Agreement or the Prior Amendments, the provisions of this Fourth Amendment shall govern and control, but only to the extent of the conflict or inconsistency and no further.
5. No statements, representations, or other agreements, whether oral or written, made by any Party which are not embodied in the Agreement as amended by way of this Fourth Amendment and the Prior Amendments shall be valid or binding. No further amendment,

modification or supplement to the Agreement as amended by way of this Fourth Amendment and the Prior Amendments shall be valid and binding unless in writing and duly executed by the Parties in the form of a written contract amendment.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties hereto have caused this Fourth Amendment to be executed on the day and year first appearing above.

CITY OF EL SANTA FE SPRINGS

EMPLOYEE

By: _____
William K. Rounds, Mayor

By: _____
René Bobadilla, City Manager

Date: _____

Date: _____

APPROVED AS TO FORM:

By: _____
Rick Olivarez, City Attorney

Date: _____

**THIRD AMENDMENT TO
EMPLOYMENT AGREEMENT BETWEEN
THE CITY OF SANTA FE SPRINGS
AND RENÉ BOBADILLA**

This Third Amendment (“Third Amendment”) to the Employment Agreement between the City of Santa Fe Springs and René Bobadilla (“Agreement”) is entered into on September 3, 2024 (“Effective Date”), by and between the City of Santa Fe Springs (“CITY”), a California municipal corporation, and René Bobadilla (“EMPLOYEE”), an individual (sometimes collectively referred to herein as “the Parties”).

RECITALS

WHEREAS, the CITY and EMPLOYEE entered into the Agreement for EMPLOYEE to serve as the City Manager of the CITY effective July 19, 2023; and

WHEREAS, the CITY and EMPLOYEE entered into the First Amendment to the Agreement on February 20, 2024 following a performance review pursuant to Section 5(B) of the Agreement; and

WHEREAS, the CITY and EMPLOYEE entered into the Second Amendment to the Agreement on June 4, 2024 following a salary and performance review pursuant to Section 5(B) of the Agreement on May 21, 2024 and May 25, 2024; and

WHEREAS, pursuant to Section 5(B) of the Agreement, the City Council conducted a review of EMPLOYEE’s salary and performance on August 22, 2024; and

WHEREAS, as part of this review, the CITY and EMPLOYEE desire to amend the Agreement as set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

1. Section 4(A) of the Agreement shall be deleted in its entirety and replaced with the following:

(A) It is understood and agreed that EMPLOYEE’s employment with the CITY shall be on an at-will basis, and that this AGREEMENT may be terminated by the City Council at any time, with or without notice, as determined by the affirmative votes of at least four-fifths (4/5) of the total membership of the City Council at a meeting of the City Council. Notwithstanding the foregoing, the CITY may not terminate EMPLOYEE during the period commencing 120 days before any City Council election and ending April 30th following an election.

2. Except as amended herein, all terms, conditions, and provisions of the Agreement as previously amended shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have set their hand by their duly authorized representatives as of the day and year first above written.

CITY OF SANTA FE SPRINGS

EMPLOYEE



Jay Sarno, Mayor



René Bobadilla

APPROVED AS TO FORM:



Scott E. Porter, Deputy City Attorney

**SECOND AMENDMENT TO
EMPLOYMENT AGREEMENT BETWEEN
THE CITY OF SANTA FE SPRINGS
AND RENÉ BOBADILLA**

This Second Amendment (“Amendment”) to the Employment Agreement between the City of Santa Fe Springs and René Bobadilla (“Agreement”) is entered into on June 4, 2024 (“Effective Date”), by and between the City of Santa Fe Springs (“CITY”), a California municipal corporation, and René Bobadilla (“EMPLOYEE”), an individual (sometimes collectively referred to herein as “the Parties”).

RECITALS

WHEREAS, the CITY and EMPLOYEE entered into the Agreement for EMPLOYEE to serve as the City Manager of the CITY effective July 19, 2023; and

WHEREAS, the CITY and EMPLOYEE entered into the First Amendment to the Agreement on February 20, 2024 following a performance review pursuant to Section 5(B) of the Agreement; and

WHEREAS, pursuant to Section 5(B) of the Agreement, the City Council conducted a review of EMPLOYEE’s salary and performance on May 21, 2024 and May 25, 2024; and

WHEREAS, as part of this review, the CITY and EMPLOYEE desire to amend the Agreement as set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

1. The first sentence of Section 1 of the Agreement is amended to extend the term to through June 4, 2031, which is seven years from the Effective Date of this Amendment.

2. Section 4(A) of the Agreement is amended to add the following language: “Notwithstanding the foregoing, the CITY may not terminate EMPLOYEE during the period commencing 120 days before any City Council election and ending April 30th following an election.”

3. Section 4(B) of the Agreement is deleted in its entirety and replaced with the following:

(B) If the CITY elects to terminate this AGREEMENT such that the termination date would occur before the end of the Agreement term, and the EMPLOYEE delivers to the CITY an executed copy of the Separation and Release Agreement in

the form attached hereto as Exhibit A within thirty (30) days of his termination, the CITY shall pay EMPLOYEE a lump sum amount of twelve (12) months of EMPLOYEE's base SALARY in compliance with and subject to any limitation in Government Code Section 53260, unless EMPLOYEE engaged in any of the following conduct:

- (1) A breach of the terms of this AGREEMENT;
- (2) Conviction of, or plea of guilty or nolo contendere to any crime or offense (other than minor traffic violations or similar offenses) which is likely to have a material adverse impact on the CITY;
- (3) Failure of the EMPLOYEE to observe or perform any of the City Manager duties and obligations if such failure continues for a period of not less than thirty (30) business days from the date of City Manager's receipt of notice from the City Council specifying the acts or omissions deemed to constitute that failure;
- (4) Conviction of any crime involving an "abuse of office or position," as that term is defined in Government Code Section 53243.4;
- (5) Failure to carry out a lawful directive or lawful directives of the City Council made by the City Council as a body at a Brown Act-compliant meeting;
- (6) Any grossly negligent action or inaction by EMPLOYEE that materially and adversely: (a) impedes or disrupts the operations of the CITY or its organizational units; (b) is detrimental to CITY employees or public safety; or (c) violates the CITY's established rules or procedures; or
- (7) Conduct unbecoming the position of the City Manager or likely to bring discredit or disrepute to the CITY.

4. Section 5(A) of the Agreement is deleted in its entirety and replaced with the following:

(A) EMPLOYEE's annual base salary is three hundred five thousand eight hundred thirty dollars (\$305,830.00) ("SALARY"), which the CITY shall pay in equal bi-weekly payments. The SALARY shall be subject to deductions and withholding of any and all sums required for federal or state income tax, pension

contributions, and all other taxes, deductions, or withholdings required by state, federal, or local law.

5. The first sentence of Section 5(B) of the Agreement is amended to provide that the City Council shall review EMPLOYEE's performance on an annual basis.

6. Section 5(C) of the Agreement is deleted in its entirety and replaced with the following: "The CITY shall provide EMPLOYEE with a cost-of-living adjustment ("COLA") to his SALARY equal to and at the same time as any COLA provided to CITY Department Heads."

7. Section 6(H) of the Agreement is deleted in its entirety and replaced with the following: "The CITY shall pay EMPLOYEE a car allowance of six hundred fifty dollars (\$650.00) per month."

8. Section 6 is amended to add a new subsection (K) to read as follows:

(K) Except as otherwise set forth in this AGREEMENT, EMPLOYEE shall be entitled to receive the same benefits available to CITY Department Heads as they currently exist or as may be adjusted at any given time during the term of this AGREEMENT. Notwithstanding the foregoing, if any benefit available to CITY Department Heads exceeds that afforded to EMPLOYEE as set forth in this AGREEMENT, EMPLOYEE shall be entitled to receive the greater benefit."

9. Except as amended herein, all terms, conditions, and provisions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have set their hand by their duly authorized representatives as of the day and year first above written.

CITY OF SANTA FE SPRINGS

EMPLOYEE

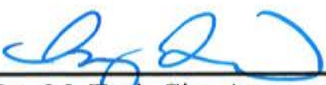


Jay Sarno, Mayor



René Bobadilla

APPROVED AS TO FORM:



Ivy M. Tsai, City Attorney

**FIRST AMENDMENT TO
EMPLOYMENT AGREEMENT BETWEEN
THE CITY OF SANTA FE SPRINGS
AND RENÉ BOBADILLA**

This First Amendment (“Amendment”) to the Employment Agreement between the City of Santa Fe Springs and René Bobadilla (“Agreement”) is entered into on February 20, 2024 (“Effective Date”), by and between the City of Santa Fe Springs (“CITY”), a California municipal corporation, and René Bobadilla (“EMPLOYEE”), an individual (sometimes collectively referred to herein as “the Parties”).

RECITALS

WHEREAS, the CITY and EMPLOYEE entered into the Agreement for EMPLOYEE to serve as the City Manager of the CITY effective July 19, 2023; and

WHEREAS, pursuant to Section 5(B) of the Agreement, the City Council conducted a review of EMPLOYEE’s salary and performance on February 6, 2024; and

WHEREAS, as part of this review, the CITY and EMPLOYEE desire to amend the Agreement as set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

1. Section 5(D) of the Agreement shall be deleted in its entirety and replaced with the following:

(D) EMPLOYEE may, at his own cost and expense, enroll and participate in the CITY’s deferred compensation plan. The CITY will match contributions by EMPLOYEE to the CITY’s 401a deferred compensation plan up to a maximum of 8% of base salary.

2. Section 6(B) of the Agreement shall be amended to include a new subsection (5) to read as follows:

(5) EMPLOYEE shall annually receive a CITY-paid comprehensive physical medical examination from Scripps Center, or comparable service provider. The CITY shall pay the cost of the “Whole Person Examination” and shall cover the cost of lodging for one night on a reimbursement basis upon presentation of appropriate documentation and receipts.

3. Except as amended herein, all terms, conditions, and provisions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have set their hand by their duly authorized representatives as of the day and year first above written.

CITY OF SANTA FE SPRINGS

EMPLOYEE


Jay Sarno, Mayor


René Bobadilla

APPROVED AS TO FORM:


Ivy M. Tsai, City Attorney

**EMPLOYMENT AGREEMENT BETWEEN
THE CITY OF SANTA FE SPRINGS**

AND

RENÉ BOBADILLA

This employment agreement (“AGREEMENT”) is made effective as of July 19, 2023 (“EFFECTIVE DATE”) and is entered into by and between the City of Santa Fe Springs (“CITY”), a municipal corporation of the State of California, and René Bobadilla (“EMPLOYEE”), an individual. Under this AGREEMENT, the CITY offers, and EMPLOYEE accepts, employment as City Manager of the CITY.

SECTION 1. TERM

EMPLOYEE’s term as City Manager for CITY is five (5) years from the EFFECTIVE DATE. Such employment shall be on the terms set forth hereinafter. Except as otherwise provided for in this AGREEMENT, EMPLOYEE’s employment with the CITY shall be on an at-will basis, and will continue through the term unless terminated as provided in this AGREEMENT.

SECTION 2. DUTIES

EMPLOYEE shall perform, to the best of EMPLOYEE’s abilities, the duties and functions of the City Manager of the CITY, as prescribed by state law and in the CITY’s Municipal Code, and which are commonly assigned to a City Manager of a city in California. As the City Manager, EMPLOYEE shall serve as the CITY’s highest ranking executive officer and management employee.

EMPLOYEE shall perform, using his discretion and judgment, legally permissible duties and functions consistent with the office of the City Manager, and as the City Council requires from time to time. These duties may include, but are not limited to, the following:

(A) Administer and enforce policies established by the City Council and promulgate rules and regulations as necessary to implement such policies;

(B) Direct the work of all appointive CITY officers and departments that are the concern and responsibility of the City Council, except those that are directly appointed by or report directly to the City Council;

(C) Recommend to the City Council the adoption of measures that the City Manager deems necessary for or expedient to the health, safety, or welfare of the community or for the improvement of administrative services;

(D) Evaluate administrative practices that may result in greater operational effectiveness or economy in CITY government, and develop and recommend to the City Council long-range plans to improve CITY operations and prepare for the CITY’s growth and development;

(E) Provide for management development and training, and develop leadership qualities as necessary to ensure the highest standards of managerial practices;

(F) Act in the CITY's best interests at all times and perform City Manager duties in a competent and professional manner; and

(G) Exercise the highest degree of integrity and ethical conduct both on- and off-duty, so as to ensure the reputation of the CITY and its efficient and effective operation; and

(H) Supervise and dictate CITY business needs and requests to all CITY Department Heads and other managerial employees of the CITY, using his judgment and discretion, and in his capacity as the highest ranking executive officer of the CITY.

SECTION 3. DEVOTION TO CITY BUSINESS

The City Manager position is considered a full-time position. Therefore, EMPLOYEE shall not engage in any outside business, educational, professional, charitable, or other activities, whether for compensation or otherwise, that would conflict or materially interfere with performance of the City Manager duties, without written prior approval by the City Council.

SECTION 4. TERMINATION OF EMPLOYMENT

(A) It is understood and agreed that EMPLOYEE's employment with the CITY shall be on an at-will basis, and that this AGREEMENT may be terminated by the City Council at any time, with or without notice, as determined by the affirmative votes of a majority of the members of the City Council at a meeting of the City Council.

(B) If the CITY elects to terminate this AGREEMENT such that the termination date would occur before the end of the five-year term, and the EMPLOYEE delivers to the CITY an executed copy of the Separation and Release Agreement in the form attached hereto as Exhibit A within thirty (30) days of his termination, the CITY shall pay EMPLOYEE a lump sum amount of six (6) months of EMPLOYEE's base SALARY in compliance with and subject to any limitation in Government Code Section 53260, unless EMPLOYEE engaged in any of the following conduct:

- (1) A breach of the terms of this AGREEMENT;
- (2) Conviction of, or plea of guilty or *nolo contendere* to any crime or offense (other than minor traffic violations or similar offenses) which is likely to have a material adverse impact on the CITY;
- (3) Failure of the EMPLOYEE to observe or perform any of the City Manager duties and obligations if such failure continues for a period of not less than thirty (30) business days from the date of City Manager's receipt of notice from the City Council specifying the acts or omissions deemed to constitute that failure;
- (4) Conviction of any crime involving an "abuse of office or position," as that term is defined in Government Code Section 53243.4;

- (5) Failure to carry out a lawful directive or lawful directives of the City Council made by the City Council as a body at a Brown Act-compliant meeting;
- (6) Any grossly negligent action or inaction by EMPLOYEE that materially and adversely: (a) impedes or disrupts the operations of the CITY or its organizational units; (b) is detrimental to CITY employees or public safety; or (c) violates the CITY's established rules or procedures; or
- (7) Conduct unbecoming the position of the City Manager or likely to bring discredit or disrepute to the CITY.

(C) If EMPLOYEE elects to resign or to terminate this AGREEMENT, then the EMPLOYEE may terminate this AGREEMENT at any time upon thirty (30) days' written notice to the Mayor of the CITY or the City Attorney. EMPLOYEE's resignation shall be deemed accepted upon delivery to the Mayor or the City Attorney. In the event that EMPLOYEE voluntarily terminates this AGREEMENT prior to the end date of the AGREEMENT, no severance pay shall be payable to EMPLOYEE. The parties may consider the option to enter into a release and settlement agreement in the event of EMPLOYEE'S resignation and upon mutual agreement.

(D) EMPLOYEE shall not be entitled to any compensation upon termination except as set forth in Sections 4 (B) and (E).

(E) Upon termination of this AGREEMENT, the CITY shall pay EMPLOYEE an amount equal to the value of the EMPLOYEE's earned, but unpaid salary and EMPLOYEE's accumulated, but unpaid and unused vacation and flexible leave, and any other accrued leave time to which EMPLOYEE is entitled, except for sick leave.

SECTION 5. COMPENSATION

(A) EMPLOYEE's annual base salary is two-hundred and eighty thousand dollars (\$280,000) ("SALARY"), which the CITY shall pay in equal bi-weekly payments. The annual SALARY shall be subject to deductions and withholding of any and all sums required for federal or state income tax, pension contributions, and all other taxes, deductions or withholdings required by state, federal or local law. EMPLOYEE waives the right to all CITY incentive pays, including but not limited to education pay, bilingual pay, etc.

(B) The City Council shall review EMPLOYEE's salary and performance in February of 2024, August of 2024, and thereafter on an annual basis. The City Council and EMPLOYEE may establish mutually-agreed upon objectives for the subsequent year at such reviews.

(C) The City Council may at its discretion, from time to time, increase EMPLOYEE's base salary. Such an increase shall not require an amendment to this AGREEMENT to be effective. Such an increase may be set forth in an annual salary resolution or minute action approved by the City Council and ratified by resolution.

(D) EMPLOYEE may, at his own cost and expense, enroll and participate in the CITY's deferred compensation plan. The CITY will match contributions by EMPLOYEE to the CITY's 401a deferred compensation plan at a ratio of 1:1 up to a maximum of 3% of base salary.

SECTION 6. BENEFITS

(A) RETIREMENT BENEFITS

EMPLOYEE shall be eligible for the following retirement benefits:

- (1) CITY shall provide EMPLOYEE the California Public Employees' Retirement System (CalPERS) retirement benefit formula known as 2% @ 55 with the average of the three (3) highest consecutive years of compensation. EMPLOYEE shall pay 7% pre-tax CalPERS member contribution.
- (2) 1959 Survivor's Benefit at funding Level 4 (Government Code Section 21574).
- (3) Credit for Unused Sick Leave (Government Code Section 20965).
- (4) Military Service Credit as Public Service (Government Code Section 21024).

Pursuant to Government Code section 53244, EMPLOYEE, if convicted of a felony for conduct arising out of the performance of his official duties, shall forfeit rights to retirement rights and benefits to which he would otherwise be entitled.

(B) HEALTH BENEFITS AND RETIREE MEDICAL

- (1) The CITY contracts with CalPERS for health benefits. EMPLOYEE and his dependents are eligible for this benefit. A dependent may remain on the plan until age 26. If a dependent is qualified as disabled, the dependent may remain on the plan past their 26th birthday pending the approval from CalPERS Health Benefits Division. Health Plans include Anthem Blue Cross, Blue Shield of CA, Kaiser Permanente, and UnitedHealthcare.
- (2) The CITY shall pay the premium for health benefits for the EMPLOYEE and dependents as provided to CITY Department Heads.
- (3) If EMPLOYEE can provide proof of health insurance with another carrier, EMPLOYEE can opt out of the CITY medical plan and receive a rebate as provided to CITY Department Heads (currently \$214.61 single party; \$429.22 two party; \$557.98 family).
- (4) Following retirement from the CITY, Employee shall be eligible for retiree medical benefits if vested in CalPERS. The CITY shall pay the insurance premium up to the applicable medical cap.

(C) DENTAL INSURANCE

EMPLOYEE is entitled to receive the same dental insurance benefits available to CITY Department Heads as they currently exist or as may be adjusted at any given time during the term of this AGREEMENT. The CITY currently contracts with Delta Dental Insurance. The CITY

pays the full premium for CITY Department Heads and eligible dependents in a HMO (Delta Care) Plan. Currently, if a CITY Department Head elects to receive Delta Dental PPO coverage, the CITY Department Head shall contribute fifty dollars (\$50.00) per month towards the monthly premium.

(D) VISION INSURANCE

EMPLOYEE is entitled to receive the same vision insurance benefits available to CITY Department Heads as they currently exist or as may be adjusted at any given time during the term of this AGREEMENT. The CITY currently has a vision reimbursement program. The CITY currently reimburses up to \$450 annually for eye examination and frames/lenses for CITY Department Heads and up to \$400 for eligible dependents. There is a \$20 deductible for eye examinations. Currently, the CITY also reimburses up to \$1,800 for laser eye surgery for CITY Department Heads and up to \$1,600 for eligible dependents.

(E) LIFE INSURANCE

The CITY shall provide EMPLOYEE with a two-hundred twenty-eight thousand dollar (\$228,000) group term life insurance policy. EMPLOYEE shall pay the premium costs associated with the purchase of any additional life insurance.

(F) LONG TERM DISABILITY INSURANCE

The CITY contracts with Standard Insurance for Long Term Disability benefits. The CITY does not pay into the State Disability system. This plan is used in lieu of State Disability. The premium is paid in full by the CITY. There is a 60-day elimination period for this insurance. If a claim is accepted, EMPLOYEE will be paid two-thirds of EMPLOYEE'S monthly salary up to 24 months.

(G) BUSINESS AND PROFESSIONAL EXPENSES

The CITY recognizes that EMPLOYEE may incur expenses of a non-personal, job-related nature that are reasonably necessary to the City Manager's service to the CITY. To the extent that such costs may be budgeted by the CITY, the CITY shall pay EMPLOYEE for professional membership dues and fees, and for attendance at professional conferences. The CITY shall reimburse EMPLOYEE upon presentation to the CITY of verified receipts for sums necessarily incurred by EMPLOYEE in the performance of EMPLOYEE's duties or as otherwise budgeted for by the CITY, so long as the expenses are in accordance with the CITY's policies and state laws.

(H) CAR ALLOWANCE

The CITY shall pay EMPLOYEE a car allowance of five-hundred dollars (\$500) per month.

(I) CELL PHONE

The CITY shall provide EMPLOYEE with a CITY issued cell phone for CITY business use, and the CITY shall pay for the associated phone bills and expenses.

(J) TUITION REIMBURSEMENT

EMPLOYEE is allowed up to \$350 per fiscal year for tuition and books. The maximum reimbursement for full-time employees engaged in a degree program is \$4,000 per year.

SECTION 7. LEAVES

(A) FLEXIBLE LEAVE

EMPLOYEE is entitled to sixty (60) hours of flexible leave each fiscal year. EMPLOYEE may carry over twenty-four (24) hours from one fiscal year to the subsequent year, not to exceed a maximum accrual of eighty-four (84) flexible leave hours.

(B) HOLIDAYS

EMPLOYEE is entitled to the following CITY observed holidays:

- | | |
|---|---|
| • New Year's Day | January 1 |
| • Dr. Martin Luther King Jr.'s Birthday | Third Monday in January |
| • Lincoln's Birthday | Second Monday in February |
| • President's Day | Third Monday in February |
| • Cesar Chavez's Birthday | March 31 |
| • Memorial Day | Last Monday in May |
| • Juneteenth National Independence Day | June 19 |
| • Independence Day | July 4 |
| • Labor Day | First Monday in September |
| • Veteran's Day | November 11 |
| • Thanksgiving Day | Fourth Thursday in November |
| • Day after Thanksgiving | Day following Fourth Thursday in November |
| • The day before Christmas | December 24 |
| • Christmas Day | December 25 |
| • Every day appointed by the President or Governor as a holiday | |

When a holiday falls on a Saturday, the preceding Friday shall be observed as the holiday. When a holiday falls on a Sunday, the following Monday shall be observed as the holiday.

(C) VACATION LEAVE

- (1) Accrual of, and eligibility to utilize, vacation leave shall commence upon EMPLOYEE's date of employment.
- (2) EMPLOYEE shall bank forty (40) hours of vacation leave upon EMPLOYEE's first date of employment.
- (3) Vacation leave shall accrue at the rate of fourteen (14) hours per month up to a maximum vacation leave bank of 240 hours. Once the vacation leave

bank reaches 240 hours, vacation accrual will temporarily stop. Vacation accrual will begin again once vacation time has been taken and the vacation leave bank falls below 240 hours.

- (4) Once per year, EMPLOYEE may elect to cash out up to eighty (80) hours of unused vacation leave.
- (5) In the event one or more municipal holidays fall within a vacation leave, the CITY shall not charge such holiday(s) against vacation leave.

(D) SICK LEAVE

- (1) EMPLOYEE is entitled to the use of sick leave with pay, which may be used upon commencement of employment. Sick leave shall accrue at the rate of eight (8) hours per full month of service.
- (2) Sick leave may be used for the following purposes:
 - a. Diagnosis, care, or treatment of an existing health condition of, or preventative care for EMPLOYEE or any of the following of the EMPLOYEE's family members: child of any age or dependency status; parent; parent-in-law; spouse; registered domestic partner; grandparent; grandchildren; or sibling; and
 - b. For EMPLOYEE, if EMPLOYEE is a victim of domestic violence, sexual assault, or stalking in order for EMPLOYEE to: i) obtain or attempt to obtain a temporary restraining order or other court assistance to help ensure the health safety or welfare of the employee or his or her child; or ii) obtain medical attention or psychological counseling; services from a shelter; program or crisis center; or participate in safety planning or other actions to increase safety.
- (3) One-half (1/2) of the EMPLOYEE's accrued and available annual sick leave is protected, and may be used for any of the purposes stated above.

(E) BEREAVEMENT LEAVE

- (1) EMPLOYEE shall be granted bereavement of up to five (5) working days whenever death occurs to a member of the EMPLOYEE's family. The CITY will pay up to three (3) days of bereavement leave.
- (2) For the purpose of bereavement leave, family shall be defined as in Section 7(D)(2).

(F) MILITARY LEAVE

Military Leave of Absence shall be granted in accordance with provisions of the CITY's Personnel System Rules and Regulations, Administrative Policy 30-14, and as defined in Section 395 *et seq.* of the Military and Veteran's Code of the State of California.

(G) JURY DUTY

Leave of absence with pay shall be granted to a maximum of fifteen (15) working days to EMPLOYEE when serves on a jury. In such cases, EMPLOYEE shall be paid his regular salary. Employees on call for jury duty are expected to report for work. Jury and witness fees EMPLOYEE may receive from court service shall be remitted to the CITY. Mileage reimbursement will be kept by EMPLOYEE.

SECTION 8. INDEMNIFICATION

The CITY shall defend, hold harmless, and indemnify EMPLOYEE using legal counsel of the CITY's choosing, against expense or legal liability for acts or omissions by EMPLOYEE occurring within the course and scope of the EMPLOYEE's employment under this AGREEMENT, determination of the issues, including any and all losses, damages, judgments, interest, settlements, fines, court costs, and the reasonable costs and expenses of legal proceedings, including appeals, and including attorneys' fees, and expert witness fees and all other trial and appellate costs, and other liabilities incurred, imposed upon, or suffered by the EMPLOYEE in connection with or resulting from any claim, action, suit, or proceeding, actual or threatened. In the event there is a conflict of interest between the CITY and the EMPLOYEE such that independent counsel is required for the EMPLOYEE, the EMPLOYEE may engage his own legal counsel, in which event the CITY shall indemnify the EMPLOYEE, including direct payment of all such reasonable costs related thereto.

SECTION 9. ABUSE OF OFFICE OR POSITION

Notwithstanding anything to the contrary, pursuant to the requirements set forth in Government Code Section 53243, if EMPLOYEE is convicted of a crime involving an abuse of his office or position, all of the following shall apply: (i) if EMPLOYEE is provided with administrative leave pay pending an investigation, EMPLOYEE shall be required to fully reimburse CITY such amounts paid; (ii) if CITY pays for the criminal legal defense of EMPLOYEE (which would be in its sole discretion, as it is generally not obligated to pay for a criminal defense), EMPLOYEE shall be required to fully reimburse CITY such amounts paid; and (iii) if this AGREEMENT is terminated, any Severance Pay and Severance Benefits related to the termination that EMPLOYEE may receive from CITY shall be fully reimbursed to CITY or shall be void if not yet paid to EMPLOYEE.

For purposes of this Section, abuse of office or position means either: (i) an abuse of public authority, including, but not limited to waste, fraud, and violation of the law under color of authority; or (ii) a crime against public justice, including, but not limited to the crimes described in Titles 5 through 7 of Part 1 of the California Penal Code.

SECTION 10. NOTICES

Any notices to be given hereunder by either party to the other in writing may be effected either by personal delivery, mail, or email. Mailed notices shall be addressed to the parties as set forth below, but each party may change his/her/its address by written notice given in accordance with this Section. Notices delivered personally or by email will be deemed communicated as of

actual receipt. Mailed notices will be deemed communicated and received as of three (3) calendar days following the date of mailing.

CITY: City of Santa Fe Springs
Attention: Mayor
11710 Telegraph Road
Santa Fe Springs, CA 90670

CITY MANAGER: René Bobadilla


SECTION 11. ENTIRE AGREEMENT AND AMENDMENTS

The CITY and EMPLOYEE acknowledge that no representation, inducement, promise or agreement, oral or written, has been made or is being relied upon which is not set forth in this AGREEMENT. This AGREEMENT supersedes all prior agreements with respect to the subject matter hereof and, to the extent permitted by law, any and all CITY Ordinances, Resolutions or Personnel Rules and Regulations of the CITY that have been or may be adopted. No amendment or modification to this AGREEMENT shall be effective unless such is in writing and signed by the parties.

SECTION 12. EFFECT OF WAIVER/SEVERABILITY

Failure by either party to insist on strict compliance with any term or condition of this AGREEMENT shall not be deemed a waiver of such term or condition, nor shall any such failure be deemed a waiver of that right at any other time. If any provision of this AGREEMENT is held by a court of competent jurisdiction to be unenforceable, the remaining provisions shall remain in full force and effect.

SECTION 13. EMPLOYEE REPRESENTATION

EMPLOYEE represents that he has reviewed this AGREEMENT and has had the opportunity to consult with legal counsel of EMPLOYEE's own choosing with respect to this AGREEMENT. This AGREEMENT shall be deemed to have been drafted by both parties and it shall not be interpreted against either party hereto based upon the drafting hereof.

SECTION 14. GOVERNING LAW

This AGREEMENT shall be governed by and construed in accordance with the laws of the State of California and the venue for any legal action relating to this AGREEMENT shall be the Superior Court of the State of California, County of Los Angeles.

SECTION 15. COUNTERPARTS

This AGREEMENT may be executed in counterparts.

IN WITNESS WHEREOF, the CITY has caused this AGREEMENT to be executed on its behalf by its Mayor and duly attested by its City Clerk; and EMPLOYEE has executed this AGREEMENT on the date first written above.

CITY:

By:

Juanita Martin, Mayor

EMPLOYEE:

By:

René Bobadilla

ATTEST:

By:

Janet Martinez, City Clerk

APPROVED AS TO FORM:

By:

Ivy M. Tsai, City Attorney

EXHIBIT A
SEPARATION AND RELEASE AGREEMENT

1. **PARTIES**

This Separation, Severance and General Release Agreement (“AGREEMENT”) is made and executed as of _____, by and between René Bobadilla (“BOBADILLA”) and the City of Santa Fe Springs (“CITY”), collectively the PARTIES.

2. **RECITALS**

2.1 BOBADILLA commenced employment with the CITY as City Manager on or about _____, 2023, pursuant to an employment agreement entered into between the PARTIES on or about _____, 2023.

2.3 This AGREEMENT is made to amicably resolve all matters between BOBADILLA and the CITY regarding BOBADILLA’s employment and the cessation of said employment.

2.4 The PARTIES understand and agree that a material purpose of this AGREEMENT is to resolve any disputes and claims arising from or relating to BOBADILLA’s employment with the CITY, if any, and provide for a separation payment for BOBADILLA.

3. **CONSIDERATION**

3.1 In exchange for BOBADILLA’s execution, faithful performance and compliance with this AGREEMENT, including without limitation the granting of the releases set forth herein, and in full satisfaction and settlement of BOBADILLA’s claims, if any, the CITY shall pay BOBADILLA the sum of \$ [_____] (“SEVERANCE PAYMENT”) in the form of a check made payable to René Bobadilla, to be delivered within ten (10) days of the effective date of this AGREEMENT (“EFFECTIVE DATE”). Required tax withholdings and deductions will be made from the SEVERANCE PAYMENT.

3.2 Respecting the SEVERANCE PAYMENT referenced in paragraph 3.1 above, BOBADILLA understands and agrees that the employee’s portion of any federal, state or local taxes, if any, that may be owed or payable on the sums caused to be paid hereunder by the CITY are the sole and exclusive responsibility of BOBADILLA.

3.3 BOBADILLA and the CITY shall otherwise each bear their own attorney fees and costs incurred in connection with any disputes and this AGREEMENT.

3.4 Except as set forth in this Paragraph 3, the PARTIES agree that no other monies or benefits are due, owing or unpaid by reason of BOBADILLA’s employment or association with CITY and that no other monies or benefits will be paid or maintained by CITY to/for BOBADILLA, in BOBADILLA’s name, or on BOBADILLA’s behalf. BOBADILLA expressly agrees that the SEVRANCE PAYMENT described in Paragraph 3 supersede and are in substitution for any payments or benefits under any employment agreement(s), business

agreement(s) or arrangement(s), oral or written promises, or severance policy or plan respecting or regarding his employment or association with CITY.

4. **SPECIFIC ACKNOWLEDEEMENT OF WAIVER OF CLAIMS UNDER ADEA AND OWBPA**

The Age Discrimination in Employment Act of 1967 ("ADEA") makes it illegal for an employer to discharge any individual or otherwise discriminate with respect to the nature and privileges of an individual's employment on the basis that the individual is age forty (40) or older. The Older Workers Benefit Protection Act ("OWBPA"), 29 U.S.C. sections 626, *et seq.*, Pub. L. 101-433, 104 Stat. 978 (1990)) further augments the ADEA, and prohibits the waiver of any right or claim under the ADEA, unless the waiver is knowing and voluntary. By entering into this AGREEMENT, BOBADILLA acknowledges that he knowingly and voluntarily, for just compensation, waives and releases any rights he may have under the ADEA and/or OWBPA. BOBADILLA further acknowledges that he has been advised and understands, pursuant to the provisions of the ADEA and OWBPA, that:

- (a) This waiver/release is written in a manner understood by BOBADILLA;
- (b) BOBADILLA is aware of, and/or has been advised of, his rights under the ADEA and OWBPA, and of the legal significance of his waiver of any possible claims he currently may have under the ADEA, OWBPA and/or similar age discrimination laws;
- (c) BOBADILLA is entitled to a reasonable time of at least twenty-one (21) days within which to review and consider this AGREEMENT and the waiver and release of any rights he may have under the ADEA, the OWBPA and similar age discrimination laws; but may, in the exercise of his own discretion, sign or reject this AGREEMENT at any time before the expiration of the twenty-one (21) days;
- (d) The waivers and releases set forth in this AGREEMENT shall not apply to any rights or claims that may arise under the ADEA and/or OWBPA after the EFFECTIVE DATE of this AGREEMENT;
- (e) BOBADILLA has been advised by this writing that he should consult with an attorney prior to executing this AGREEMENT;
- (f) BOBADILLA has discussed, or had the opportunity to discuss, this waiver and release with, and been advised with respect thereto by, his counsel of choice, and that he does not need any additional time within which to review and consider this AGREEMENT;
- (g) BOBADILLA has seven (7) days following his execution of this AGREEMENT to revoke the AGREEMENT;
- (h) Notice of revocation within the seven (7) day revocation period must be provided, in writing, to the CITY pursuant to this paragraph and must state, "I hereby revoke my acceptance of our 'Separation and Release Agreement'"; and
- (i) This AGREEMENT shall not be effective until all PARTIES have signed the AGREEMENT and ten (10) days have passed since BOBADILLA's execution of the AGREEMENT.

5. RELEASE

In exchange for the SEVERANCE PAYMENT, representations and covenants made herein, and except only as to such rights or claims as may be created by this AGREEMENT, BOBADILLA hereby, and for his heirs, representatives, successors, and assigns, releases, acquits, and forever discharges the CITY, and all of its agents, officers, current and former elected and appointed officials, current and former employees, representatives, insurers, attorneys, and all persons acting by, through, under, or in concert with any of them, and each of them, from any and all claims (including without limitation all claims for workers compensation benefits, if any), charges, complaints, liabilities, obligations, promises, benefits, agreements, controversies, costs, losses, debts, expenses, damages, actions, causes of action, suits, rights, and demands of any nature whatsoever, known or unknown, suspected or unsuspected, which BOBADILLA now has or may acquire in the future, which relate to or arise out of any act, omission, occurrence, condition, event, transaction, or thing which was done, omitted to be done, occurred (including without limitation any circumstance(s) giving rise to liability for workers compensation benefits) or was in effect at any time from the beginning of time up to and including the EFFECTIVE DATE of this AGREEMENT ("CLAIMS"), without regard to whether such CLAIMS arise under the federal, state or local constitutions, statutes, rules, ordinances or regulations, workers compensation statutes or the common law. BOBADILLA expressly acknowledges that the CLAIMS forever barred by this AGREEMENT specifically include, but are not limited to, claims related to the disputes, his employment with the CITY and its cessation, any claims for wages, overtime or benefits (including without limitation workers compensation benefits), any alleged breach of any duty, any alleged employment discrimination, harassment, retaliation or unlawful discriminatory act, any alleged breach of any express or implied employment contract, breach of any duty arising out of contract, statute, regulation, ordinance or tort, constructive discharge, wrongful termination or constructive discharge in violation of public policy, or any claim or cause of action including, but not limited to, any and all claims whether arising under any federal, state or local law prohibiting or respecting wrongful termination, breach of employment contract, or employment discrimination, employee injury, death, workers compensation, wrongful hiring, harassment or retaliation based upon sex, race, age, color, religion, handicap or disability, national origin or any other protected category or characteristic, including but not limited to the Federal Fair Labor Standards Act, the California Fair Employment and Housing Act, the Americans With Disabilities Act, Title VII of the Civil Rights Act of 1964, and any other federal, state, or local human rights, civil rights, or employment discrimination or employee rights statute, rule, regulation, ordinance or decisional law.

Additionally, the CITY hereby agrees not to initiate, or proceed with any actions, causes of action, claims, etc., that could be or that have been asserted against BOBADILLA arising out of BOBADILLA' employment with the CITY, in any forum, whatsoever. To the extent that any such actions, causes of action, claims, etc., are, or become pending in any forum whatsoever, the CITY agrees to execute all documents necessary for the withdrawal of such actions, causes of action, claims, with prejudice, forthwith.

6. UNKNOWN CLAIMS

6.1 BOBADILLA on the one hand, and the CITY, on the other hand, each hereby waive and release any rights which the other and its successors, heirs, executives, administrators, may have directly or indirectly, if any, jointly or severally, directly or indirectly,

under the provisions of California Civil Code section 1542, and any similar state or federal statute, which reads in sum, substance or substantial part as follows:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER, WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.

6.2 BOBADILLA and the CITY acknowledge that the facts with respect to which each gives this general release may turn out to be different from the facts they now believe to be true. BOBADILLA and the CITY hereby assume the risk of the facts turning out to be different, and agree that this AGREEMENT shall in all respects be effective and not subject to termination or rescission because of any such difference in facts.

7. **WAIVER OF ADDITIONAL CLAIMS**

BOBADILLA and the CITY hereby waive any provisions of state or federal law that might require a more detailed specification of the claims being released pursuant hereto.

8. **REPRESENTATIONS AND WARRANTIES**

Each of the PARTIES represent, warrant, and agree as follows:

8.1 No Other Claims: BOBADILLA and the CITY hereby represent and warrant that neither BOBADILLA nor the CITY has filed, nor will they file in the future, any complaint, charge, claim, legal action, or proceeding arising out of BOBADILLA's employment with the CITY, the disputes or the CLAIMS released hereby or in any way related to his employment with the CITY or separation therefrom with any court, agency, board, hearing officer or tribunal against the CITY or any of its agents, officers, current and former elected or appointed officials, current and former employees, representatives, insurers, attorneys, and all persons acting by, through, under, or in concert with any of them. BOBADILLA retains his right to request indemnification from the City pursuant to California Government Code Section 825 *et seq.* with respect to any action brought against BOBADILLA in his capacity as an employee.

8.2 Advice of Counsel: Each party has received, or has had the opportunity to receive, independent legal advice from their respective attorney(s) with respect to the advisability of making the settlement and releases provided herein, with respect to the advisability of executing this AGREEMENT, and with respect to the meaning of California Civil Code section 1542.

8.3 No Fraud in Inducement: No party (nor any officer, agent, employee, representative, or attorney of or for any party) has made any statement or representation or failed to make any statement or representation to any other party regarding any fact relied upon in entering into this AGREEMENT, and neither party relies upon any statement, representation, omission or promise of any other party (or of any officer, agent, employee, representative, or

attorney of or for any party) in executing this AGREEMENT, or in making the settlement provided for herein, except as expressly stated in this AGREEMENT.

8.4 Independent Investigation: Each party to this AGREEMENT has made such investigation of the facts pertaining to this severance and settlement and this AGREEMENT and all the matters pertaining hereto as it deems necessary.

8.5 Comprehension and Authority: Each party or responsible officer thereof has read this AGREEMENT and understands the contents hereof. Any of the officers executing this AGREEMENT on behalf of the CITY are empowered to do so and thereby bind the entity.

8.6 Mistake Waived: In entering into this AGREEMENT and the severance and settlement provided for herein, each party assumes the risk of any misrepresentation, concealment or mistake. If any party should subsequently discover that any fact relied upon by it in entering into this AGREEMENT was untrue, or that any fact was concealed from it, or that its understanding of the facts or of the law was incorrect, such party shall not be entitled to rescind or set aside the AGREEMENT. This AGREEMENT is intended to be and is final and binding between the PARTIES, regardless of any claims of misrepresentation, promise made without the intent to perform, concealment of fact, mistake of fact or law, or any other circumstance whatsoever.

8.7 Later Discovery: BOBADILLA and the CITY are aware that they may hereafter discover claims or facts in addition to or different from those they now know or believe to be true with respect to the matters related herein. Nevertheless, it is both PARTIES intention to fully, finally and forever settle and release all such matters, and all claims relative hereto, which do now exist, may exist or have previously existed between both PARTIES. In furtherance of such intention, the releases given here shall be and remain in effect as full and complete releases of all such matters, notwithstanding the discovery or existence of any additional or different claims or facts relative thereto.

8.8 Ownership of Claims: BOBADILLA represents and warrants as a material term of this AGREEMENT that he has not heretofore assigned, transferred, released or granted, or purported to assign, transfer, release or grant, any of the CLAIMS disposed of by this AGREEMENT. In executing this AGREEMENT, BOBADILLA further represents and warrants that none of the CLAIMS released by his hereunder will in the future be assigned, conveyed, or transferred in any fashion to any other person and/or entity.

8.9 Future Cooperation: The PARTIES will execute all such further and additional documents as shall be reasonable or necessary to carry out the provisions of this AGREEMENT.

9. MISCELLANEOUS

9.1 No Admission: Nothing contained herein shall be construed as an admission by the PARTIES of any liability of any kind. The PARTIES each deny any liability in connection with any claim or wrongdoing. Each party also intends hereby solely to amicably resolve all matters between the PARTIES.

9.2 Governing Law: This AGREEMENT and the rights and obligations of the PARTIES shall be construed and enforced in accordance with, and governed by, the laws of the State of California. The venue for any dispute arising out of or relating to this AGREEMENT shall be the Los Angeles Superior Court.

9.3 Full Integration: This AGREEMENT is the entire agreement between the PARTIES with respect to the subject matter hereof and supersedes all prior and contemporaneous oral and written agreements and discussions. This AGREEMENT may be amended only by a further agreement in writing, signed by the PARTIES hereto.

9.4 Continuing Benefit: This AGREEMENT is binding upon and shall inure to the benefit of the PARTIES hereto, their respective agents, employees, representatives, officers, and officials.

9.5 Joint Drafting: Each party has cooperated in the drafting and preparation of this AGREEMENT. Hence, in any construction to be made of this AGREEMENT, the same shall not be construed against any party.

9.6 Severability: In the event that any term, covenant, condition, provision or agreement contained in this AGREEMENT is held to be invalid or void by any court of competent jurisdiction, the invalidity of any such term, covenant, condition, provision or agreement shall in no way affect any other term, covenant, condition, provision or agreement and the remainder of this AGREEMENT shall still be in full force and effect.

9.8 Counterparts: This AGREEMENT may be executed in counterparts, and by facsimile and when each party has signed and delivered at least one such counterpart, each counterpart shall be deemed an original, and, when taken together with other signed counterparts, shall constitute one AGREEMENT, which shall be binding upon and effective as to all PARTIES.

9.9 Executed Copy: All PARTIES shall receive a fully executed copy of this AGREEMENT.

9.10 Notice: Any and all notices given to any party under this AGREEMENT shall be given as provided in this paragraph. All notices given to either party shall be made by certified or registered United States mail, or personal delivery, at the noticing party's discretion, and addressed to the PARTIES as set forth below. Notices shall be deemed, for all purposes, to have been given on the date of personal service or three (3) consecutive calendar days following deposit of the same in the United States mail.

As to BOBADILLA:

René Bobadilla

As to the CITY:

Attn: Director of Finance and Administrative Services
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

WHEREFORE, the PARTIES hereto have read all of the foregoing, understand the same, and agree to all of the provisions contained herein.

DATED: _____

CITY OF SANTA FE SPRINGS

By: _____
_____, Mayor

DATED: _____

RENÉ BOBADILLA

By: _____
RENÉ BOBADILLA

APPROVED AS TO FORM:

By: _____
_____, City Attorney



CITY OF SANTA FE SPRINGS

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

FROM: René Bobadilla, P.E., City Manager

BY: James Enriquez, P.E., Director of Public Works / City Engineer

SUBJECT: **JOINT PARTICIPATION AGREEMENT WITH THE CITY OF LA MIRADA FOR SLURRY SEAL OF VALLEY VIEW AVENUE FROM ROSECRANS AVENUE TO ALONDRA BOULEVARD AND FROM PARK PLACE TO ARTESIA BOULEVARD**

DATE: June 3, 2025

RECOMMENDATION:

It is recommended that the City Council:

- 1) Approve the Joint Participation Agreement between the City of La Mirada and the City of Santa Fe Springs; and
- 2) Authorize the Mayor to execute the Joint Participation Agreement with the City of La Mirada; and
- 3) Approve adding the Valley View Avenue from Rosecrans Avenue to Alondra Boulevard and from Park Place to Artesia Boulevard Street Improvements Project to the Capital Improvement Plan; and
- 4) Appropriate \$175,500 from the Measure SFS Fund to the subject project; and
- 5) Take such additional, related action that may be desirable.

CITY COUNCIL AGENDA REPORT – MEETING OF JUNE 3, 2025

Joint Participation Agreement with the City of La Mirada - Slurry Seal of Valley View Avenue from Rosecrans Avenue to Alondra Boulevard and from Park Place to Artesia Boulevard

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FISCAL IMPACT

The City of La Mirada has presented an opportunity for the City of Santa Fe Springs to partner with them on the Valley View Avenue Street Improvement Project (Project). This project covers the section of Valley View Avenue from Rosecrans Avenue to Alondra Boulevard and from Park Place to Artesia Boulevard that lies within Santa Fe Springs.

The City of Santa Fe Springs' contribution to the project will amount to \$175,500. This funding will be allocated for various tasks, including the application of slurry seal, removal of asphalt concrete, striping, bonding and insurance, mobilization, traffic control, notifications, adjustments to manholes, and restoration of traffic signal loops.

Staff recommends appropriating \$175,500 from the Measure SFS Fund for this project.

BACKGROUND

The City of La Mirada has a project to resurface Valley View Avenue. Since the centerline of Valley View Avenue serves as the boundary between the two cities (see the location map on Attachment B), La Mirada has presented an opportunity to partner on the project and include the portion of the street that lies within Santa Fe Springs. Staff assessed the condition of the existing pavement in the project area and determined that the proposed improvements are essential. Once completed, the street will present a uniform aesthetic appearance.

ANALYSIS

The Project will include the spot replacement of isolated/distressed asphalt concrete prior to placing slurry seal over the entire street. The project will extend the service life of the street, enhance operational safety and reduce maintenance costs.

The City Attorney has reviewed the attached Joint Participation Agreement and approved it as to form.

ENVIRONMENTAL

Not applicable.

DISCUSSION

The City of La Mirada will be responsible for managing the construction contract, overseeing construction management, and providing inspection services. Staff will work in coordination with La Mirada to deliver the project and ensure that improvements within Santa Fe Springs are completed according to Santa Fe Springs standards.

CITY COUNCIL AGENDA REPORT – MEETING OF JUNE 3, 2025

Joint Participation Agreement with the City of La Mirada - Slurry Seal of Valley View Avenue from Rosecrans Avenue to Alondra Boulevard and from Park Place to Artesia Boulevard

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SUMMARY/NEXT STEPS

Upon approval of the City Council of the recommended actions, City staff will coordinate with the City of La Mirada on the delivery of the project.

ATTACHMENTS:

- A. Joint Participation Agreement with the City of La Mirada
- B. Location Map

ITEM STATUS:

APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐

JOINT PARTICIPATION AGREEMENT

BETWEEN

THE CITY OF LA MIRADA

AND

THE CITY OF SANTA FE SPRINGS

FOR

**CAPITAL IMPROVEMENT PROJECT NO. 2025-01
SLURRY SEAL OF VALLEY VIEW AVENUE
FROM ROSECRANS AVENUE TO ALONDRA BOULEVARD
AND FROM PARK PLACE TO ARTESIA BOULEVARD**

THIS JOINT PARTICIPATION AGREEMENT ("Agreement") is made and entered into this 3rd day of June 2025, by and between the City of La Mirada, a municipal corporation ("LA MIRADA"), and the City of Santa Fe Springs, a municipal corporation ("SANTA FE SPRINGS"). LA MIRADA and SANTA FE SPRINGS are sometimes hereinafter individually referred to as a "Party" and collectively referred to as the "Parties."

RECITALS

WHEREAS, LA MIRADA developed and approved plans and specifications to complete the work necessary for Capital Improvement Project No. 2025-01, Slurry Seal of Valley View Avenue from Rosecrans Avenue to Alondra Boulevard and from Park Place to Artesia Boulevard ("La Mirada Project");

WHEREAS, the center line of Valley View Avenue ("Project Area") is located on the jurisdictional city limit between LA MIRADA and SANTA FE SPRINGS;

WHEREAS, SANTA FE SPRINGS has reviewed the formal plans and specifications developed by LA MIRADA and desires to participate in the La Mirada Project for purposes of completing similar improvements for that portion of Valley View Avenue located along the eastern jurisdictional boundary of SANTA FE SPRINGS and specifically on Valley View Avenue from Rosecrans Avenue to Alondra Boulevard ("SANTA FE SPRINGS PROJECT");

WHEREAS, LA MIRADA desires to allow SANTA FE SPRINGS to participate in the improvements contemplated by the La Mirada Project by adding the SANTA FE SPRINGS PROJECT to the scope of work (the "PROJECT"),

WHEREAS, by execution of this Agreement, LA MIRADA and SANTA FE SPRINGS intends to set forth the terms and conditions by which the Parties will proceed with the PROJECT, and their respective rights and obligations with respect thereto;

WHEREAS, the execution of this Agreement was approved by the Santa Fe Springs City Council at its Regular Meeting of June 3, 2025, under Agenda Item No. ____.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, LA MIRADA and SANTA FE SPRINGS agree as follows:

1. Duties of LA MIRADA.

- A. Prepare or cause to be prepared, all environmental documents, and plans and specifications required for the PROJECT, subject to the reimbursement provisions contained herein.
- B. Pay its pro-rata share of the actual costs of design, construction, and administration for work performed in connection with PROJECT design and administration, except as paid or reimbursed by SANTA FE SPRINGS, as set forth below relating to the SANTA FE SPRINGS PROJECT.
- C. Submit the plans and specifications, including an engineer's cost estimate of SANTA FE SPRINGS's share of the costs, to SANTA FE SPRINGS's Director of Public Works for approval prior to awarding a contract for the PROJECT.
- D. Conduct public bidding as required by law, award a contract in accordance with this Agreement and with the approved plans and specifications, and oversee and administer the contract for the PROJECT through completion of the PROJECT. All of the services required for completion of the PROJECT will be performed by the contractor selected by LA MIRADA under its supervision, and all personnel engaged in the work shall be qualified to perform such services.
- E. Act as the lead agency on all planning, zoning, environmental approval and permitting activities required by state law with respect to the PROJECT.
- F. At all times during the term of this Agreement, ensure its contractor shall have in full force and effect all licenses and permits required of it by law for performance of the PROJECT hereunder.
- G. Provide project management services, including the review and oversight of all work completed by the contractor to whom the contract is awarded. LA MIRADA shall specifically oversee all construction engineering and shall conduct inspection, surveying, and material testing related to the PROJECT. LA MIRADA shall also be responsible for reviewing and accepting all plans and any other required shop drawings and engineering calculations submitted to LA MIRADA by the contractor unless otherwise provided in this Agreement.
- H. Timely provide SANTA FE SPRINGS with plans and specifications for the SANTA FE SPRINGS PROJECT and to obtain SANTA FE SPRING's review and approval of said plans and specifications prior to commencement of construction on the same.

- I. Timely provide SANTA FE SPRINGS with any change orders to the approved plans and specifications for the SANTA FE SPRINGS PROJECT and to obtain SANTA FE SPRINGS's written consent to such change orders as provided herein.
- J. Provide accurate and detailed invoice(s) on a monthly basis to SANTA FE SPRINGS for the cost of construction for the SANTA FE SPRINGS PROJECT performed during the previous month and submit such invoices to SANTA FE SPRINGS by the fifteenth (15th) day of each month.
- K. Provide SANTA FE SPRINGS within one hundred twenty (120) calendar days after final acceptance of the SANTA FE SPRINGS PROJECT, a final accounting of the actual total of the SANTA FE SPRINGS PROJECT.
- L. Prior to commencing construction of the PROJECT, obtain or cause to be obtained insurance coverage from LA MIRADA's contractors, in the types and amounts subject to the reasonable satisfaction of SANTA FE SPRINGS and approved in advance by SANTA FE SPRINGS' Director of Risk Management, listing as additional insured SANTA FE SPRINGS and its elected officials, officers, agents, employees and designated volunteers for the benefit of SANTA FE SPRINGS and LA MIRADA, as required by the contract documents.
- M. Shall comply with all applicable Federal, State, and local laws, rules, regulations, and ordinances including workers' compensation and the payment of prevailing wages, while contracting for the PROJECT and performing pursuant to this Agreement.
- N. Adjust SANTA FE SPRINGS' share of the costs to match actual total costs of the SANTA FE SPRINGS PROJECT.

2. Duties of SANTA FE SPRINGS:

- A. By execution of this Agreement, designate LA MIRADA as the lead agency for the purpose of accomplishing the PROJECT.
- B. Review and approve plans and specifications as to design and construction affecting the construction, operation, and maintenance of the portion of the PROJECT within SANTA FE SPRINGS, and any change order requests thereto so as not to interfere with LA MIRADA's timeline or deadlines for the PROJECT. SANTA FE SPRINGS further agrees it will not unreasonably withhold its approval of said plans and specifications.
- C. At all times, during the progress of construction of the PROJECT, have access to the work for the purpose of inspection thereof, and should SANTA FE SPRINGS deem any remedial measures to be necessary prior to LA MIRADA's acceptance of the work, SANTA FE SPRINGS shall notify LA MIRADA in writing.

- D. Pay its pro-rata share of the actual demonstrated costs of design, construction, and administration for work performed by LA MIRADA in connection with PROJECT's design and administration, based on the actual services performed within the boundaries of SANTA FE SPRINGS. SANTA FE SPRINGS understands and agrees that the engineer's estimate of PROJECT costs is only an estimate.
- E. Make final payment to LA MIRADA within forty-five (45) days after receiving invoice(s) for services performed in completion of the PROJECT, including the preparation of all environmental documents. Payment will be made for the cost of SANTA FE SPRINGS's pro-rata share incurred within forty-five (45) days of receipt of the invoice with the final payment due within forty-five (45) days of receipt of a final invoice.

3. Mutual obligations and general terms:

- A. After LA MIRADA opens bids for the PROJECT following and in accordance with a solicitation that complies with applicable laws, regulations, and procedures, LA MIRADA shall transmit a tabulation of the bids to SANTA FE SPRINGS's Director of Public Works for review and approval. SANTA FE SPRINGS shall, within five (5) business days after receipt of the tabulation of bids, approve or disapprove the lowest responsive bidder selected by LA MIRADA and the bid results, and notify LA MIRADA of its determination in writing; provided that, if the amount due by SANTA FE SPRINGS exceeds the City Manager's contract authority under the Santa Fe Springs Municipal Code, SANTA FE SPRINGS shall have five (5) days following the next regularly scheduled meeting of the SANTA FE SPRINGS City Council within which to provide a response. LA MIRADA shall, thereafter, award the contract as required by law. In the event LA MIRADA and SANTA FE SPRINGS cannot agree on which bidder shall be awarded the contract within the time provided by law to make the award without rejecting all bids, then SANTA FE SPRINGS or LA MIRADA shall be authorized to terminate this Agreement without further obligation upon written notice.
- B. During construction, LA MIRADA shall furnish a resident engineer to perform the usual functions of a resident engineer. SANTA FE SPRINGS may also, but is not obligated to, furnish its own respective engineer. Said resident engineers shall cooperate and consult with each other, but decisions of LA MIRADA's resident engineer shall be final as to the portions of the PROJECT located with LA MIRADA.
- C. Construction of the PROJECT may require alteration, deviation, additions to or deletions from the contract plans and specifications. Any such changes to the SANTA FE SPRINGS PROJECT will require the prior, written approval of SANTA FE SPRINGS in advance of performance of the work by Contractor. SANTA FE SPRINGS' timely review and approval shall not be unreasonably withheld and SANTA FE SPRINGS shall make a good faith effort to approve changes as necessary for LA MIRADA to meet all Project deadlines. SANTA FE SPRINGS shall be responsible for increased costs due to approved contract change orders. Notwithstanding the foregoing, LA MIRADA shall be responsible for increased

costs due to contract change orders requested by LA MIRADA and relating to matters not encompassed within the intended scope of the PROJECT or the SANTA FE SPRINGS PROJECT, as set forth in the Project Plans and Specifications.

- D. All construction in connection with the SANTA FE SPRINGS PROJECT shall be between the hours of 7:00 a.m. and 5:00 p.m., Monday through Friday, except in the event of urgent necessity in the interest of public health and safety. Should such exigent circumstances arise that require construction work to be performed outside of the hours stated herein, LA MIRADA shall provide written notice to SANTA FE SPRINGS prior to the commencement of such construction. The written notice shall, at a minimum, include specific details of the exigent circumstance(s), the construction work to be performed as a result thereof, and the estimated timeframe required to complete the necessary work.
- E. A copy of the completed contract between LA MIRADA and the selected bidder shall be provided to SANTA FE SPRINGS within five (5) business days of its execution. Any contract changes deemed necessary or advisable by LA MIRADA may be undertaken by LA MIRADA, except that any changes which may affect the construction of the SANTA FE SPRINGS PROJECT shall first be approved, in writing, by SANTA FE SPRINGS. Any changes requested by SANTA FE SPRINGS may, in LA MIRADA's discretion, be approved and included provided that any resulting increase in cost due to the requested changes shall first be agreed upon in writing.
- F. SANTA FE SPRINGS's pro-rata cost share shall consist of the cost for services provided only for the SANTA FE SPRINGS PROJECT. The Parties agree that any costs or expenses arising from PROJECT change orders, delays, requests for information, or similar actions that increase the cost of the PROJECT, the same shall be allocated to the LA MIRADA PROJECT and/or SANTA FE SPRINGS PROJECT, respectively and as applicable, and shall be subject to the approval of, and shall be paid by, LA MIRADA and/or SANTA FE SPRINGS respectively and as applicable.
- G. Within forty-five (45) days after completion and acceptance of the PROJECT by LA MIRADA, its Public Works Director/City Engineer shall notify SANTA FE SPRINGS, in writing, of the date thereof and the probable date that a final accounting of SANTA FE SPRINGS's share of the cost of the PROJECT will be submitted. If outstanding charges (such as contractor's claims and liens) delay the final accounting, LA MIRADA shall so advise SANTA FE SPRINGS and a final accounting shall be presented within ninety (90) days from the date of completion of the work.
- H. SANTA FE SPRINGS shall have the right to review all invoices, warrants and other related documents used in preparing the final accounting prior to remitting payment for its pro-rata share of the PROJECT.

- I. SANTA FE SPRINGS and LA MIRADA shall cooperate to the fullest extent possible in seeing the PROJECT to completion. The Parties agree to first resolve any conflict through informal resolution by a meeting of each Party's Director of Public Works or his or her designee.
- J. The Parties recognize that additional issues may develop during the construction phase of the SANTA FE SPRINGS PROJECT and agree to respond to such issues in a timely manner, and to work cooperatively to resolve such issues, so as to not interfere with the orderly progress and completion of the SANTA FE SPRINGS PROJECT or the PROJECT.
- K. Once the construction of the SANTA FE SPRINGS PROJECT has been completed and accepted by SANTA FE SPRINGS, SANTA FE SPRINGS shall accept ownership of said improvements. SANTA FE SPRINGS' acceptance of ownership of the SANTA FE SPRINGS PROJECT cannot be unreasonably refused. Subsequent to SANTA FE SPRINGS' acceptance of ownership of the SANTA FE SPRINGS PROJECT, SANTA FE SPRINGS shall assume all maintenance responsibilities for the SANTA FE SPRINGS PROJECT.
- L. To the fullest extent permitted by law, LA MIRADA shall defend, indemnify and hold harmless SANTA FE SPRINGS, its elected officials, officers, agents, employees, and designated volunteers from any liability, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged, or threatened, actual attorneys fees incurred by SANTA FE SPRINGS, court costs, interest, defense costs including expert witness fees and any other costs or expenses of any kind whatsoever without restriction or limitation, and to the extent incurred in relation to, as a consequence of, arising out of or in any way attributable, actually, allegedly or impliedly, to the negligence or willful misconduct of LA MIRADA arising from its performance of this Agreement. All obligations under this provision are to be paid by LA MIRADA as they are incurred by SANTA FE SPRINGS.
- M. To the fullest extent permitted by law, SANTA FE SPRINGS shall defend, indemnify and hold harmless LA MIRADA, its elected officials, officers, officials, agents, employees, and designated volunteers, from any liability, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged, or threatened, actual attorneys fees incurred by LA MIRADA, court costs, interest, defense costs including expert witness fees and any other costs or expenses of any kind whatsoever without restriction or limitation, and to the extent incurred in relation to, as a consequence of, arising out of or in any way attributable actually, allegedly or impliedly, to the negligence or willful misconduct of SANTA FE SPRINGS arising from its performance of this Agreement. All obligations under this provision are to be paid by SANTA FE SPRINGS as they are incurred by LA MIRADA.

- N. This Agreement, and any other documents incorporated herein by specific reference, represents the entire and integrated agreement between the Parties. This Agreement supersedes all prior oral or written negotiations, representations, or agreements. This Agreement may not be amended, nor any provision or breach hereof waived, except in a writing signed by the Parties which expressly refers to this Agreement. Amendment on behalf of each Party will only be valid if signed by the appropriate officer of the Party as set forth in its respective Municipal Code and attested by the City Clerk.
- O. The term of this Agreement shall commence upon the date of mutual execution and shall continue thereafter until performance by both parties has been completed in compliance with the Agreement, unless sooner terminated in accordance with this Agreement. Unless otherwise agreed upon in writing, either party may immediately terminate for a material breach by the other that remains uncured following service of not less than ten (10) days prior written notice of such breach. Venue for any legal action arising out of this Agreement shall be the Los Angeles County Superior Court.
- P. This Agreement shall be interpreted, construed, and enforced in accordance with the laws of the State of California.
- Q. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be the original and all of which together shall constitute one and the same instrument.
- R. If any provision or any part of any provision of this Agreement is found to be invalid or unenforceable, the balance of this Agreement shall remain in full-force and effect.
- S. Notices permitted or required to be provided pursuant to this Agreement shall be sent to the following addresses:

LA MIRADA

City of La Mirada
Public Works Director/City Engineer
15515 Phoebe Avenue
La Mirada, California 90638

SANTA FE SPRINGS

City of Santa Fe Springs
Director of Public Works/City Engineer
11710 E. Telegraph Road
Santa Fe Springs, California 90670

By notice to the other party, either party may change the address specified above. Service of notice or communication shall be complete, if personally served, when received at the designated address, or five (5) days after deposit of said notice or communication in the United States mail, postage prepaid, whichever occurs first.

- T. The parties do not intend to create rights in or to grant remedies to any third party as a beneficiary to this Agreement, or as a result of any duty, covenant, obligation, or undertaking established herein.
- U. By entering into this Agreement, the Parties intend not to violate or cause a violation of the terms of collective bargaining or other labor agreements to which either may be a party, nor the policies, rules, and regulations governing the employees of either Party hereto. If any provision of this Agreement is inconsistent with such collective bargaining or other labor agreements, or of such policies, rules, and regulations, then the applicable provision of such collective bargaining or other labor agreements, and such policies, rules, and regulations shall take precedence for purposes of the construction of this Agreement.
- V. The person or persons executing this Agreement on behalf of each Party warrants and represents that he/she has the authority to execute this Agreement on behalf of the Party and has the authority to bind the Party to the performance of its obligations hereunder.
- W. LA MIRADA shall maintain all records pertaining to the work related to the SANTA FE SPRINGS PROJECT for a period of three (3) years after payment by SANTA FE SPRINGS of the final invoice. At any time during regular working hours, all records, invoices, timecards, cost control sheets and other records maintained by LA MIRADA, in connection with the SANTA FE SPRINGS PROJECT shall be available for review and audit by SANTA FE SPRINGS.
- Y. No waiver of any of the provisions of this Agreement shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar. No waiver or consent shall constitute a continuing waiver or consent or commit either party to provide a waiver in the future except to the extent specifically set forth in writing. No waiver shall be binding unless executed in writing by the party making the waiver.
- Z. This Agreement shall be interpreted and governed according to the laws of the State of California. In the event of litigation between the Parties, venue, without exception, shall be in the Los Angeles County Superior Court of the State of

California. If, and only if, applicable law requires that all or part of any such litigation be tried exclusively in federal court, venue, without exception, shall be in the Central District of California located in the City of Los Angeles, California.

- AA. If any legal action is instituted to enforce or declare any Party's rights hereunder, each party, including the prevailing party, must bear its own costs and attorneys' fees. This paragraph shall not apply to those costs and attorney fees directly arising from any third-party legal action against a party hereto and payable under Indemnification provisions herein.
- BB. The Parties hereby waive their respective right to trial by jury and agree to accept trial by judge alone of any cause of action, claim, counterclaim or cross-complaint in any action, proceeding and/or hearing brought by either LA MIRADA against SANTA FE SPRINGS or SANTA FE SPRINGS against LA MIRADA on any matter whatsoever arising out of, or in any way connected with, this Agreement, the relationship of LA MIRADA and SANTA FE SPRINGS, or any claim or injury or damage, or the enforcement of any remedy under any law, statute, or regulation, emergency or otherwise, now or hereafter in effect, regardless of whether such action or proceeding concerns any contract or tort or other claim. The Parties acknowledge that this waiver of jury trial is a material inducement to each of them to enter into this Agreement and that they would not have entered into this Agreement without this jury trial waiver. The Parties further agree that each of them has had the opportunity to consult with counsel of its own choosing in connection with this jury trial waiver and understands the legal effect of this waiver.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement by and through their authorized officers.

CITY OF LA MIRADA

CITY OF SANTA FE SPRINGS

John Lewis, Mayor

William K. Rounds, Mayor

APPROVED AS TO FORM:

APPROVED AS TO FORM:

James L. Markman, City Attorney

Rick Olivarez, City Attorney

ATTEST:

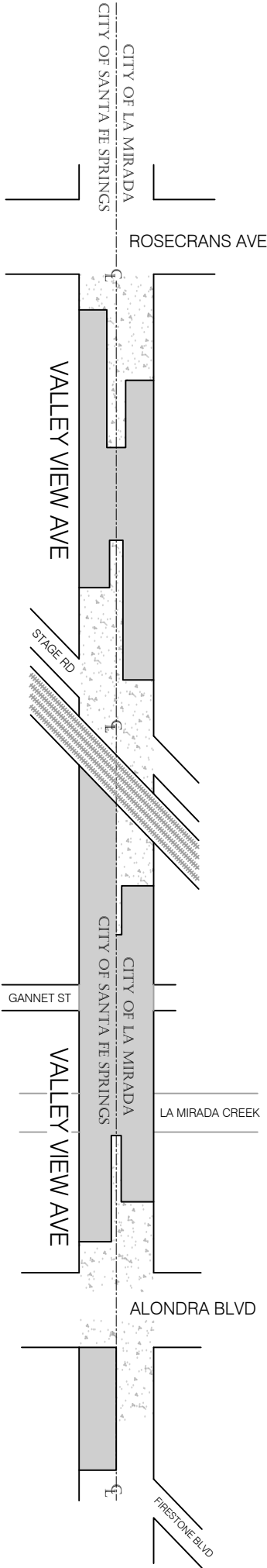
ATTEST:

Anne Haraksin, City Clerk

Fernando N. Munoz, City Clerk

Dated: _____

Dated: _____



LEGEND:



SLURRY AREA



(EXISTING CONCRETE TO REMAIN)



CITY OF SANTA FE SPRINGS

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

FROM: René Bobadilla, P.E., City Manager

BY: Arlene Salazar, Director of Police Services

SUBJECT: **AUTHORIZE THE EXECUTION OF AGREEMENT HI-25-011 WITH THE COUNTY OF LOS ANGELES FOR MEASURE A LOCAL SOLUTIONS FUNDING**

DATE: June 3, 2025

RECOMMENDATION(S):

It is recommended that the City Council:

- 1) Authorize the City Manager to sign the Local Solutions Fund Agreement HI-25-011 ("Agreement") with the County of Los Angeles to receive \$554,419 for FY 2025/26 and an adjusted amount annually thereafter; and
- 2) Authorize the City Manager to execute any non-substantive amendments to the Agreement with City Attorney approval; and
- 3) Take such additional, related action that may be desirable.

FISCAL IMPACT

The total cost of this annual special program (Program) shall not exceed \$554,419 for the 2025/26 Fiscal Year. The annual allocation amount will vary from year-to-year based on the Local Solutions Fund (LSF) formula annual data refresh with updated yearly numbers. This Agreement (Attachment A) begins July 1, 2025 – June 30, 2031. The Program is defined by the goals and objectives of the voter approved Measure A funding Ordinance. The City is eligible for LSFs authorized by the Los Angeles County Board of Supervisors (County) and defined in the Statement of Work (Attachment B). This includes the hiring of a full-time Housing Navigator and a full-time Social Services Case Manager. The Housing Navigator position and Case Manager will be adopted as part of the City's budget process and included in the salary resolution. These funds will also provide an offset of \$35,442 towards the proposed Homeless Services Supervisor salary, this position is part

AUTHORIZE THE EXECUTION OF AGREEMENT HI-25-011 WITH THE COUNTY OF LOS ANGELES FOR MEASURE A LOCAL SOLUTIONS FUNDING

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of the 2025/26 budget approval process. The establishment of a non-general fund Activity Detail Budget and special revenue account are required for reporting and auditing purposes and are proposed as part of the adoption of the City budget process for FY 2025/26.

BACKGROUND

In November 2024, County voters approved Measure A by 57%, a half-cent sales tax countywide to resolve homelessness through housing with services and making housing more affordable throughout the County. Measure A took effect on April 1, 2025, and will be an ongoing funding source that allows for continued progress on ending homelessness with housing and services while greatly expanding efforts to address the drivers of homelessness through affordable housing construction, homelessness prevention, and support for vulnerable renters.

Measure A repealed and replaced Measure H, a quarter-cent sales tax that is set to expire in 2027. Measure H was approved by Los Angeles County voters in March 2017 by 70%. According to projections from the County, Measure A is estimated to generate over \$1 billion annually. The funds will be shared between: Los Angeles County, cities and Council of Government (COGS), the Los Angeles County Development Authority (LACDA), and the Los Angeles County Affordable Housing Solutions Agency (LACAHSA). The categories of distribution of funds:

- ✓ 60% - Comprehensive Homeless Services
 - o Local Solutions Fund (LSF) – 15% (represents \$96,363,000)
 - o Homelessness Solutions Innovations – 1.65%
 - o Comprehensive Homeless Services – 83.35%
- ✓ 1.25% - Accountability, Data and Research
- ✓ 3% - Local Housing Production
- ✓ 33.75% - LACAHSA
- ✓ 2% Los Angeles County

The funding for Measure A requires a minimum of 15% of the Comprehensive Homeless Services Category funding be allocated to LSF. LSF will be allocated to 88 cities, six COGS, and the County on behalf of the 120 unincorporated areas (Attachment D). The County Board of Supervisors selected the formula for distribution of LSF based on FY 2023/24 Average point in-time (PIT) homeless count and 10% American Community Survey Proxy. The U.S. Department of Housing and Urban Development requires an annual PIT survey count to measure homelessness. The American Community Survey data focuses on families with an annual income of less than \$10,000 and serves as a proxy for the deep poverty correlated with the double-up student homelessness not included in the PIT count.

AUTHORIZE THE EXECUTION OF AGREEMENT HI-25-011 WITH THE COUNTY OF LOS ANGELES FOR MEASURE A LOCAL SOLUTIONS FUNDING

Page 3 of 5

As part of the approval of the use of Measure A funds for LSF, the County approved Measure A Local Solutions Fund Eligible Uses outlined in three eligible uses of funding (Attachment C) that provided for the framework of the SOW that was submitted by staff to the Office of Homeless Initiatives for review and consideration of approval. This framework was used by staff to determine the program that was submitted. The SOW proposes to assist those on the verge of homelessness that are individuals, seniors, families, and persons experiencing homelessness:

- (28) households with funds for move-in assistance including application fee, deposits, supplies, and the establishment of utilities.
- (8) landlord support incentives including holding fees, mitigation funds and other landlord incentives to secure housing.
- Motel vouchers for those that are in-between service delivery not-to-exceed \$25,000.
- Hiring of two full-time positions including a Social Services Case Manager and Housing Navigator.

ANALYSIS

The City will be required to submit annual and quarterly reports to the County to ensure compliance with the program key indicators and timeliness in meeting the Measure A goals as defined in the SOW. Staff will provide regular updates on the program in the weekly City Manager's report.

ENVIRONMENTAL

This action does not require CEQA review.

DISCUSSION

Over the past two years the City of Santa Fe Springs has spent general fund dollars clearing encampments, removing illegal dumping and addressing homeless related nuisance calls by Whittier Police Department (WPD) and Public Safety staff. Further the Santa Fe Springs Fire Department have responded to a significant number of calls related to homeless individuals. The Public Works Department have responded to multiple public requests to remove trash and debris on public roadways resulting from homeless debris (shopping carts, discarded clothing/packaging, drug paraphernalia, etc.) The general fund expense over the two-year period is estimated to be over \$800,000. As of January 2025, to combat homelessness and related criminal activity and social intervention the Police Services Department has been tasked with coordinating homeless engagement services on behalf of the City.

AUTHORIZE THE EXECUTION OF AGREEMENT HI-25-011 WITH THE COUNTY OF LOS ANGELES FOR MEASURE A LOCAL SOLUTIONS FUNDING

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The following are examples of efforts the City is making towards addressing homelessness:

- Code Enforcement – coordinating efforts with private property owners (business and residential) to remove blighted conditions that in many cases on the business corridor include encampment debris and illegal dumping.
- Dedicated Lead Public Safety Officer – dedicated to encampment abatement and service provider coordination in addition to coordinating clean-ups with rail (BNSF and UP) and Los Angeles County Flood Control.
- (2) part-time Public Works staff – assist with trash and debris removal three times a week for 3 hours per day.
- Three encampment clean-up vendors on retention as approved by City Council.
- Council approved encampment storage process with City owned storage facility.
- Retention of specialized prosecutors to assist with the abatement of public nuisance properties.
- City Council approved RV Ordinance to assist with the abatement of abandoned RV's.
- Memorandum of Understanding with California Conservation Corp (CCC) to assist in the removal of weeds, debris and other illegally dumped items to restore public spaces on a monthly basis.
- City Council expanded the Home Camera Rebate Program to include businesses.
- Expanded the promotion of the Whittier Police Department Trespass Letter process including providing the proper signage for businesses and residents.
- Removed and replaced a variety of public right-of-way signage to include no trespassing, no camping, no dumping, no littering signs, no soliciting signs on public property to enhance enforcement.
- Established bi-monthly partnership meetings to include representation from The Whole Child, Department of Mental Health, PATH, Jovenes, CCC, Whittier Police Department MET Team, Pacific Clinics, LACADA, Whittier First Day, Little Lake School District Family Resource Center and City staff.
- Coordinate meetings between businesses and Whittier Police Department to walk-through areas of concern (breached fencing, criminal activity, security checks) to ensure that we are assisting our business communities.

The authorization to implement the use of LSF will further the commitment by the City to combat homelessness and the correlating challenges that result of this societal challenge by leveraging voter approved Measure A funding with general fund dollars.

**AUTHORIZE THE EXECUTION OF AGREEMENT HI-25-011 WITH THE COUNTY OF
LOS ANGELES FOR MEASURE A LOCAL SOLUTIONS FUNDING**

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SUMMARY/NEXT STEPS

Staff recommends that the City Council authorize the City Manager to enter into an agreement with the Los Angeles County Homeless Initiative for purposes of implementing the special program funded by the LSF.

ATTACHMENT(S):

- A. Los Angeles County Agreement
- B. Statement of Work
- C. Measure A Local Solutions Fund Eligible Uses
- D. Measure A – Local Solutions Fund FY 25/26 Allocations

<u>ITEM STATUS:</u>	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

**FUNDING AGREEMENT
BETWEEN COUNTY OF LOS ANGELES AND
SANTA FE SPRINGS
FOR
LOCAL SOLUTIONS FUND
CONTRACT NUMBER: HI-25-011**

This Funding Agreement ("Agreement") is made and entered into by and between the County of Los Angeles, hereinafter referred to as "County" and Santa Fe Springs hereinafter referred to as "Local Jurisdiction". The County and Local Jurisdiction shall collectively be referred to as "Parties".

RECITALS:

WHEREAS, on November 4, 2024, the voters of Los Angeles County approved the Affordable Housing, Homelessness Solutions, and Prevention Now Transactions and Use Tax Ordinance ("Measure A" or the "Ordinance"), a one-half cent sales tax countywide, to fund critical programs designed to reduce and prevent homelessness within the County;

WHEREAS, the County has received a portion of the proceeds from the tax imposed by Measure A for Comprehensive Homelessness Services, the Local Solutions Fund, and Homelessness Solutions Innovations which it distributes to eligible programs and services in accordance with Measure A;

WHEREAS, pursuant to Measure A, the County shall allocate funds from the Local Solutions Fund to cities, councils of governments, and/or the County on behalf of its unincorporated areas;

WHEREAS, on March 25, 2025, the County Board of Supervisors ("Board"), in consultation with cities within the County, determined that Formula 4, based on 90% of the multi-year average point-in-time count and 10% of the American Community Survey proxy data, is the appropriate method for distributing Local Solutions Fund to cities, councils of governments, and to the County on behalf of its unincorporated areas;

WHEREAS, services and programs funded by the Local Solutions Fund shall support a variety of services and programs aimed at addressing homelessness, including but not limited to physical and mental health care, emergency housing, permanent housing, job counseling, substance use disorder treatment, short-term rental subsidies, and other related services, as well as the collection and analysis of data to assess the effectiveness of such services and programs;

WHEREAS, services and programs funded by Local Solutions Fund shall contribute to achieving the five outcome goals outlined in Measure A by demonstrating measurable progress from baseline metrics toward target metrics ("Metrics") as adopted by the Board on March 25, 2025;

WHEREAS, services and programs funded by the Local Solutions Fund must align with the purposes enumerated in Measure A and the Regional Plan adopted by the Board on March 25, 2025, which sets goals and objectives to reduce homelessness and expand affordable housing in accordance with Measure A;

WHEREAS, services and programs funded by the Local Solutions Fund shall adhere to best practices for the standardization of care, including but not limited to facilitating

connections to behavioral and mental health services, medical care, and other services, and create connections to mainstream safety net programs supported by County, State, and federal funds, including connections to medical and mental health care and other entitlement programs;

WHEREAS, the Local Jurisdiction agrees to perform its obligations under this Agreement in a manner consistent with and supportive of the goals and purposes outlined in Measure A, and the Metrics, Regional Plan, and best practices for the standardization of care; and

WHEREAS, the Parties desire to enter into this Agreement to formalize the allocation of Measure A funds, which is approved by the Board annually, establish accountability measures, and ensure the effective use of Measure A funds to achieve the stated goals in Measure A to prevent and reduce homelessness and increase access to affordable housing, subject to all the conditions required by Measure A.

NOW THEREFORE, in consideration of the mutual covenants contained herein, and for good and valuable consideration, the Parties agree to the following:

I. PURPOSE AND SCOPE

- A. Purpose of Affordable Housing, Homelessness Solutions, And Prevention Now Transactions and Use Tax Ordinance ("Measure A"): The allocation of Measure A funds from the Local Solutions Fund to the Local Jurisdiction is to be used solely for services and programs consistent with the purposes enumerated in the Ordinance or for the purposes set forth in Government Code section 64700 *et seq.*, including but not limited to homelessness prevention, homelessness services, or affordable housing programs in Los Angeles County.
- B. Scope: Local Jurisdiction shall use Measure A funds for the purposes and goals specified in Measure A and the goals and objectives outlined in the Regional Plan adopted by the County Board on March 25, 2025, which aims to reduce homelessness and expand affordable housing. Local Jurisdiction shall use Measure A funds for the uses as set forth in Measure A, including, but not limited to:
 - 1. Preventing Homelessness;
 - 2. Mental Health;
 - 3. Outpatient and residential substance use treatment;
 - 4. Case management and outreach services;
 - 5. Employment services;
 - 6. Expedited placements in permanent housing;
 - 7. Enhanced emergency housing and interim housing;
 - 8. Enhanced services for transition-age youth and children; and
 - 9. Affordable housing for people experiencing, or at risk of homelessness.

II. TERM

The term of this Agreement shall commence upon execution by the Parties and shall remain in force through June 30, 2031, contingent upon available funding and program performance set forth in this Agreement, unless sooner terminated or extended, in whole or in part, as provided in this Agreement.

III. FUNDING ALLOCATION

- A. Amount of Funds: Local Jurisdiction shall receive a portion of County's

Measure A allocation in an amount not to exceed **\$554,419** ("Funds") for the Term to implement programs and services aimed at preventing and reducing homelessness and increasing access to affordable housing (the "Project"), subject to Measure A, and as further described in this Agreement and Exhibit A, Project Description and Budget, which is attached and incorporated herein by reference. Local Jurisdiction agrees to use Funds as described in Exhibit A, Project Description and Budget. The County reserves the right, in its sole discretion, to adjust the Local Solutions Fund allocation based on actual Measure A tax revenues received by the County. The Local Jurisdiction shall have no claim against the County for payment of any money or reimbursement, of any kind whatsoever, for any Project provided by the Local Jurisdiction after the expiration or other termination of this Agreement. Should the Local Jurisdiction receive any such payment, it shall immediately notify the County and shall immediately repay all such funds to the County. Payment by the County for Project rendered after the expiration and/or termination of this Agreement shall not constitute a waiver of the County's right to recover such payment from the Local Jurisdiction. This provision shall survive the expiration or other termination of this Agreement.

- B. Use of Funds: Local Jurisdiction agrees to use the allocated Funds as described in their approved budget, exclusively for Measure A eligible Project, and as further described in this Agreement and Exhibit A, Project Description and Budget, and the goals and metrics outlined in Section IV of this Agreement. Any misspent or disallowed Funds must be fully reimbursed to the County, upon County's request. All Parties agree to be bound by all applicable federal, state, and local laws, ordinances, regulations, and directives as they pertain to the performance of this Agreement.
- C. Prohibited Uses of Funds: The Funds are intended to support best practices, policies, and programs implemented by departments, agencies, or organizations that are primarily formed to provide services to and support people who are experiencing homelessness, at risk of homelessness, or are low-income. Per Measure A, the Funds may not be used to fund investigations or prosecutions to pursue criminal, civil, or administrative penalties against people experiencing homelessness or other low-income people.
- D. Notification of Reaching 75 percent of Total Agreement Sum or Individual Project Budgets: Local Jurisdiction must maintain a system of record keeping that will allow the Local Jurisdiction to determine when it has incurred seventy-five percent (75%) of either the total Agreement sum or the individual project budget specified in Exhibit A, Project Description and Budget, for each listed project, whichever is reached first. Upon occurrence of this event, the Local Jurisdiction must send written notification to County at the address herein provided in Section XV of this Agreement. If the seventy-five threshold for an individual project budget is reached, the notice must identify the specific Project(s) to which it applies.
- E. Supplanting of Funds: Local Jurisdiction shall not use the Funds to supplant or replace existing funding sources supporting Local Jurisdiction's programs, operations, or services, except as expressly permitted in this Section. The County may approve the use of the Funds to supplant existing funding sources only under the following limited circumstances, all of which must be justified in writing by the Local Jurisdiction and approved in writing by the County prior to the execution of this Agreement or any amendment authorizing such use:

1. The Funds are allocated to advance the goals outlined in Section IV.A.1 and 3, specifically: to increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness, and increase the number of people permanently leaving homelessness;
2. The supplanting of funds is necessary to prevent the loss of interim or permanent housing or services for people experiencing homelessness;
3. The supplanting of funds maintains or increases the Local Jurisdiction's ability to achieve the goals stated above; and
4. Local Jurisdiction agrees to redirect the local funds being replaced by the Funds to another eligible use under this Agreement that advances one or more of the goals set forth in Section IV.A.

Local Jurisdiction shall submit an annual certification of compliance to the County no later than October 1 of each year. The certification shall be signed by an authorized representative of Local Jurisdiction and must affirm compliance with all requirements set forth in this Section. The County reserves the right to request supporting documentation, including documentation showing the eligible use of the redirected funds, to verify compliance with this Section. If Local Jurisdiction fails to comply, the County may exercise any remedies available under this Agreement, including withholding of Funds or terminating the Agreement.

IV. GOALS AND METRICS

- A. Goals: The Parties agree to work collaboratively to achieve the following goals:
 1. Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness;
 2. Reduce the number of people with mental illness and/or substance use disorders who experience homelessness;
 3. Increase the number of people permanently leaving homelessness;
 4. Prevent people from falling into homelessness; and
 5. Increase the number of affordable housing units in Los Angeles County.
- B. Baseline Metrics, Target Metrics, Key Performance Indicators, and Key System Performance Metrics: Local Jurisdiction shall work towards achieving the metrics and key performance indicators as follows:
 1. Demonstrating progress from the baseline metrics toward the target metrics as set forth in Exhibit B, Measure A Goals and Recommended Targets, which are attached and incorporated herein by reference. Project funded by the Funds shall contribute to achieving the goals in Section IV.A.
 2. Project Specific Key Performance Indicators ("PS-KPIs") and Project Specific Target Outcomes related to the use of the Funds, as set forth in Exhibit A, Project Description and Budget. The Parties will amend this Agreement to incorporate any additional or revised key performance indicators approved by the County.
 3. Key system performance metrics related to the use of the Funds, including, but are not limited to:
 - a. Creating a standardization of basic services to bring people inside

and ensure that people have access to social services, medical care, and behavioral/mental health care.

- b. Establishing a homeless-service-delivery system more accessible to all communities;
 - c. Meeting regional housing needs for "Lower Income Households," which has the same meaning as defined in California Health and Safety Code section 50079.5;
 - d. Using an equity lens and reducing racial disparities and disproportionate impact of homelessness and housing insecurity for critical populations, including but not limited to veterans, seniors, transition-age youth, families with children, people with disabilities, people with animal companions, women, members of LGBTQIA+ communities, survivors of domestic violence, overrepresented racial groups, and others at risk of homelessness; and
 - e. Increasing accountability and transparency in the use of public funds.
4. The Parties will amend this Agreement to incorporate any additional or revised metrics and key performance indicators approved by the County.

V. REGIONAL PLAN AND BEST PRACTICES

- A. Alignment with Regional Plan: Local Jurisdiction shall ensure that its Project funded by the Funds align with the County's adopted regional plan and contribute to the achievement of its stated goals and objectives. Local Jurisdiction shall coordinate with County's efforts to combat homelessness, including collection of data to build a more comprehensive and inclusive version of the Regional Plan and provide continual updates to create a "living" Regional Plan. The County's Regional Plan is attached as Exhibit C, Measure A Regional Plan, and incorporated herein by reference.
- B. Best Practices for Standardization of Care: Local Jurisdiction shall implement best practices for the standardization of care, including but not limited to connections to behavioral and mental health, medical care, and other programs and services. Project funded by the Funds should aim to create connections to mainstream safety net programs supported by other funds from the County, state, and federal governments, including connections to medical and mental health care supported by state and federal programs as well as other entitlement programs. Funding for Project shall be allocated according to need and equity, considering factors such as the point-in-time count or other similar measures of the population experiencing homelessness or housing instability. Local Jurisdiction shall also comply with any additional best practices for standardization of care, including guidance and key performance indicators approved by the County. The Parties will amend this Agreement as needed to incorporate such County-approved standards of care as an exhibit.

VI. CONSTRUCTION AND REHABILITATION WORK

- A. Prevailing Wages: Any construction or rehabilitation project receiving Funds or financed under Funds, including but not limited to a project of fewer than 40 units, shall constitute a public work for which prevailing wages shall be paid for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of

Division 2 of the California Labor Code.

- B. Project Labor Agreement for Projects with 40 or More Units: A project of 40 or more units is eligible to receive Funds or financed under Funds only if all construction and rehabilitation is subject to the City of Los Angeles Department of Public Works Project Labor Agreement 2020-2030 if the project is within the City of Los Angeles, or the Countywide Community Workforce Agreement, executed by the Chief Executive Officer on June 7, 2023, if the project is elsewhere or any successor to either agreement. For purposes of this Section, the number of units means the maximum number of units authorized in an entitlement granted by the land use permitting authority for a development project, regardless of whether construction or rehabilitation proceeds in phases or project ownership is divided.
- C. Alternative Project Labor Agreement: Notwithstanding Section VI.B, above, if a project labor agreement is agreed between Local Jurisdiction or its project developer, the Los Angeles/Orange Counties Building and Construction Trades Council, and the Western States Regional Council of Carpenters, then a project with 40 or more units is eligible to receive funding or financing from Measure A if all construction and rehabilitation is subject to that project labor agreement.
- D. Designated Enforcement Agency (DEA): Local Jurisdiction acknowledges that the DEA has the authority to enforce Labor Code Sections 1720-1815, as amended from time to time, for projects funded by the Funds. Any developer, contractor, or subcontractor as to such projects shall be required to cooperate fully in any investigation the DEA initiates. For projects located in the City of Los Angeles, the DEA shall be the Department of Public Works, Bureau of Contract Administration. For projects located elsewhere, Local Jurisdiction shall act as or designate the DEA. The DEA shall be authorized to work with joint labor management committees established pursuant to the federal Labor Management Cooperation act of 1978 (29 U.S.C. section 175a) in order to carry out the enforcement/investigation duties under Measure A. A joint labor management committee may bring an action in any court of competent jurisdiction against an employer that fails to comply with the labor standards required by this Agreement and Measure A.
- E. Compliance and Cooperation: Local Jurisdiction, including Local Jurisdiction's developers, contractors, and subcontractors, shall comply with the prevailing wage requirements, project labor agreement requirements, and any other labor standards set forth in this section. Failure to comply may result in enforcement actions, including but not limited to withholding of funds, or termination of this Agreement per Section XIV.J. Termination.

VII. RECRUITMENT AND RETENTION OF HOMELESSNESS SERVICE AND PREVENTION WORKERS

- A. All Local Jurisdiction's contracts that use Funds to pay for social services positions, including but not limited to homelessness services and eviction prevention workers, must:
 - 1. Set sufficient payment rates to enable contractors to pay wages aligned with public and private market conditions;
 - 2. Allow amendments, as needed, to provide that incentives and wage increases for cost of living similar to those offered to County staff and/or Los Angeles Homeless Services Authority (LAHSA) staff are also

available to service provider and prevention worker staff;

3. Allow annual adjustments to reflect cost-of-living adjustments, increases in administrative allowances, and operational cost changes due to inflation or other factors (such as supply shortages, insurance market changes, etc.);
 4. Be paid in a timely manner to prevent unnecessary cost increases borne by service providers; and
 5. Not result in displacement of public employees.
- B. The requirements under Section VII.A. shall be fully implemented and enforced by July 1, 2026, to allow for necessary administrative, budgetary, and contractual adjustments while ensuring compliance with Measure A. During the transition period, Local Jurisdiction shall coordinate with the County to align all Measure A-funded social services positions with the requirements set forth in this Section to the maximum extent feasible.

VIII. INVOICING AND PAYMENT

- A. The Local Jurisdiction must invoice the County only for the tasks, deliverables, goods, services, and other work specified in Exhibit A, Project Description and Budget, and elsewhere hereunder. The Local Jurisdiction's payments will be as provided in Exhibit A, and the Local Jurisdiction will be paid only for the tasks, deliverables, goods, services, and other work approved in writing by the County. If the County does not approve work in writing, no payment for any services will be due to the Local Jurisdiction, including for work rendered.
- B. The Local Jurisdiction's invoices must contain the information set forth in Exhibit A, Project Description and Budget, describing the tasks, deliverables, goods, services, work hours, and facility and/or other work for which payment is claimed. The Local Jurisdiction must prepare invoices, which will include the charges owed to the Local Jurisdiction by the County under the terms of this Agreement and in accordance with Exhibit A.
- C. The Local Jurisdiction must submit monthly invoices to the County by the 15th calendar day of the month following the month of service. All invoices under this Agreement must be submitted to the County's Project Manager. If County does not receive the invoices timely, then at the County's sole discretion, all work intended to be paid by such invoice may be considered gratuitous effort on the part of the Local Jurisdiction, for which Local Jurisdiction has no claim whatsoever against County.
- D. All invoices submitted by the Local Jurisdiction for payment must have the written approval of the County's Project Manager prior to any payment thereof. In no event will the County be liable or responsible for any payment prior to such written approval. Approval for payment will not be unreasonably withheld.
- E. Default Method of Payment: Direct Deposit or Electronic Funds Transfer
- i. The County, at its sole discretion, has determined that the most efficient and secure default form of payment for goods and/or services provided under the Agreement with the County shall be Electronic

Funds Transfer (EFT) or direct deposit, unless an alternative method of payment is deemed appropriate by the Auditor-Controller (A-C).

- ii. Local Jurisdiction shall submit a direct deposit authorization request via the website <https://directdeposit.lacounty.gov> with banking and vendor information, and any other information that the A-C determines is reasonably necessary to process the payment and comply with all accounting, record keeping, and tax reporting requirements.
- iii. Any provision of law, grant, or funding agreement requiring a specific form or method of payment other than EFT or direct deposit shall supersede this requirement with respect to those payments.
- iv. At any time during the duration of the Agreement, Local Jurisdiction may submit a written request for an exemption to this requirement. Such request must be based on specific legal, business, or operational needs and explain why the payment method designated by the A-C is not feasible and an alternative is necessary. The A-C, in consultation with the contracting County department(s), shall decide whether to approve exemption requests.

IX ACCOUNTABILITY AND REPORTING

Local Jurisdiction shall complete financial and status reports on the dates specified as follows:

- A. Project Review and Evaluation: The County will monitor, evaluate, and provide guidance to the Local Jurisdiction in the performance of the Measure A Funds allocated to Local Jurisdiction. Reviews will focus on the extent to which the planned Measure A Funds have been implemented and measurable goals achieved, effectiveness of the Project management, and impact of the Project.

The Local Jurisdiction shall make available for inspection to authorized County and their agents, for the term of this Agreement and for a period of five (5) years from the expiration date of this Agreement, all records, including financial, pertaining to its performance under this Agreement, and allow said County personnel and agents to inspect and monitor the Local Jurisdiction Measure A funded Project, and interview the Local Jurisdiction's staff and Project participants, as required by the County and in compliance with Measure A.

Failure of the Local Jurisdiction to comply with the requirements of this Section shall constitute a material breach of the Agreement upon which the County, through its Chief Executive Officer, or designee, may cancel or terminate this Agreement.

- B. Reports and Records:

The Local Jurisdiction agrees to prepare and submit financial, Project progress, monitoring, evaluation, or other reports required by the County. The Local Jurisdiction shall maintain and permit onsite inspections of such property, personnel, financial, and other records and accounts as are considered necessary by the County to assure proper accounting for all Agreement Measure A Funds during the Term of this Agreement and for a total of five (5) years thereafter. The Local Jurisdiction will ensure that its employees, agents, City Council members, officers, and board members

furnish such information, which in the judgment of County representatives, may be relevant to a question of compliance with contractual conditions, with the County directives, or with the effectiveness, legality, and achievements of the Local Solutions Fund.

1. Quarterly Reports: Local Jurisdiction shall submit a quarterly report using a County approved method that details the status of work performed, including project specific key performance indicators and target specific outcomes. All quarterly reports and supporting documents shall be submitted to County within 30 days after each quarter. A quarterly reporting template is attached and incorporated herein by reference as (Exhibit E).
 2. Annual Reports: Local Jurisdiction shall submit an annual report to the County by October 1st of each year detailing the use of the Funds, including: 1) the amounts of Funds received and spent in the previous fiscal year, 2) the status of any projects or work funded by the Funds, and 3) any Funds carried over from previous years and to be carried over to future years.
 3. Certification: Local Jurisdiction shall provide a certification, in a form provided by County, to be signed by its Executive Director, City Manager, or designee, with each report required under this Section IX that the statements contained in the report are, to the best of Local Jurisdiction's knowledge and understanding, true and accurate and that the expenditures described in the report comply with the uses permitted under Section III, Funding Allocation, Exhibit A, Project Description and Budget, and as authorized by the County Board.
- C. Public Availability: Local Jurisdiction shall make the annual reports and records publicly available, without charge, including by posting them on its website for at least five (5) years after they are completed, to ensure transparency and accountability in the use of public funds.
- D. Data Collection and Reporting: The Local Jurisdiction agrees to collect and report data as required by this Agreement to assess the effectiveness of funded Project, facilitate reporting, monitoring, and outcome analysis. This includes providing data on outcomes related to homelessness prevention, housing stability, mental health treatment, substance use disorder treatment, and other relevant indicators. To the extent feasible, the County will require the Local Jurisdiction to report expenditures and other key metrics in a uniform manner.
- E. Accounting: The Local Jurisdiction shall establish and maintain on a current basis an adequate accounting system in accordance with Generally Accepted Accounting Principles ("GAAP") Standards, and the County Auditor-Controller Agreement Accounting and Administration Handbook. Regardless of the Local Jurisdiction's method of accounting, expenses must be reported in accordance with this Agreement.
- F. Submission of Reports to County Project Manager: All completed reports described in this Section shall be submitted timely to the County's Project Manager.

X. FINANCIAL RECORDS AND AUDITING

A. Audits:

1. County shall monitor the progress of the Measure A funded Project through this Agreement and ensure Local Jurisdiction's compliance with the terms and objectives outlined herein. The Local Jurisdiction shall make available for inspection and audit to authorized County personnel and their agents, for the term of this Agreement and a period of five (5) years from the expiration date of this Agreement, and allow said County personnel and agents to inspect and audit all of its books and records relating to each Project operation or business activity which is Measure A funded in whole, or in part, in compliance with Measure A and this Agreement. Failure of the Local Jurisdiction to comply with the requirements of this Section shall constitute a material breach of this Agreement upon which County may cancel or terminate this Agreement. Within ten (10) days of the County's written request, Local Jurisdiction shall allow the County access to financial and program records during regular business hours at any place Local Jurisdiction keeps those records.
 2. Local Jurisdiction agrees to maintain accurate and complete financial accounts, documents, and records relating to this Agreement in accordance with general accepted accounting principles. Local Jurisdiction must maintain accurate and complete employment and other records relating to its performance of this Agreement. Local Jurisdiction shall make financial records available to the County for auditing at reasonable times. Local Jurisdiction agrees that the County, or its authorized representatives, will have access to and the right to examine, audit, excerpt, copy, or transcribe any pertinent transaction, activity, or record relating to this Agreement. All such material, including, but not limited to, all financial records, bank statements, cancelled checks or other proof of payment, timecards, sign- in/sign-out sheets and other time and employment records, and proprietary data and information, will be kept and maintained by Local Jurisdiction and will be made available to the County during the term of this Agreement and for a period of five (5) years thereafter unless the County's written permission is given to dispose of any such material prior to such time.
 3. Local Jurisdiction, within thirty (30) days of notification from the County of its audit findings, may dispute the audit findings in writing to the County and provide the County with records and/or documentation to support the expenditure claims. The County shall review this documentation and make a final determination as to the validity of the expenditures. The Local Jurisdiction agrees that in the event that the Measure A funded Project established hereunder is subject to audit exceptions by appropriate audit agencies, it shall be responsible for complying with such exceptions and paying the County the full amount of the County's liability to the funding agency resulting from such audit exceptions.
 4. It is understood and agreed that any funds paid to Local Jurisdiction hereunder may only be used for the purposes specified in this Agreement and in accordance with Measure A. In furtherance of this understanding, it is agreed that should the County determine that any funds paid to Local Jurisdiction hereunder have been used for purposes other than those authorized by this Agreement, Local Jurisdiction is required to immediately refund any such improperly used funds to the County.
- B. Redirecting Funds for Unexpended Funds: Effective October 1, 2027, if Local Jurisdiction reports unexpended funds equaling 30 percent or more of its allocated proceeds from the Local Solutions Fund in two consecutive annual reports, County shall reallocate the excess amount exceeding the 30 percent

threshold ("Excess Amount") back to the County's Local Solutions Fund.

- i. The County shall, within 45 days of identifying the Excess Amount (or by November 15th), issue a written notice to Local Jurisdiction informing it that County will withhold from the next annual allocation the portion of funds exceeding 30 percent of that year's total allocation for reallocation to the County's Local Solutions Fund.
 - ii. For the purposes of this provision, funds appropriated for permanent affordable housing construction by Local Jurisdiction shall be excluded from the calculation of unexpended funds and shall not be considered when determining whether the 30 percent threshold has been exceeded.
- C. Redirecting Funds for Failure to Meet Target Metrics: The County reserves the right to evaluate progress toward the target metrics established under Measure A and/or this Agreement. For each goal for which the target metric has not been achieved as of December 31, 2030, the County reserves the right, in its sole discretion, to redirect funds to or away from Local Jurisdiction's Project.

XI. INDEMNITY AND INSURANCE

- A. Indemnity: Local Jurisdiction agrees to indemnify, defend, and hold harmless the County, its Special Districts, elected and appointed officers, employees, agents and volunteers ("County Indemnitees") from and against any and all liability, actions, causes of action, or expense of any kind, including, but not limited to, defense costs and legal fees, and claims for damages of any nature whatsoever, including, but not limited to, bodily injury, death, personal injury, or property damage arising from or related to this Agreement, except for such loss or damage arising from the sole negligence or willful misconduct of the County Indemnitees.

Any legal defense pursuant to Local Jurisdiction's indemnification obligations under this Section will be conducted by Local Jurisdiction and performed by counsel selected by Local Jurisdiction and approved by County. Notwithstanding the preceding sentence, County will have the right to participate in any such defense at its sole cost and expense, except that in the event Local Jurisdiction fails to provide County with a full and adequate defense, as determined by County in its sole judgment, County will be entitled to retain its own counsel, including, without limitation, County Counsel, and to seek reimbursement from Local Jurisdiction for all such costs and expenses incurred by County in doing so. Local Jurisdiction will not have the right to enter into any settlement, agree to any injunction, or make any admission, in each case, on behalf of County without County's prior written approval.

- B. Insurance: Local Jurisdiction shall provide and maintain at its own expense during the term of this Agreement the following program(s) of insurance or self-insurance covering its operations hereunder. Such insurance shall be provided by insurer(s) satisfactory to the County's Risk Manager and evidence of such programs satisfactory to the County shall be delivered to the County on or before the effective date of this Agreement. Such evidence shall specifically identify this Agreement and shall contain express conditions that County is to be given written notice at least thirty (30) days in advance of any modification or termination of any program of insurance. All such insurance, except for Workers' Compensation, shall be primary to and not contributing with any other insurance or self-insurance coverage maintained by County and shall name the County of Los Angeles as an additional insured.

- i. Commercial General Liability: with limits of not less than \$1 million per occurrence.
- ii. Automobile Liability insurance: (Providing scope of coverage equivalent to ISO policy form CA 00 01) with limits of not less than \$1 million for bodily injury and property damage, in combined or equivalent split limits, for each single accident. Insurance shall cover liability arising out of Contractor's use of autos pursuant to this Contract, including owned, leased, hired, and/or non-owned autos, as each may be applicable.
- iii. Workers' Compensation: For every Contractor providing services, a program of Workers' Compensation Insurance in an amount and form to meet all applicable requirements of the Labor Code of the State of California, and which specifically covers all persons providing services by or on behalf of Local Jurisdiction and all risks to such persons under this Agreement, and including Employer's Liability coverage with a \$1 million per accident.
- iv. Crime Insurance: A comprehensive blanket crime insurance policy with each insuring agreement in an amount not less than \$1 million, insuring against loss of money, securities, or other property referred to hereunder which may result from:
 - 1. Dishonesty or fraudulent acts of officers, directors, or employees of Local Jurisdiction, or
 - 2. Disappearance, destruction or wrongful abstraction inside or outside the premises or Local Jurisdiction, while in the care, custody or control of Local Jurisdiction, or
 - 3. Sustained through forgery or direction to pay a certain sum in money.
- v. Property Coverage: If, under the terms of this Agreement, Local Jurisdiction shall have possession of rented or leased or be loaned any County-owned real or personal property, Local Jurisdiction shall provide:
 - 1. For real property: insurance providing special form ("all risk") coverage for the full replacement value.
 - 2. For personal property: insurance providing special form ("all risk") coverage for the actual cash value.

XII. CONFLICT OF INTEREST

- A. Local Jurisdiction covenants that neither Local Jurisdiction nor any of its agents, officers, employees, contractors, or sub-contractors who presently exercise any function of responsibility in connection with the Project has a personal interest, direct or indirect, in the Agreement, except to the extent he or she may receive compensation for his or her performance pursuant to this Agreement.
- B. Local Jurisdiction, its agents, officers, employees, contractors, and sub-contractors shall comply with all applicable Federal, State and County laws and regulations governing conflict of interest now in effect or hereafter to be enacted during the term of this Agreement.

XIII. AUTHORITY

Local Jurisdiction warrants and certifies that it possesses the legal authority to execute this Agreement and to undertake the proposed Project, and that a resolution, motion, or similar action has been fully adopted or passed, as an official act of Local Jurisdiction 's governing body, and directing and designating the authorized representative(s) of Local Jurisdiction to act in connection with the Project specified and to provide such additional information as may be required by the County.

XIV. STANDARD TERMS AND CONDITIONS

A. Amendments and Change Notices:

- a. For any change which affects the scope of work, term, budget, payments, or any term or condition included under this Agreement, an amendment to the Agreement will be prepared by the County and shall be executed by the Local Jurisdiction and an authorized designee of the County, and approved as to form by County Counsel.
- b. The County's Board or Chief Executive Officer or designee may require the addition and/or change of certain terms and conditions in the Agreement during the term of this Agreement. The County reserves the right to add and/or change such provisions as required by the County's Board or Chief Executive Officer. To implement such changes, an Amendment to the Agreement will be prepared by the County and shall be executed by the Local Jurisdiction and by an authorized designee of the County.
- c. For any change which does not materially affect the scope of work, term, budget, payments, or any term or condition included under this Agreement, a Change Notice will be prepared and signed by the County's Project Manager or designee and Local Jurisdiction's Project Manager.

- B. Independent Contractor: This Agreement is by and between the County and Local Jurisdiction and is not intended, and shall not be construed, to create the relationship of agent, servant, employee, partnership, joint venture, or association, as between the County and Local Jurisdiction. The employees and agents of one party shall not be, or be construed to be, the employees or agents of the other party for any purpose whatsoever.

Local Jurisdiction shall be solely liable and responsible for providing to, or on behalf of, all persons performing work pursuant to this Agreement all compensation and benefits. The County shall have no liability or responsibility for the payment of any salaries, wages, unemployment benefits, disability benefits, Federal, State, or local taxes, worker's compensation benefits or other compensation, benefits, or taxes for any personnel provided by or on behalf of Local Jurisdiction.

C. Assignments and Subcontracts:

- a. Local Jurisdiction shall not assign its rights or delegate its duties under this Agreement, or both, whether in whole or in part, without the prior written consent of the County, in its discretion, and any attempted assignment or delegation without such consent shall be

null and void. For purposes of this Section, the County's consent requires a written amendment to this Agreement that is formally approved and executed by Local Jurisdiction and the County.

- b. Any assumption, assignment, delegation, or takeover of any of Local Jurisdiction's duties, responsibilities, obligations, or performance of same by any entity other than Local Jurisdiction, whether through assignment, subcontract, delegation, or any other mechanism, with or without consideration for any reason whatsoever without County's express prior written approval, shall be a material breach of this Agreement which may result in the termination of this Agreement.
 - c. Local Jurisdiction shall be solely liable and responsible for all payments or other compensation to all subcontractors and their officers, employees, agents, and successors in interest arising through services performed hereunder, notwithstanding the County's consent to subcontract.
 - d. Any contractor or subcontractor of Local Jurisdiction are bound by the same obligations of this Agreement and shall comply with all Measure A requirements such as, but not limited to, Measure A allowable uses, purposes, Goals and Metrics (Exhibit B), Regional Plan (Exhibit C), and Best Practices (Exhibit D). Failure to comply may result in enforcement actions, including but not limited to withholding of funds, or termination of this Agreement per Section XIV.J. Termination.
- D. Fair Labor: Local Jurisdiction agrees to indemnify, defend, and hold harmless the County, its agents, officers, and employees from any and all liability including, but not limited to, wages, overtime pay, liquidated damages, penalties, court costs, and attorneys' fees arising under any wage and hour law violation including, but not limited to, Federal Fair Labor Standards Act for services performed by Local Jurisdiction's employees for which the County may be found jointly or solely liable.
- E. Religious and Political Activities: Local Jurisdiction agrees that Measure A Funds under this Agreement will be used exclusively for the performance of the work required under this Agreement, and that no Measure A funds made available under this Agreement shall be used to promote religious or political activities. Further, Local Jurisdiction agrees that it will not perform, nor permit to be performed, any religious or political activities in connection with the performance of this Agreement.
- F. Nondiscrimination: Local Jurisdiction shall not discriminate against any person on the basis of race, color, sex, sexual orientation, age, religious belief, national origin, marital status, physical or mental handicap, medical condition, or place of residence in providing any services under this Agreement.
- G. County Lobbyists: Local Jurisdiction and each County lobbyist or County lobbying firm as defined in Los Angeles County Code Section 2.160.010, retained by Local Jurisdiction, shall fully comply with the County Lobbyist Ordinance, Los Angeles County Code Chapter 2.160. Failure on the part of Local Jurisdiction or any County lobbyist or County lobbying firm retained by Local Jurisdiction to fully comply with the County Lobbyist Ordinance shall constitute a material breach of this Agreement upon which County

may immediately terminate this Agreement.

- H. Confidentiality: Local Jurisdiction must maintain the confidentiality of all records and information in accordance with all applicable Federal, State and local laws, rules, regulations, ordinances, directives, guidelines, policies and procedures relating to confidentiality, including, without limitation, County policies concerning information technology security and the protection of confidential records and information.
- I. Public Records Act: Any documents submitted by Local Jurisdiction to the County become the exclusive property of the County. All such documents become a matter of public record and will be regarded as public records. In the event the County is required to defend an action on a Public Records Act request for any of the aforementioned documents, information, books, and/or records, the Local Jurisdiction agrees to defend and indemnify the County from all costs and expenses, including reasonable attorney's fees, in action or liability arising under the Public Records Act.
- J. Termination:
 - 1. Termination for Convenience: This Agreement may be terminated, in whole or in part, by either party for the convenience of that party. Termination of work hereunder shall be effected by notice of termination specifying the extent to which performance of work is terminated and the date upon which such termination becomes effective.
 - 2. Termination for Default: The County may terminate this Agreement immediately by written notice to Local Jurisdiction upon Local Jurisdiction's failure to comply with the provisions of this Agreement. It is also understood and agreed that should the County determine that Local Jurisdiction's failure to perform relates to only part of the Project, the County, in its sole discretion, may elect to terminate only that part of the Agreement which shall in no way void or invalidate the rest of this Agreement.
 - 3. Termination for Improper Consideration:
 - a. The County may, by written notice to Local Jurisdiction, immediately terminate the right of Local Jurisdiction to proceed under this Agreement if it is found that consideration, in any form, was offered or given by Local Jurisdiction, either directly or through an intermediary, to any County officer, employee, or agent with the intent of securing this Agreement or securing favorable treatment with respect to the award, amendment, extension of this Agreement, or the making of any determinations with respect to Local Jurisdiction's performance pursuant to this Agreement. In the event of such termination, the County shall be entitled to pursue those same remedies against Local Jurisdiction as it could pursue in the event of default by Local Jurisdiction.
 - b. Local Jurisdiction shall immediately report any attempt by a County officer or employee to solicit such improper consideration. The report shall be made either to a County manager charged with the supervision of the employee or to the County Auditor-Controller's Employee Fraud Hotline at (800)

544-6861 or <https://fraud.lacounty.gov/>.

- c. Among other items, such improper consideration may take the form of cash; discounts; services; the provision of travel, entertainment, or tangible gifts.
5. In the event of termination, Local Jurisdiction will provide a detailed report of expenditures and funds that had not been expended, contracted, or encumbered by Local Jurisdiction for use in carrying out the purposes of the Agreement prior to Local Jurisdiction's receipt of County's notification of termination. Local Jurisdiction shall reimburse County within thirty (30) days of the termination, the full monetary value of all funds already disbursed under this Agreement that had not been expended, contracted, or encumbered by Local Jurisdiction.

XV. NOTICES, REPORTS, INVOICES, AND APPROVALS

- A. All notices, reports, invoices, and approvals shall be directed to and made by the following representatives of the parties:

To the County Representative:

Name: Clifton Trotter, County Project Manager
Email: ctrotter@ceo.lacounty.gov
And copy
hiadmin@ceo.lacounty.gov

To Local Jurisdiction Representative:

Name: Arlene Salazar, Director of Police Services
Email: arlenesalazar@santafesprings.gov

- B. Local Jurisdiction shall notify the County in writing within five (5) business days of any change in the names or email address above.

XVI. SEVERABILITY.

If any provision of this Agreement, or the application thereof, is held to be invalid, that invalidity shall not affect other provisions or applications of the Agreement that can be given effect without the invalid provision or application, and to this end the provisions of the Agreement are severable.

XVII. PHOTOGRAPHS, FOOTAGE, AND OTHER MEDIA MATERIALS.

The Local Jurisdiction represents and warrants that all photographs, videos, DVD's, footage, magazines, and other media materials provided to the County are either public record or have been legally procured without invading the copyright, ownership, or privacy rights of any individual. The Local Jurisdiction further agrees to defend, hold harmless, and indemnify the County Indemnitees from any and all liability arising from or related to the County's use of said photographs, videos, DVD's, footage, magazines, and other media materials.

XVIII. GOVERNING LAWS, JURISDICTION AND VENUE.

This Agreement shall be governed by and construed in accordance with the laws of the State of California. To the maximum extent permitted by applicable law,

Local Jurisdiction and the County agree and consent to the exclusive jurisdiction of the courts of the State of California for all purposes concerning this Agreement and further agree and consent that venue of any action brought in connection with or arising out of this Agreement, shall be exclusively in the County of Los Angeles.

XIX. COMPLIANCE WITH FAIR CHANCE EMPLOYMENT HIRING PRACTICES.

The Local Jurisdiction, and its contractors/subcontractors, must comply with fair chance employment hiring practices set forth in California Government Code Section 12952. Local Jurisdiction's violation of this paragraph of the Agreement may constitute a material breach of the Agreement. In the event of such material breach, County may, in its sole discretion, terminate the Agreement.

XX. CAMPAIGN CONTRIBUTION PROHIBITION FOLLOWING FINAL DECISION IN CONTRACT PROCEEDING.

Pursuant to Government Code Section 84308, the Local Jurisdiction and its contractors/subcontractors, are prohibited from making a contribution of more than \$250 to a County officer for twelve (12) months after the date of the final decision in the proceeding involving this Agreement. Failure to comply with the provisions of Government Code Section 84308 and of this Section, may be a material breach of this Agreement as determined in the sole discretion of the County.

XXI. RIGHTS AND REMEDIES NOT EXCLUSIVE.

The rights and remedies of the County provided in any given paragraph, as well as throughout the Agreement, are not exclusive and are cumulative with any and all other rights and remedies under the Agreement, at law, or in equity.

XXII. EXECUTION OF AGREEMENT AND AMENDMENTS.

This Agreement and any amendments thereto may be executed in counterpart originals, utilizing wet and/or electronic signatures, each of which shall be deemed to constitute an original Agreement or amendment, and all of which shall constitute one Agreement or amendment. The execution of one counterpart by any Party shall have the same force and effect as if that Party had signed all other counterparts.

IN WITNESS WHEREOF, Local Jurisdiction has executed this Agreement #HI-25-011, or caused it to be duly executed by its authorized representative, and the County of Los Angeles by order of its Board of Supervisors, has delegated the authority to execute this Agreement on its behalf by the Chief Executive Officer, or her designee, on the date and year written below.

COUNTY OF LOS ANGELES

By _____
FESIA A. DAVENPORT Date
Chief Executive Officer

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By _____
Senior Deputy County Counsel

SANTA FE SPRINGS

By _____

Print Name _____

Title _____

EXHIBITS AND ATTACHMENTS

EXHIBITS

- A. PROJECT DESCRIPTION AND BUDGET**
- B. RECOMMENDATIONS FOR MEASURE A GOALS**
- C. MEASURE A REGIONAL PLAN**
- D. BEST PRACTICES**
- E. QUARTERLY REPORTING TEMPLATE**

PROJECT DESCRIPTION AND BUDGET**Santa Fe Springs
HI-25-011****I. Overview**

This Agreement between the County of Los Angeles (“County”) and Santa Fe Springs (“City”) allocates funds from the County’s Local Solutions Fund, which are authorized under Measure A to support local homelessness solutions, including prevention efforts, services, and affordable housing. The funds will support the City’s projects as outlined herein.

II. Project Description

1: Eligible Use Grouping: 1- Activities listed in this grouping are eligible uses of Measure A LSF and can be included in a SOW without the additional requirements as described in Groups 2 or 3.

1A: Eligible Use	Expedited Placements in Permanent Housing for PEH
Project	Move-In Assistance Program (“Project”)
Project Description	The Move-In Assistance Program provides move-in assistance for people experiencing homelessness (“PEH”), including application fees, security deposits, household supplies, and utility payments, along with the assistance of case management and landlord supports. A Housing Navigator will manage the use these funds to assist PEH in expediting permanent housing placements.
Annual Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)	PS-KPI: Number of PEH placed in permanent housing with the use of move-in assistance PS-TO: 28 unduplicated PEH
	PS-KPI: Number of PEH that remain in permanent housing for a minimum of one year PS-TO: 14 unduplicated PEH
Measure A Goals and Target Metric	Alignment with Measure A Goal #3: Increase the number of people permanently leaving homelessness.
	Target Metric 3a: Increase by 57 percent the number of service participants who exit homelessness to permanent housing from a baseline of 19,127 in fiscal year 2023-24 to a target of 30,000 in 2030.

1B: Eligible Use	Expedited Placements in Permanent Housing for PEH
Project	Landlord Supports Program
Project Description	The Landlord Supports Program will provide holding fees, mitigation funds, and incentives to landlords to encourage participation in housing PEH.
Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)	PS-KPI: Number of permanent housing placements with landlord support PS-TO: 8 unduplicated placements
	PS-KPI: Number of permanent housing placements that remain in the same unit with landlord support for a minimum of one year PS-TO: 5 unduplicated placements
Measure A Goals and Target Metric	Alignment with Measure A Goal #3: Increase the number of people permanently leaving homelessness.
	Target Metric 3a: Increase by 57 percent the number of service participants who exit homelessness to permanent housing from a baseline of 19,127 in fiscal year 2023-24 to a target of 30,000 in 2030.

1C: Eligible Use	Interim Housing for PEH
Project	Motel Vouchers
Project Description	The funds will be used to provide motel vouchers to people experiencing homelessness (“PEH”) as a short-term interim housing solution (a minimum of 1 day to a maximum of 5 days) during transition to permanent housing and enrollment in the City’s case management. Additionally, these funds may be used to provide motel vouchers, as needed, to support coordination with other service providers assisting placement of Santa Fe Springs PEH in motels for no more than 7 days. These funds will be administered by the Housing Navigator.
Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)	PS-KPI: Number of PEH that are provided a motel voucher • PS-TO: 30 unduplicated PEH
	PS-KPI: Number of PEH recipients of motel vouchers that enroll in City case management • PS-TO: 18 unduplicated PEH
Measure A Goals and Target Metric	Alignment with Measure A Goal #1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness
	Target Metric 1c: Increase by 32 percent the rate of people moving into interim housing from unsheltered settings from a baseline of 34 percent in fiscal year 2023-24 to a target of 45 percent in 2030.

2: Eligible Use Grouping: 2 - Activities listed in this grouping are eligible uses of Measure A LSF and can be included in a SOW if the local jurisdiction can demonstrate a maximized partnership with organizations that create connections to mainstream safety net programs supported by other funds from the County, State, and Federal Governments, including connections to medical and mental health care supported by state and federal programs as well as other entitlement programs.

2A: Eligible Use	Case Management and Outreach Services
Project	Housing Navigator
Project Description	The funds will support a City-employed Housing Navigator who will coordinate interim housing placements through motel vouchers, move-in assistance and services with the City's field-based homeless services team/case manager and other providers in Service Planning Area 7, Local Coordinating Alliance 2.
Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)	PS-KPI: Number of PEH placed in interim housing PS-TO: 25 unduplicated PEH
	PS-KPI: Number of PEH placed in permanent housing PS-TO: 12 unduplicated PEH
Measure A Goals and Target Metric	Alignment with Measure A Goal #1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness.
	Target Metric 1c: Increase by 32 percent the rate of people moving into interim housing from unsheltered settings from a baseline of 34 percent in fiscal year 2023-24 to a target of 45 percent in 2030.

2B: Eligible Use	Case Management and Outreach Services
Project	Case Manager
Project Description	The funds will support a City-employed Case Manager who will coordinate with the Housing Navigator to provide supportive services, assist and coordinate with landlords, assist with move-ins, and manage motel voucher placements for the City's residents at risk of homelessness
Project Specific Key Performance Indicators (PS-KPI) and Target Outcomes (PS-TO)	PS-KPI: Number of PEH that enroll in City case management services PS-TO: 24 unduplicated PEH
	PS-KPI: Number of PEH that remained housed within one year of enrolling in City Case Management services PS-TO: 18 unduplicated PEH
Measure A Goals and Target Metric	Alignment with Measure A Goal #1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness.
	Target Metric 1c: Increase by 32 percent the rate of people moving into interim housing from unsheltered settings from a baseline of 34 percent in fiscal year 2023-24 to a target of 45 percent in 2030.

3: Administrative

3A: Administrative	
Project	Homeless Services Supervisor
Project Description	The funds will be used to pay a City-employed Homeless Services Supervisor who will provide assistance to PEH to expedite permanent housing placements by overseeing the responsibilities of the Housing Navigator and providing any additional support.

Total Agreement Sum: \$554,419

BUDGET	
Move-In Assistance	\$140,000
Landlord Supports	\$68,977
Motel Vouchers	\$25,000
Housing Navigator	\$133,500
Case Manager	\$151,500
Homeless Services Supervisor	\$35,442
TOTAL AMOUNT	\$554,419

Recommendations for Measure A Goals

TO: Los Angeles County Executive Committee for Regional Homeless Alignment
FROM: Los Angeles County Leadership Table for Regional Homeless Alignment, with support from the National Alliance to End Homelessness and Community Solutions
DATE: March 14, 2025
RE: **Final Recommendations for Measure A Goals and Target Metrics As Amended**

Executive Summary

This memo provides recommendations developed by the subcommittees of the Leadership Table for Regional Homeless Alignment (LTRHA) and approved as amended by the LTRHA and Executive Committee on Regional Homeless Alignment (ECRHA) on goals, baselines, and target metrics to guide the regional homeless response, following the mandate of Measure A. This marks the final phase of a three-part process to develop draft metrics for each goal and align around key definitions of homelessness terminology, establish data points to use as the baseline from which to measure progress, and finally, to establish target metrics for the end of 2030 with annual milestones. While the creation of goals was mandated by Measure A, these goals and metrics are not restricted to Measure A-funded efforts and are meant to measure collective efforts of the Los Angeles region, including those funded outside of Measure A.

These subcommittee recommendations, with their attendant recommendations for policy changes and system adjustments, represent a roadmap to reach the goals and corresponding target metrics. Highlights of these target metrics include:

- Reducing by 30% the number of unsheltered people experiencing homelessness, from a baseline of 52,365 in the 2024 Point-in-Time Count to 36,656 people experiencing unsheltered homelessness by the end of 2030.
- Increasing by 57% the number of people placed into permanent housing, from a baseline of 19,127 in FY 23-24 to 30,000 people by the end of 2030.
- Decreasing the inflow of newly-homeless individuals by 20%, from a baseline of 66,302 in FY 23-24 to 50,501 by the end of 2030.

These target metrics, along with the other targets recommended in this report, will require unprecedented alignment between regional partners across Los Angeles County, system

changes that shift how existing homeless programs operate, and reforms and innovations within how Los Angeles addresses the development of affordable housing. In addition, the region must engage in strategic and unified advocacy to state and federal partners to achieve these goals. While there are a number of challenges ahead, the targets in this report and the conditions identified by subcommittees represent a user manual to achieving these goals and making major progress towards ending homelessness in Los Angeles.

Introduction

This memo provides a set of recommendations for the numeric target metrics that correspond to the five high-level goals within the Los Angeles County Affordable Housing, Homeless Solutions, and Prevention Now Transactions and Use Tax Ordinance (Measure A), including target metrics to measure progress by the end of 2030 with annual milestones.¹ This work is in alignment with the goals and processes established in the text of Measure A,² which was approved by Los Angeles County voters in November 2024.

In addition, this memo lays out the key conditions for success and assumptions that subcommittees are factoring in as necessary to reach the proposed targets. The draft goals and target metrics presented by the subcommittees are ambitious, and these conditions for success and assumptions are major components of ensuring goals are met and may in some cases necessitate changes to existing systems and policies. The creation of goals was mandated by Measure A, but these goals and metrics are not restricted to Measure A-funded efforts and are meant to guide and measure the collective efforts of all homeless programs and funding in the Los Angeles region, whether those efforts are funded by Measure A or another funding source.

Within each goal section, a rationale is provided to how each LTRHA subcommittee arrived at the respective recommendations for target metrics within their goal areas. Furthermore, this memo provides a timeline for finalizing the goals in advance of the April 1, 2025 deadline established by the text of Measure A. Finally, this memo recommends equity subgoals that correspond with each of the five high-level Measure A goals.

¹ The metrics developed here seek to align with the more common fiscal year budgeting and reporting utilized by jurisdictions across the region, running from July 1 through June 30, while the text of Measure A requires evaluation of progress through December 31, 2030. To reconcile this, the subcommittees adjusted metrics annual milestones to reflect fiscal years, starting with FY 25-26 representing Year 1, running through FY 29-30, with an additional six month period of evaluation running from July 1, 2030 to December 2030, in alignment with Measure A. This results in a 5.5 year timeline, with the final year of data being evaluated spanning two fiscal years, with data from the final six months of FY 29-30 and the first six months of FY 30-31, running from January 1, 2030 until December 31, 2030..

² The text of Measure A directs that "The Executive Committee shall evaluate progress toward goals and no later than April 1, 2025, the Executive Committee and Housing Agency shall each formulate baseline and target metrics based on input and recommendations from the Leadership Table; relevant county staff; and stakeholders, including service providers contracted to provide services like those to be funded by the tax imposed by the Ordinance, affordable housing developers, and renter protection organizations."

Current Point in Process

In order to establish goals, the subcommittees have engaged in a three-phase process over the last several months. These three distinct phases are:

- **Phase 1 (Summer and Fall 2024):** The subcommittees met and established shared definitions of key terms, decided on data sources, created recommended structures of baseline data point(s) for each goal, and crafted placeholder metric(s). This phase concluded with the presentation of recommended metrics (without target numbers) and definitions in October 2024.³
- **Phase 2 (November 2024-January 2025):** The data subcommittee⁴ developed the structure of the annual report, tested data sources, and established baseline data points to serve as the basis for developing target metrics. This phase concluded with the presentation of a baseline data report in January 2025.⁵
- **Phase 3 (January 2025-April 2025):** This phase, currently underway, entails the subcommittees working to establish target numbers within each metric to measure progress on each of the 2030 goals, with accompanying annual milestones. The subcommittees brought forward preliminary recommendations to the ECRHA in mid-February, final recommendations to the LTRHA in early March, with complete recommendations provided in this report.

Phase 1: Subcommittee Formation and Metric Development

In 2024, subcommittees of the LTRHA⁶ were formed, bringing together LTRHA members and additional subject matter experts to begin the process of creating numerical targets for each of the five Measure A goals. Three subcommittees were created: 1) the homelessness response subcommittee, 2) the homelessness prevention subcommittee, and 3) the affordable and supportive housing subcommittee.

The Measure A goals, and their corresponding subcommittees developing metrics and targets for those goals. They are:

1. **Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness**
(Corresponding Subcommittee: Homelessness Response)

³ A midpoint progress report, which details the results of Phase 1, can be found here: <https://file.lacounty.gov/SDSInter/bos/supdocs/196813.pdf>.

⁴ In October 2024, a memo from the County Chief Executive Officer (CEO) to the Executive Steering Committee for Data and IT Governance (ESC) memorialized the creation of a Data Subcommittee, establish its members, and charge it with providing needed baseline and supporting data to the LTRHA for Measure A Goals 1-4.

⁵ The baseline data report can be found here: <https://file.lacounty.gov/SDSInter/bos/supdocs/199257.pdf>.

⁶ Subcommittees and their rosters can be found in Appendix A.

2. **Reduce the number of people with mental illness and/or substance use disorders who experience homelessness**
(Corresponding Subcommittee: Homelessness Response)
3. **Increase the number of people permanently leaving homelessness**
(Corresponding Subcommittee: Homelessness Response)
4. **Prevent people from falling into homelessness**
(Corresponding Subcommittee: Homelessness Prevention)
5. **Increase the number of affordable housing units in Los Angeles County**
(Corresponding Subcommittee: Affordable and Supportive Housing)

The first task of the subcommittees was to establish shared definitions of key terms, such as “mental illness” or “homeless prevention,” an essential step to ward off lengthy derailments later in the goal-setting process. The subcommittees also established which data sources would be utilized to measure progress, in recognition that an array of data sources inform a fulsome picture of homelessness, but each of these data sources can tell a slightly different story. Finally, the subcommittee defined at least one target metric for each of the goals, which added specificity for how progress could be measured on each of the goals.

Phase 2: Baseline Data

Following the establishment of defined metrics, the CEO and the Executive Steering Committee for Homelessness Information Technology and Data Governance established a data subcommittee, formalized its membership, and tasked it to support the LTRHA. The data subcommittee began work to ensure that the metrics established by the subcommittees could be feasibly reported on a regular basis. The data subcommittee recommended slight refinements to the measures, based on available data. In addition, the data subcommittee produced baseline numbers to serve as a Year 1 figure against which to measure future year progress. This work was presented to the ECRHA and the LTRHA in late January 2025.

The work of the data subcommittee was centered around Goals 1-4, which required expertise and experience working with administrative data from within the homeless system. Goal 5, however, required a range of other data from the larger housing sector. As such, the affordable and supportive housing subcommittee partnered with the USC Lusk Center for Real Estate to develop its baseline measures.⁷

Phase 3: Goal Setting Process

Armed with shared definitions of key terms, agreements on data sources, defined metrics, and baseline data, the subcommittees embarked on setting defined target metrics for each of the

⁷ The USC Lusk Center’s baseline data presentation from January 31, 2025 meeting of the LTRHA can be found here: <https://file.lacounty.gov/SDSInter/bos/supdocs/199858.pdf>

goals. A report to the ECRHA in February⁸ provided preliminary target metrics within each of the five Measure A goals, along with the rationale for their targets, and the conditions that must be met in order for the targets to be reached and the goals to be achieved. With feedback from the ECRHA and recognition of a changing funding landscape on both the state and federal levels, the Leadership Table made adjustments to several goals. These were discussed and approved as amended by the full Leadership Table on March 6th. The goals were then approved and amended by ECRHA on March 14th.

With this report, the ECRHA approves as amended the LTRHA's final recommendations to the ECRHA. These amended goals are recommended by ECRHA for adoption by the Los Angeles County Board of Supervisors in advance of Measure A's April 1 deadline.

Equity

This section of the report summarizes a more extensive report on the recommendations of the equity subcommittee, which is provided as a supplemental memo.

Context

The equity subcommittee of the LTRHA, co-chaired by representatives from the Los Angeles County Chief Executive Office Anti-Racism, Diversity and Inclusion (ARDI) Initiative and the Los Angeles Homeless Services Authority (LAHSA), was tasked with recommending an equity framework and drafting a set of equity metrics to be included in the Measure A Goals the Responsive Regional Homelessness Plan (RHP). In the sections below, the Equity Subcommittee defines equity, highlights the racial and ethnic disparities contributing to homelessness in the County, outlines the equity subcommittee's data findings and equity priorities, and lays out next steps.

Definitions, Values, and Conditions for Success

In order to set metrics, the equity Subcommittee determined how to define equity, and the values and conditions for success necessary to achieve the equity metrics. The subcommittee defined equity as both a process and practice that ensures that one's outcomes in various domains, including health, housing, education, and economic outcomes, are not determined by social and/or physical characteristics. The equity subcommittee proposes adopting equity principles that emphasize fairness and justice, ensuring that all strategies and interventions are

⁸ The February report to ECRHA providing preliminary recommendations can be found here: <https://file.lacounty.gov/SDSInter/bos/supdocs/200392.pdf>

designed to address the unique needs of those most affected by systemic inequities. These principles prioritize the participation of communities with lived experience in shaping policies, advocate for culturally responsive practices, and commit to dismantling structural barriers through accountable, inclusive, and sustainable approaches to homelessness.

The Equity Subcommittee identified the following overarching conditions for success:

- To reduce homelessness and its disproportionate impact, it is necessary to engage multiple systems beyond Measure A, addressing the root causes and the systemic barriers contributing to housing instability. Holistic prevention is essential to reducing homelessness and reducing disparities
- Improved data collection practices, standardized reporting structures, and incorporating a mixed methods approach to data collection are vital.
- Stakeholders must be fully and authentically engaged, including lived experts and smaller agencies.
- LA County's homeless response system must be balanced and efficient at helping people exit permanent housing fast; inefficiency and imbalance impacts marginalized groups more than others.
- Providers and direct service staff are essential to addressing and reducing homelessness: a well-resourced and well-supported workforce in homeless services is crucial for long-term success. New measures and metrics should be restorative and not punitive to protect.

Data Analysis

Caveats and Considerations: The LTRHA equity subcommittee received disaggregated baseline data for Measure A goals from the data subcommittee of ECRHA on February 21, broken down by race/ethnicity, gender, age, and veteran status. Data showed discrete characteristics (i.e., total population served by race or gender, but not by race and gender); given the short timeframe, the equity subcommittee started with an analysis of race/ethnicity data. The Equity Subcommittee found that Measure A baseline data combines families, transition aged youth, and single adults, which means that raw numbers and percentages count family members as individuals within the dataset. When data are further disaggregated by other demographic variables, and divided by families, single adults, and transition aged youth, there will be a better understanding of population-specific baselines and needs and will enable the LTHRA to set population-specific metrics. Additional analysis and metric refinement will be necessary once we further collect and disaggregate data.

Data Analysis: The equity subcommittee reviewed and analyzed data from two main sources: (1) LAHSA point-in-time count (PIT Count) data and (2) administrative data pulled from County databases. The PIT count data were pulled from the LAHSA website and the administrative

data were provided by the data subcommittee in February 2024. The administrative data included several data tables with racially disaggregated baseline data on participants accessing the homeless services system over five-years (more detail is provided later in this report on the sources of administrative data).

Findings: After reviewing and analyzing these data, the equity subcommittee concluded the following:

- Although Black people are served at rates roughly proportional or higher rates (36% of all service participants in FY 23-24) signifying that the homeless system is serving Black people comparable to their proportion of the homeless count (33%); yet the PIT continues to show roughly the same overrepresentation of Black people experiencing homelessness.
- While Black people make up the largest share of people who exit to permanent housing (42%), they remain housed (i.e., retained) at lower rates (77%) than the overall population in the system (79%) and other racial/ethnic groups, such as Asian (84%) and Hispanic (82%) people who have exited to permanent housing. Like other groups, just 20% of Black people who accessed services exited to permanent housing in FY 23-24, which may relate to the rise of homelessness and continued overrepresentation of Black people in the PIT Count.
- Latinx people are the fastest growing in the PIT population (23,005 in 2020 to 30,948 (43%) in 2024), still below their overall percentage of LA population (48%), and are mostly part of the newly homeless services group (58%)
- Latinx are overall accessing services at lower rates (36%) than their proportion of the homeless population (43%)
- Unsheltered Latinx people are accessing interim housing or permanent housing at a lower rate than their proportion of the homeless population (37% 1b unsheltered to interim housing, 36% 1c to permanent housing) and had among the lowest percentage throughput from unsheltered to permanent housing (only 8%).
- AIAN people are growing in the homeless count (686 in 2020 to 2369 in 2024), though definition has also changed to be more accurate/ inclusive; their share of the homeless population (3%) is roughly proportional to their population in LA County (3%)
- AIAN people are underrepresented in accessing services (2% of accessing services vs. 3% of population), though unsheltered AIAN people are accessing interim housing (2.25%) and permanent housing (2.27%) at slightly lower rates than their proportion of the homeless count (3%).
- Only 73% of AIAN people who enter permanent housing remain in housing within the 2-year period, the lowest percentage amongst groups.

Based on the definitions and values agreed upon, the subcommittee proposed a targeted universalism approach, which asserts that groups experiencing homelessness may require

different strategies to improve overall outcomes and to meet universal goals. To put this framework into practice, the LTRHA equity subcommittee asked, “how do we ensure that all groups meet the universal goals and metrics (set by Measure A and other subcommittees)? How far are different groups from meeting the universal goals and metrics?” The analysis found that the greatest disparities are experienced by particular groups. To meet our universal goals, Measure A implementation must remove or reduce disparities across three areas: population increase (rate of growth), representation in homelessness (rate of homelessness), and differences in access and outcomes in services. These disparities are compounding factors on inequities, meaning when one group experiences higher rate of growth, overrepresentation, and poorer outcomes in the homeless service system, impact is amplified driving an increase in overall homelessness numbers. Thus, looking at all three dimensions to understand disparities and conditions for success for each group is critical.

Equity Subgoals

Given the findings above, in order achieve the universal goals *and* a more equitable system, the Equity Subcommittee has applied the following equity criteria:

- **Equity Criteria A:** Reduce overrepresentation in the homelessness population by 10% by 2030;
- **Equity Criteria B:** Reduce growth in homelessness for critical populations by 2030; and;
- **Equity Criteria C:** Reduce disparities in access, experience, and outcomes by 2030.

With further analysis of the baseline data disaggregated by race/ ethnicity, it became clear that each goal and population has unique differences. However, the equity subcommittee focused on identifying the greatest disparities, and saw that those differences were concentrated for certain groups more than others. It was clear that to meet our universal goals, the subcommittee would need to focus efforts on removing disparities across the three above criteria. Using the equity criteria, the equity subcommittee set equity subgoals recommended for each metric identified by the other LTHRA subcommittees. The equity subcommittee recommended the equity subgoals as additional benchmarks to ensure that impacted groups at the very least meet the universal metrics, and that overall disparities are reduced.

The equity metrics included in the table below, reflects an effort to address the specific disparities identified amongst populations within the goal, contextualize data where disproportionality was identified, mitigate the rapid rate of growth, and set metrics to reduce the disparities. If the homeless services system does not meet the goals for these critical populations, it is less likely to meet the universal goals. The equity subgoals ensure that impacted groups at the very least meet the universal metrics and make progress toward the overall equity criteria.

For Goal 5, the equity subcommittee is offering strategies to be refined into metrics as the work continues to identify baseline equity data for goal 5 and collaborate with LACAHSa. The LTRHA recommends that equity and the above strategies for goal 5 are considered by LACAHSa in setting their targets and allocating resources.

Next Steps

The Leadership Table recommends the adoption of the proposed equity metrics and targets, represented in the chart below, which will be followed by additional efforts to develop a robust data collection, reporting and analysis infrastructure to track progress. This will involve standardizing demographic data workflows and integrating equity analyses into program evaluations. The subcommittee also recommends the LTRHA and the ECRHA establish a research agenda to address remaining gaps in understanding and responding to the unique needs of disproportionately represented groups. The equity-focused metrics and strategies outlined will guide future efforts to reduce homelessness while addressing the systemic inequities contributing to the problem. Through targeted universalism, a commitment to cultural humility, and sustained investments in community-driven solutions, we can work toward a more equitable and effective homelessness system in Los Angeles County.

Structure and Conditions for Goal Setting

While the subcommittees are each addressing different parts of the response to homelessness, they are all setting goals under a consistent directive to create ambitious goals; this direction is encouraged even if it necessitates significant changes to the homeless system to reach the target metrics within the goals. A December 11 letter from ECRHA Chair Kathryn Barger to the LTRHA articulates this task and encourages the LTRHA “to be bold and propose ambitious goals that aim towards significant system improvements for demonstrable progress for those who are homeless in Los Angeles County.”

This letter also directs subcommittees to report on the rationale for their goals. As such, each goal contains an explanation for how and why the subcommittee arrived at the draft numerical target. Additionally, for each goal, the subcommittee details the conditions and assumptions for success. Without large increases in funding resources, ambitious goals require changes to existing homeless systems in order to be achieved. In some cases, these conditions and assumptions may necessitate advocacy to external partners at the state and federal levels.

Unified Federal and State Advocacy Strategy

Among the conditions and assumptions for success, a unified advocacy strategy is a critical component of reaching these goals to ensure state and federal resources are secured for the region. These funding streams are in a moment of unprecedented uncertainty. State resources for homelessness are a major component of the local homeless response, but these funds largely consist of one-time funding over the last several years. With California facing likely deficits in future years, these funds are far from secure.

Meanwhile at the federal level, the new Administration and Congress have promised to pursue major spending cuts, as well as policy changes that are likely to function as funding cuts for Los Angeles. In late January, the Administration pursued an unprecedented “pause” across a broad range of federal funding, including homelessness funding. While funding was restored, the possibility of future “pauses” must be considered. Maintaining the status quo of state and federal funding will require major coordinated and continuous advocacy between all the entities in the region and should be considered one of the main conditions of reaching the goals set forth in this report.

January Wildfires

The challenges Los Angeles faces will be magnified by the wildfires that devastated Los Angeles County in January and destroyed at least 12,000 structures. Comparable disasters, such as the Maui wildfires in August 2023, led to an 87% increase in homelessness in the subsequent point-in-time count. The wildfires can create a number of pressures that contribute to rising homelessness: 1) More households that have lost their homes and in the immediate aftermath, seek the assistance of the homeless services system; 2) An influx of households seeking short-term accommodations in the rental market, placing downward pressure on an already-constrained housing market,⁹ and 3) Pressure to utilize scarce public funds for homelessness to support higher-income households that have tragically lost their homes but may not otherwise face the risk of homelessness.

⁹ Hennighausen, H. & James, A. (2024). “Catastrophic fires, human displacement, and real estate prices in California.” *Journal of Housing Economics*, 66: December 2024.

Measure A Goals and Recommended Targets

The table on the following page summarizes the metrics and targets developed by the subcommittees for each of the goals—this table is then followed by an additional table which outlines the proposed equity metrics that align with the Measure A goals.

It is important to note that at the LTRHA meeting in early March the membership voted to amend each goal statement to deepen the region’s collective commitment to equity. To do this, the LTRHA recommends that each goal as stated include, “*with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities*”. This proposal is outlined for each goal in the chart below.

Measure A Goal	2030 Metrics with Numerical Targets
Goal 1: Measure A text: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness Proposed Goal Statement Adjustment: <i>Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities.</i>	• Metric 1a. Decrease by 30% the number of people experiencing unsheltered homelessness from a baseline of 52,365 in 2024 to a target of 36,656 in 2030. • Metric 1b. Increase by 80% the number of people moving into permanent housing from unsheltered settings from a baseline of 5,937 in FY 23-24 to a target of 10,687 in 2030. • Metric 1c. Increase by 32% the rate of people moving into interim housing from unsheltered settings from a baseline of 34% in FY 23-24 to a target of 45% in 2030.
Goal 2: Measure A: Reduce the number of people with mental illness and/or substance use disorders who experience homelessness Proposed Goal Statement Adjustment: <i>Reduce the number of people with mental illness and/or substance use disorders who experience homelessness with a focus on addressing gender, ethnic and racial</i>	• Metric 2a: Reduce by 15% the number of people with SMI alone experiencing homelessness from a baseline of 14,056 in FY 23-24 to a target of 11,978 in 2030. • Metric 2b: Reduce by 10% the number of people with SUD alone experiencing homelessness from a baseline of 8,697 in FY 23-24 to a target of 7,827 in 2030.

<i>disproportionality, disparities and inequities.</i>	● Metric 2c: Reduce by 10% the number of people with co-occurring SMI and SUD experiencing homelessness from a baseline of 20,446 in FY 23-24 to a target of 18,401 in 2030.
Goal 3: Measure A: Increase the number of people permanently leaving homelessness Proposed Goal Statement Adjustment: <i>Increase the number of people permanently leaving homelessness with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities.</i>	● Metric 3a: Increase by 57% the number of service participants who exit homelessness to permanent housing from a baseline of 19,127 in FY 23-24 to a target of 30,000 in 2030. ● Metric 3b: Increase by 101% the number of service participants who retain permanent housing, two years after they exit homelessness from a baseline of 10,501 in FY 23-24 to a target of 21,104 in 2030.
Goal 4: Measure A: Prevent people from falling into homelessness Proposed Goal Statement Adjustment: <i>Prevent people from falling into homelessness with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities.</i>	● Metric 4a: Reduce the number of people who become newly-homeless by 20% from a baseline of 63,202 in FY 23-24 to a target of 50,561 in 2030
Goal 5: Measure A: Increase the number of affordable housing units in Los Angeles County Proposed Goal Statement Adjustment: <i>Increase the number of affordable housing units in Los Angeles County with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities.</i>	● Metric 5a: Increase by 41%-53% the current level of affordable housing production, from a baseline of 1,700 units in FY 23-24 to a target of 2,400-2,600 units in 2030. ● Metric 5b: Increase by the current level of affordable housing units being preserved, to a total of 420 at-risk units preserved annually.

The table below summarizes equity metrics for each of the goals and submetrics:

Measure A Goal and Subcommittee Metrics	Corresponding Equity Metrics
Goal 1: Measure A text: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness Proposed Goal Statement Adjustment: <i>Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities.</i> • Metric 1a. Decrease by 30% the number of people experiencing unsheltered homelessness from a baseline of 52,365 in 2024 to a target of 36,656 in 2030. • Metric 1b. Increase by 80% the number of people moving into permanent housing from unsheltered settings from a baseline of 5,937 in FY 23-24 to a target of 10,687 in 2030. • Metric 1c. Increase by 32% the rate of people moving into interim housing from unsheltered settings from a baseline of 34% in FY 23-24 to a target of 45% in 2030.	• Equity Metric 1a. Decrease the rate of growth of Latinx people experiencing unsheltered homelessness from a baseline of 30% by 10 percentage points to 20% in the service data (and reduce rate of growth in Latinx unsheltered point-in-time (32%) also by 10 percentage points). • Equity Metric 1a. Decrease unsheltered point-in-time by 10 percentage points for Black, Latinx, and AIAN people. • Equity Metric 1b. Reduce disparities in access to permanent housing for Black, Latinx, and AIAN people experiencing unsheltered homelessness by 10 percentage points from baselines 11% (Black), 8% (Latinx), 11% (AIAN). • Equity Metric 1c. Reduce disparities in access to interim housing for AIAN people from unsheltered settings by 10 percentage points from baseline of 42% to 52% and for Latinx people from baseline 34% to 44%.
Goal 2: Measure A: Reduce the number of people with mental illness and/or substance use disorders who experience homelessness Proposed Goal Statement Adjustment: <i>Reduce the number of people with mental illness and/or substance use disorders who experience homelessness with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities.</i> • Metric 2a: Reduce by 15% the number of people with SMI alone experiencing homelessness from a baseline of 14,056 in FY	• Equity Metric 2a: To reduce disparities, decrease the rate of SMI or SUD (49%), SUD (8%), and co-occurring disorders (26%) by 20% for the American Indian/ Alaska Natives. • Equity Metric 2b: Reduce rate of growth of Latinx people with SUD or SMI (54%) by 10 percentage points, and percentage of Latinx people with co-occurring disorders (17%). • Equity Metric 2c: To reduce inequities, decrease the rate of co-occurring disorders by 5 percentage points from

23-24 to a target of 11,978 in 2030. • Metric 2b: Reduce by 10% the number of people with SUD alone experiencing homelessness from a baseline of 8,697 in FY 23-24 to a target of 7,827 in 2030. • Metric 2c: Reduce by 10% the number of people with co-occurring SMI and SUD experiencing homelessness from a baseline of 20,446 in FY 23-24 to a target of 18,401 in 2030.	baseline of 18% to 13% for Black people. • Equity Metric (applies across a, b, and c): Reduce the share of people who experience homelessness and report having these conditions within the point in time demographic surveys for Black, Latinx and AIAN people.
Goal 3: Measure A: Increase the number of people permanently leaving homelessness Proposed Goal Statement Adjustment: <i>Increase the number of people permanently leaving homelessness with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities.</i> • Metric 3a: Increase by 57% the number of service participants who exit homelessness to permanent housing from a baseline of 19,127 in FY 23-24 to a target of 30,000 in 2030. • Metric 3b: Increase by 101% the number of service participants who retain permanent housing, two years after they exit homelessness from a baseline of 10,501 in FY 23-24 to a target of 21,104 in 2030.	• Equity Metric 3a: Reduce rate of growth of Latinx people experiencing homelessness by increasing permanent housing exits by at least 57%. • Equity Metric 3a: Reduce disproportionality of Black and AIAN people experiencing homelessness by increasing permanent housing exits by 65% for each group. • Equity Metric 3a: Reduce disparities in outcomes by increasing the percentage of Black and AIAN people who are permanently housed and do not return to homelessness by 10 percentage points, from 73% for AIAN and 77% for Black or African American. • Equity Metric 3b: Reduce disparities in outcomes by increasing by 91% the number of service participants who retain permanent housing, 5- and 10- years after they exit homelessness for Black or African American, Hispanic or Latino, and American Indian Alaska Native by 2030.
Goal 4: Measure A: Prevent people from falling into homelessness Proposed Goal Statement Adjustment: <i>Prevent people from falling into homelessness</i>	• Equity Metric 4a: Decrease disproportionality of newly-homeless Black or African American individuals by 30% from a baseline of 35% by 2030. • Equity Metric 4a: Decrease the disparity in the rate of growth of newly homeless

<i>with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities.</i> ● Metric 4a: Reduce the number of people who become newly-homeless by 20% from a baseline of 63,202 in FY 23-24 to a target of 50,561 in 2030	Black (9%)and Latinx (21%) people by 7 percentage points each. ● Equity Metric 4a: Reduce the overall share of homelessness within in the point-in-time count by 20% for Black or African American, Hispanic or Latino, and American Indian Alaska Native by 2030.
Goal 5: Measure A: Increase the number of affordable housing units in Los Angeles County <i>Proposed Goal Statement Adjustment:</i> <i>Increase the number of affordable housing units in Los Angeles County with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities.</i> ● Metric 5a: Increase by 41%-53% the current level of affordable housing production, from a baseline of 1,700 units in FY 23-24 to a target of 2,400-2,600 units in 2030. ● Metric 5b: Increase by the current level of affordable housing units being preserved, to a total of 420 at-risk units preserved annually.	● Equity Strategies (see equity section for more information on why “strategies” are provided here: ● Increase outreach to people experiencing homelessness earning 30% or below the Area Median Income (AMI) and severely cost burdened renter households in LA County for affordable units. ● Increase retention of Black people in Permanent Supportive Housing by targeting legacy permanent supportive buildings for preservation. ● Reduce disparities in access to high opportunity neighborhoods and increasing investment into under-resourced communities through affordable housing development. ● Increase enforcement of source of income protections to reduce discrimination in the housing market. ● Increase Flexible Housing Subsidy Pool vouchers to increase access for undocumented and documented households. ● Explore small area Fair Market Rate (FMR) to increase equity in voucher amounts. ● Use master leasing strategy to reduce challenges for people with criminal background or poor credit.

	• Conduct outreach to groups with the highest rates of homelessness to access vouchers. • Reduce disparities in homeownership by using vouchers for homeownership through the Housing Choice Voucher Program.
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Goal 1: Increase the Number of People Moving from Encampments into Permanent Housing to Reduce Unsheltered Homelessness with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities

Metric Established by Subcommittee

As detailed in the October midpoint report, the subcommittee established the following metric:

- **Metric 1a.** Decrease by xx% the number of people experiencing unsheltered homelessness.
- **Metric 1b.** Increase by xx% the number of people moving into permanent housing from unsheltered settings.
- **Metric 1c.** Increase by xx% the rate of people moving into interim housing from unsheltered settings.

This metric is intended to be measured using a combination of point-in-time (PIT) count data, as well as administrative data from the Homeless Management Information System (HMIS), administered by the Los Angeles Homeless Services Authority (LAHSA), as well as the Comprehensive Health Accompaniment and Management Platform (CHAMP), administered by the Department of Health Services.

Baseline Data

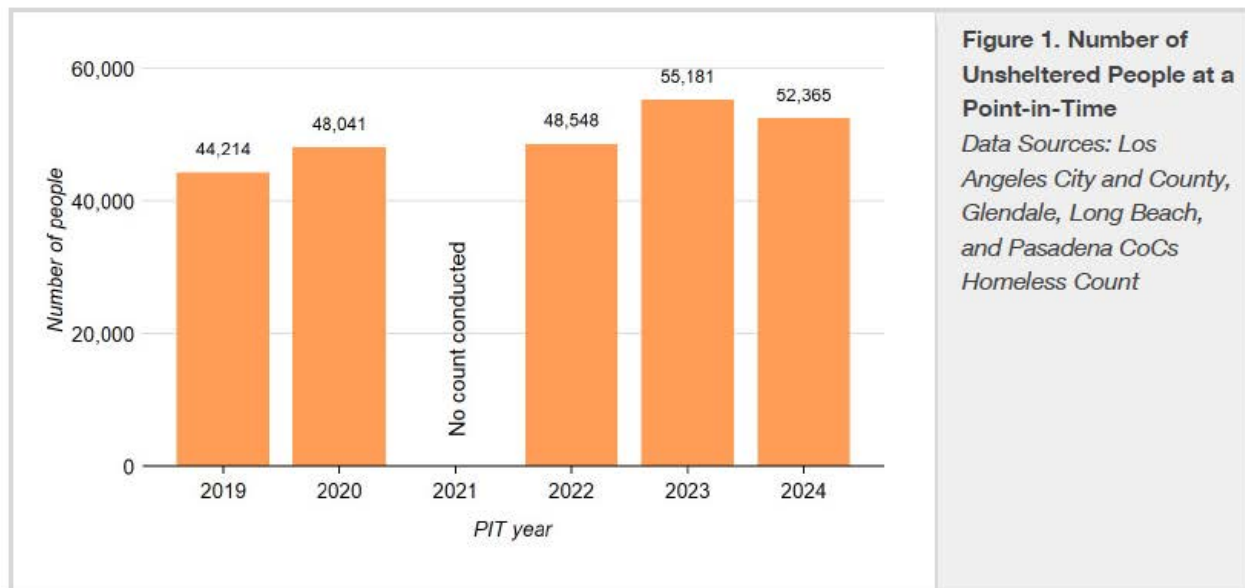
To develop goal numbers, the Data Subcommittee established three baseline numbers for this goal:

- Baseline 1a. Number of unsheltered people at a point-in-time, and count of service participants who experienced unsheltered homelessness during the 2023-2024 fiscal year: **52,365 people and 66,918 people, respectively**
- Baseline 1b. The number of unsheltered service participants who exited to permanent housing: **5,937 people**
- Baseline 1c. The number and rate of unsheltered service participants who accessed interim housing: **34% of participants**

Baseline 1a.

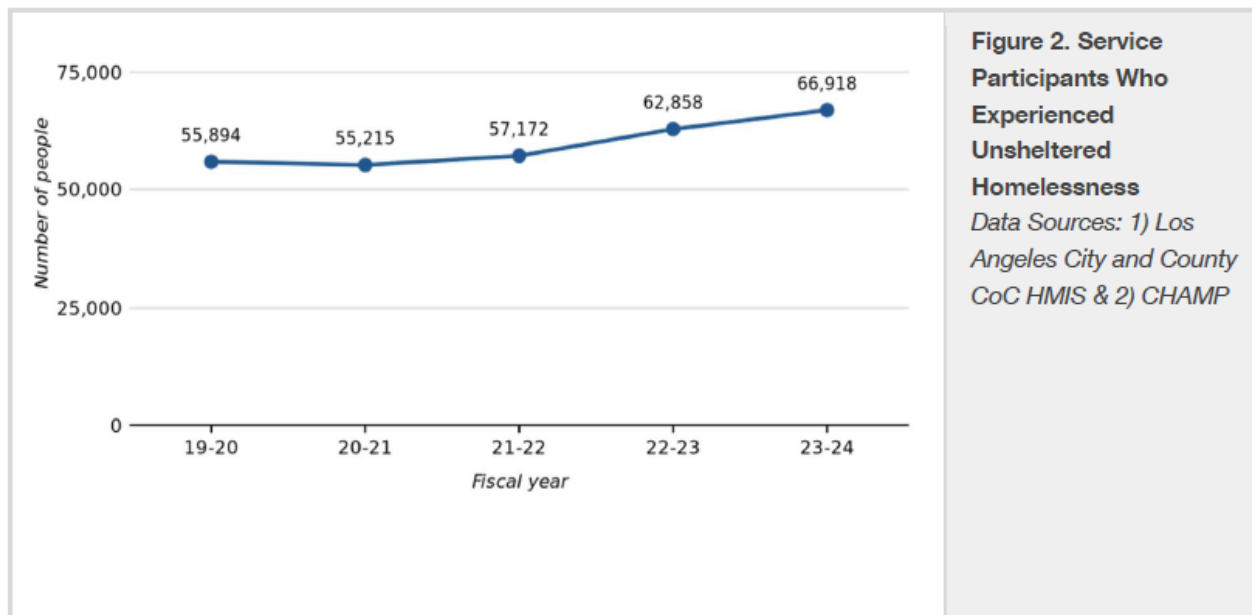
Count of Persons Who Experienced Unsheltered Homelessness During the 2023-2024 Fiscal Year

For baseline 1a., the Data Subcommittee established two separate numbers to measure unsheltered homelessness—one through the Point-in-Time (PIT) Count, which counted 52,365 people living unsheltered in Los Angeles County, according to the 2024 Greater Los Angeles Homelessness Count. This number is intended to serve as a baseline for measuring the visibility and presence of unsheltered homelessness at a single point in time. See figure 1 below¹⁰ for PIT Count figures for unsheltered homelessness.



¹⁰ Figures and charts for Goals 1-4 are drawn from the Data Subcommittee's January 24th report to the ECRHA. Figures and charts for Goal 5 are drawn from the USC Lusk Center for Real Estate's January 31st report to the LTRHA.

The data subcommittee also established a separate figure of 66,918 service participants who experienced unsheltered homelessness over the course of FY 23-24. This number does not reflect a single point in time, but rather a dynamic population changing over the course of the year. See below for Figure 2, which shows this number over the last five years; the data subcommittee found this number rose by 5% on average year-over-year. This baseline is rooted in measuring the delivery of services to people experiencing homelessness and serves as a critical connection to Metrics 1b and 1c, which measure how effective Los Angeles' systems are at serving people who are experiencing unsheltered homelessness over the course of the year.



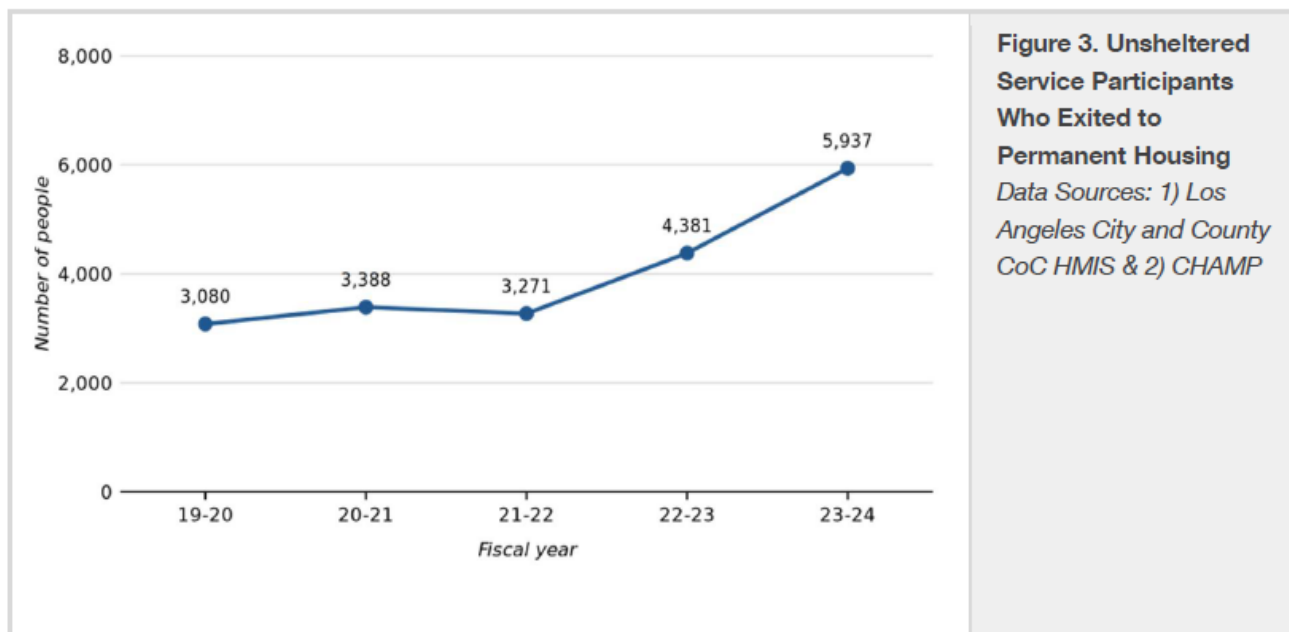
It is critical to note that the number of people experiencing unsheltered homelessness does not represent the entire population of people experiencing homelessness, as thousands more people continue to reside in interim settings. According to administrative data, approximately 112,026 people experiencing homelessness accessed services over the course of FY 23-24, including both sheltered and unsheltered people.

The number of 66,918 unsheltered people accessing services represented only about 60% of the total number of people experiencing homelessness accessing services over the course of the entire fiscal year. These numbers do not account for those that experience homelessness and do not access services or resolve their homelessness without accessing any services, meaning the true number of people who experienced homelessness for any period of time during FY 23-24 was in excess of 112,026 people.

Baseline 1b.

The Number of Unsheltered Service Participants Who Exited to Permanent Housing

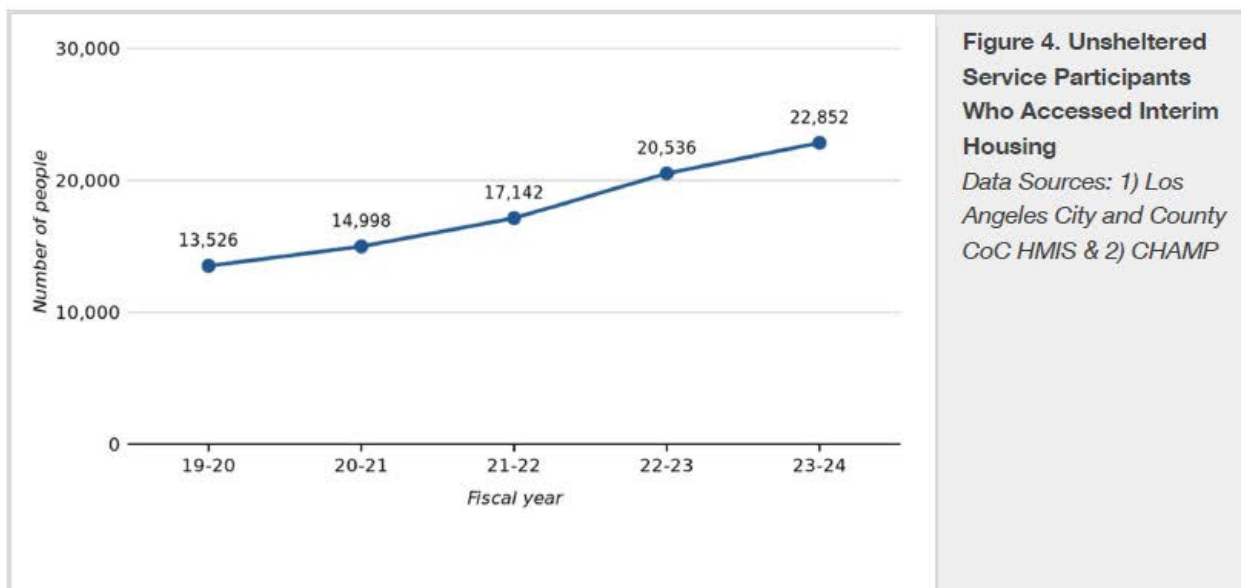
For Baseline 1b., the data subcommittee established that there were 5,937 service participants who were unsheltered that exited homelessness to permanent housing in FY 23-24. See Figure 3 below.



Baseline 1c.

The Number and Rate of Unsheltered Service Participants Who Accessed Interim Housing

For Baseline 1c., the data subcommittee established that 22,852 service participants who were unsheltered accessed interim housing in FY 23-24 (see Figure 4 on the following page). This represents 34% of all unsheltered service participants—this number has increased by 69% over the last five years, reflecting increased alignment and urgency to add new interim settings to address unsheltered homelessness:



Target Metrics and Milestones Summary

Goal 1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness

End of 2030 Metrics

- **Metric 1a. Decrease by 30%** the number of people experiencing unsheltered homelessness from a baseline of 52,365 in 2024 to a target of 36,656 in FY 23-24.
- **Metric 1b. Increase by 80%** the number of people moving into permanent housing from unsheltered settings from a baseline of 5,937 in FY 23-24 to a target of 10,687 in 2030.
- **Metric 1c. Increase by 32%** the rate of people moving into interim housing from unsheltered settings from a baseline of 34% of unsheltered people in FY 23-24 to a target of 45% in 2030.

Annual Milestones

Metric 1a: Reduce the Number of Unsheltered People by 30%

Year	% Change from Baseline	Annual Unsheltered Number
Baseline	0%	52,365
July 1, 2025–June 30, 2026	-6%	49,609

July 1, 2026-June 30, 2027	-11%	46,652
July 1, 2027-June 30, 2028	-16%	43,796
July 1, 2028-June 30, 2029	-22%	40,939
July 1, 2029-June 30, 2030	-27%	38,084
Full Year Ending December 31, 2030	-30%	36,656

Metric 1b: Increase the Number of Unsheltered People Placed in Permanent Housing by 80%

Year	% Change from Baseline	Annual Unsheltered People Placed in PH
Baseline	0%	5,937
July 1, 2025-June 30, 2026	+15%	6,801
July 1, 2026-June 30, 2027	+29%	7,664
July 1, 2027-June 30, 2028	+44%	8,528
July 1, 2028-June 30, 2029	+58%	9,391
July 1, 2029-June 30, 2030	+73%	10,255
Full Year Ending December 31, 2030	+80%	10,687

Metric 1c: Increase the Rate of Interim Housing Placements of Unsheltered People by 32%

Year	% Change from Baseline	Annual Rate of Unsheltered Placed in IH
Baseline	0%	34%
July 1, 2025-June 30, 2026	+6%	36%
July 1, 2026-June 30, 2027	+12%	38%
July 1, 2027-June 30, 2028	+17%	40%
July 1, 2028-June 30, 2029	+23%	42%
July 1, 2029-June 30, 2030	+29%	44%

Full Year Ending December 31, 2030	+32%	45%
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Rationale

The homeless response subcommittee developed the above target metrics with three primary factors driving their rationale. First, the subcommittee noted the region has seen unprecedented alignment across the homeless system and across regional partners around addressing unsheltered homelessness—should this alignment continue, it may contribute to continued rapid growth in the number of people moving out of unsheltered homelessness and into both interim and permanent housing. The second major factor informing their rationale is that, because this alignment around unsheltered homelessness is a recent phenomena, the number of people moving from unsheltered homelessness into housing is relatively low, with only 9% of unsheltered service participants moving into permanent housing—this leaves considerable room for growth as system alignment efforts continue.

Finally, these goals were also informed by Goals 2, 3, 4, and 5, all of which lend component parts to an overall reduction in unsheltered homelessness. With Goal 2 reflecting a proposed 57% increase in housing placements (informed by the housing production goals in Goal 5) and Goal 4 reflecting a 20% decrease in inflow, the homeless response subcommittee believes a 30% reduction in unsheltered homelessness is attainable.

Conditions and Assumptions for Success

For the targets in Goal 1 to be reached, the subcommittee identified four conditions that are vital components of success for this particular goal, although they noted the conditions across Goals 1, 2, and 3 are all interrelated to each of the goals. These conditions are:

- Significant Progress Must Be Made on Other Goals:** Unlike other goals, an overall reduction in unsheltered homelessness represents a cumulative goal that would reflect progress in other goals that make up component parts of understanding overall homeless numbers, namely, inflow into homelessness and outflow into permanent housing. To reach goals on reducing unsheltered homelessness, the region must increase permanent housing placements as *well as* significantly curtail inflow into homelessness. In recent years, while permanent housing placements have scaled up significantly, inflow has also accelerated, meaning these gains have not resulted in reductions in overall unsheltered homelessness.
- Reconfiguration of Pathways into Permanent Housing:** In examining goals 1, 2, and 3 working in concert with each other, Los Angeles will need to significantly reconfigure

current pathways into permanent housing to achieve these goals. Two potential pathways into permanent housing must increase significantly, with far greater movement needed from interim housing into permanent housing, or far greater movement from unsheltered settings into permanent housing than is currently the case in the region. Significant system realignments may be needed to realize these changing pathways into permanent housing.

- **The Region Must Produce More Housing, and it Must Be Accessible to Unsheltered People:** The Los Angeles region must continue to increase the production of affordable housing, in alignment with the targets laid out in Goal 5. In addition, a significant portion of these affordable units must be available to people experiencing unsheltered homelessness. In general, people experiencing homelessness have incomes below 30% of Area Median Income (AMI). Alignment between the Los Angeles County Affordable Housing Solutions Agency (LACAHS) will be critical, therefore, to reach goals around moving more individuals out of unsheltered homelessness and into permanent housing,
- **Increasing Interim Housing Must Continue Beyond Emergencies:** In order to continue making progress moving people from unsheltered homelessness into interim housing, the region must continue to secure additional resources to fund further expansion of interim housing. This is all the more critical given the possibility of increasing bed rates paid to service providers to match the true cost of providing services. Without additional funding for interim housing, rising bed rates will reduce the overall number of beds.
- **Advocacy to Maintain Federal Funding Must Continue:** As demonstrated by a temporary freeze in federal funding resulting from the White House Office of Management and Budget's (OMB) Memo M-25-13 in late January, federal funding for homelessness and housing programs is far from assured. The Los Angeles region must advocate to federal partners both to continue funding for key programs, as well as forestall federal policy changes that would effectively function as cuts for communities like Los Angeles.
- **New Data Tools Should Be Used to Track Outcomes:** New data tools, such as the Encampment Module available through HMIS, will allow new insight into unsheltered homelessness. These insights must be applied to more effectively move people out of unsheltered homelessness.

Goal 2: Reduce the number of people with mental illness and/or substance use disorders who experience homelessness with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities

Metric Established by Subcommittee

The subcommittee spent significant time defining the data sources and definitions of serious mental illness and substance use disorder¹¹ during phase 1. Moreover, the subcommittee agreed to split goal 2 into separate metrics for serious mental illness (SMI) and long-term substance use disorder (SUD), in recognition that while a significant portion of the population may experience both of these conditions, many experience only one, and these conditions necessitate different interventions and services. As such, the subcommittee proposed the following metrics:

- **Metric 2a:** Reduce by xx% the number of people with SMI alone experiencing homelessness.
- **Metric 2b:** Reduce by xx% the number of people with SUD alone experiencing homelessness.
- **Metric 2c:** Reduce by xx% the number of people with co-occurring SMI and SUD experiencing homelessness.

Baseline Data

The data subcommittee established the following baselines:

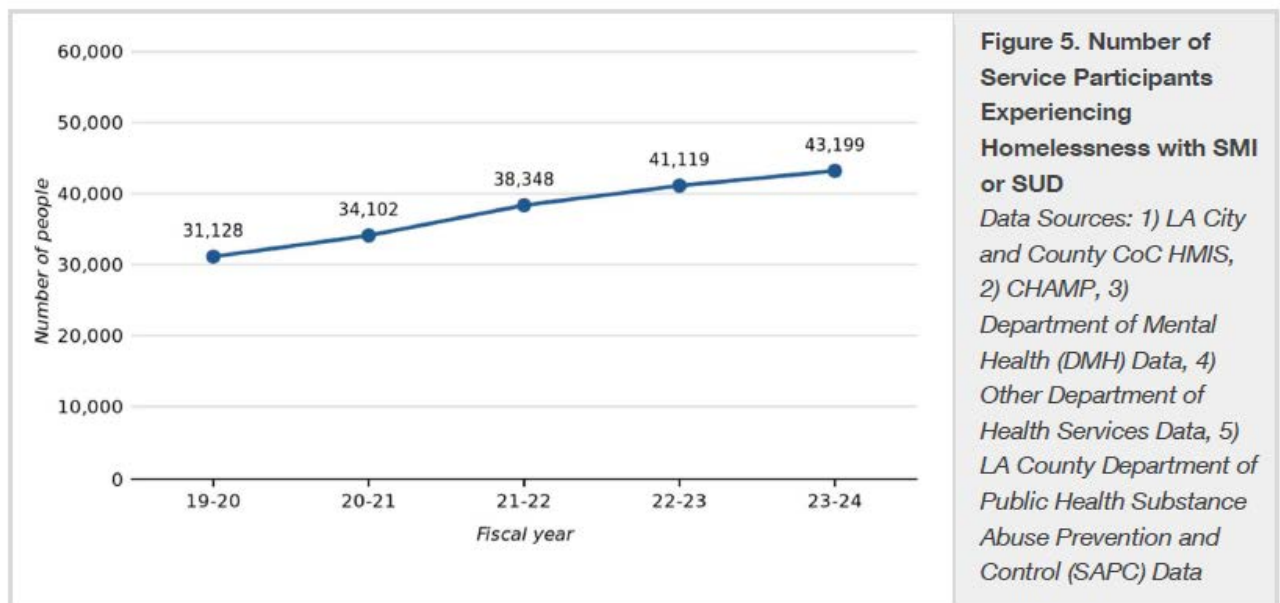
- **Baseline 2a:** Number of people experiencing homelessness with SMI only in FY 23-24: **14,056 people**

¹¹ The following definitions were agreed upon by the subcommittee:

- Substance use disorder (SUD): Mental and behavioral disorders due to psychoactive substance use (excluding nicotine dependence).
- Serious mental illness (SMI): A person with bipolar disorder, episodic mood disorder, major depressive disorder, manic episode, other psychotic or delusional, schizophrenic disorder. Note that PTSD is not included in the SMI metric, but is reported separately.

- **Baseline 2b:** Number of people experiencing homelessness with SUD only in FY 23-24: **8,697 people**
- **Baseline 2c:** Number of people experiencing homelessness with both SMI and SUD in FY 23-24: **20,446 people**
- **Baseline 2d:** Number of people experiencing homelessness with SMI or SUD in FY 23-24: **43,199 people**

Figure 5 below displays the number of people with either SMI or SUD (the most inclusive measure) from FY 19-20 to FY 23-24, which reached a total of 43,199 individuals in FY 23-24. This number increased annually by 9% on average over the five-year period, closely mirroring the overall increases in the homeless population.



The figure below disaggregates this data by individuals in service data with only one of the conditions, as well as those reporting both conditions:

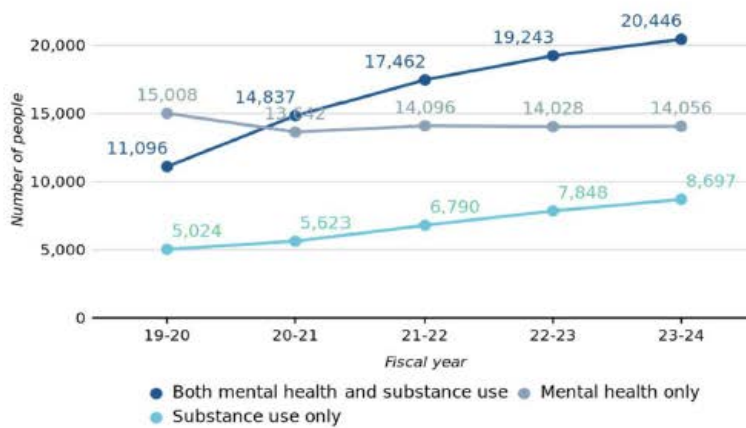


Figure 6. Service Participants with SMI and SUD, SMI Only, and SUD Only

Data Sources: 1) LA City and County CoC HMIS, 2) CHAMP, 3) DMH Data, 4) Other DHS Data, 5) SAPC Data

Figure 6 above also demonstrates that increases in SUD reporting are generating the rise in the overall population reporting one or both conditions. While this could be a result of increasing prevalence of substance use disorders, it requires further investigation; this may be a result of a number of other factors, including changes in reporting related to Medicaid billing, better survey instruments and increasing data quality, and other factors.

Target Metrics and Milestones Summary

Goal 2: Reduce the number of people with mental illness and/or substance use disorders who experience homelessness

End of 2030 Metrics

- **Metric 2a. Reduce by 15%** the number of people with SMI only experiencing homelessness, from a baseline of 14,056 in FY 23-24 to a target of 11,978 people in 2030.
- **Metric 2b. Reduce by 10%** the number of people with SUD only experiencing homelessness, from a baseline of 8,697 in FY 23-24 to a target of 7,827 people in 2030.
- **Metric 2c. Reduce by 10%** the number of people with co-occurring SMI and SUD experiencing homelessness, from a baseline of 20,446 in FY 23-24 to a target of 18,401 people in 2030.

Annual Milestones

Metric 2a: Reduce the Number of People with SMI Only by 15%

Year	% Change from Baseline	Annual Number of People with
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		SMI Only
Baseline	0%	14,056
July 1, 2025–June 30, 2026	-3%	13,673
July 1, 2026–June 30, 2027	-5%	13,289
July 1, 2027–June 30, 2028	-8%	12,906
July 1, 2028–June 30, 2029	-11%	12,523
July 1, 2029–June 30, 2030	-14%	12,139
Full Year Ending December 31, 2030	-15%	11,948

Metric 2b: Reduce the Number of People with SUD Only by 10%

Year	% Change from Baseline	Annual Number of People with SUD Only
Baseline	0%	8,697
July 1, 2025–June 30, 2026	-2%	8,539
July 1, 2026–June 30, 2027	-4%	8,381
July 1, 2027–June 30, 2028	-5%	8,223
July 1, 2028–June 30, 2029	-7%	8,064
July 1, 2029–June 30, 2030	-9%	7,906
Full Year Ending December 31, 2030	-10%	7,827

Metric 2c: Reduce the Number of People with Co-Occurring SMI and SUD by 10%

Year	% Change from Baseline	Annual Number of People with Co-Occurring SMI/SUD
Baseline	0%	20,446
July 1, 2025–June 30, 2026	-2%	20,074
July 1, 2026–June 30, 2027	-4%	19,703
July 1, 2027–June 30, 2028	-5%	19,331
July 1, 2028–June 30, 2029	-7%	18,959
July 1, 2029–June 30, 2030	-9%	18,587
Full Year Ending December 31, 2030	-10%	18,401

Conditions and Assumptions for Success

- **Effective and Robust Services Must Be Available:** As more efforts are made to move unsheltered and sheltered people with SMI and/or SUD into both permanent and interim housing, these sites will be hosting a highly-vulnerable population with complex service needs, including the whole range of behavioral health services. The availability of robust services will be essential both to moving this population into housing and keeping them housed.
- **The Region Must Maximize Leveraging MediCal:** The Los Angeles region's homeless system has increasingly tapped into MediCal to fund key services for people experiencing homelessness including people with behavioral health needs. This funding stream is available through the state's California Advancing and Innovating MediCal (CalAIM) waiver with the federal government. While CalAIM has provided new resources, it is insufficiently accessible to many service providers and the people they serve. The Los Angeles region must lower remaining barriers to accessing CalAIM, and must advocate to the state for changes to reduce administrative complexity for service providers so as to ensure the region is leveraging more MediCal funds.
- **Maximize Utilization of Existing Housing and Shelter:** To reach this goal, the system must continue to make progress on swiftly accessing units at existing PSH and other sites that house and shelter people experiencing homelessness with SMI and SUD, including board and care homes. The system must ensure units and beds in these sites do not remain vacant for long periods of time. While adding new PSH units is critical, Los Angeles must keep a focus on maximizing the utilization of units, along with leveraging board and care facilities, skilled nursing facilities, and other sites.
- **Advocacy to Maintain Federal Funding, Including MediCal Waiver, Must Continue:** As noted in the conditions and assumptions for all goals, federal funding for mental health and substance use disorder treatment services is at risk. The Los Angeles region must advocate to federal partners to continue funding for programs that serve people with SMI and/or SUD, as well as push back on potential federal policy changes that would disincentivize providing these services in an evidence-based manner. Moreover, the region must advocate for the renewal of California's aforementioned Medicaid waiver, which is set to expire at the conclusion of 2026.

Goal 3: Increase the number of people permanently leaving homelessness with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities

Metric Established by Subcommittee

The subcommittee spent time deliberating how to both capture exits to permanent housing, but also how to capture housing retention, reflecting the importance of ensuring people experiencing homelessness stay housed after exiting homelessness. This is especially critical from an equity perspective, given prior findings that Black people experiencing homelessness fall back into homelessness at disproportionate rates, including from permanent supportive housing.^{12, 13} Given these dynamics, the subcommittee established the following metrics:

- **Metric 3a:** Increase by xx% the number of service participants who exited homelessness to permanent housing during FY 23-24.
- **Metric 3b:** Increase by xx% the number of service participants who retain permanent housing, two years after they exit homelessness.

Baseline Data

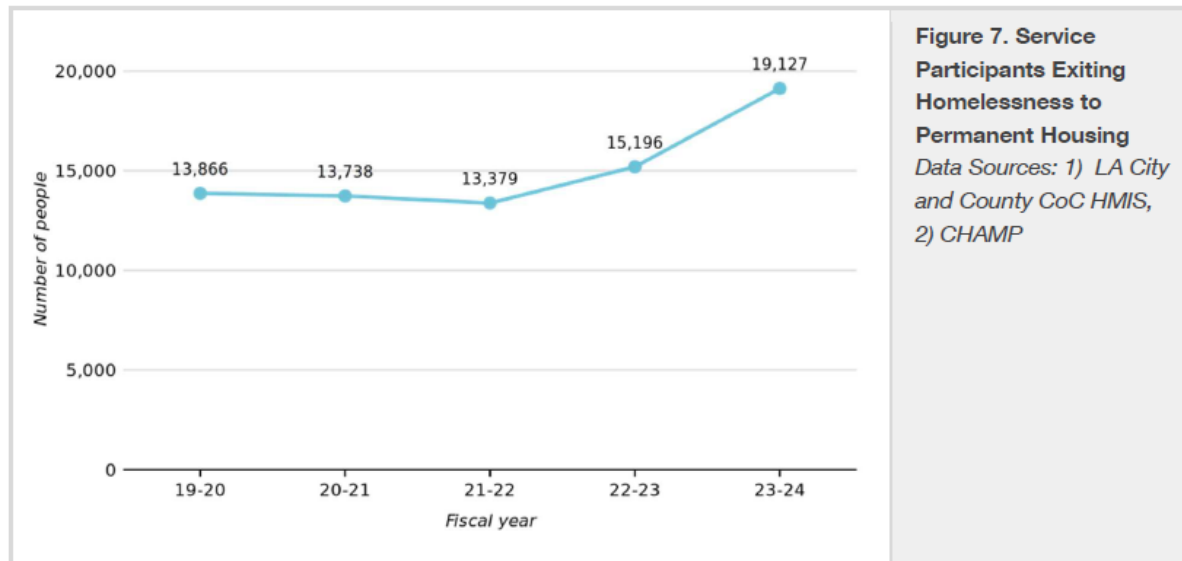
The Ad Hoc Committee on data established two baseline measures:

- **Baseline 3a:** Number of service participants who exited homelessness to permanent housing in FY 23-24: **19,127 people**
- **Baseline 3b:** Number of service participants who exited homelessness in FY 21-22 to permanent housing and did not return to homelessness over subsequent 24 months: **10,501 people retained housing (from 13,379 placements in FY 21-22, a 78% retention rate).**

¹² Los Angeles Homeless Services Authority. (2018). "Report and Recommendations of the Ad Hoc Committee on Black People Experiencing Homelessness." Report found at <https://www.lahsa.org/documents?id=2823-report-and-recommendations-of-the-ad-hoc-committee-on-black-people-experiencing-homelessness.pdf>

¹³ Milburn, N., Edwards, E., Obermark, D., & Rountree, J. California Policy Lab. (2021). "Inequity in the Permanent Supportive Housing System in Los Angeles: Scale, Scope and Reasons for Black Residents' Returns to Homelessness. Report found at <https://capolicylab.org/inequity-in-the-psh-system-in-los-angeles/>

The first baseline number is 19,127 permanent housing placements in FY 23-24. This reflects a variety of housing placements, including placements into supportive housing, placements into market rate housing supported by rental subsidies, reconnection with family and friends, and a range of other interventions. See Figure 7 below, which reflects the FY 23-24 permanent housing placements, along with a five-year trend reflecting a 9% annual average increase in housing placements including a 26% jump from FY 22-23 to FY 23-24.



Why is this number different from what I'm used to seeing?

This number differs from the oft-cited figures of over 20,000 annual permanent housing placements that accompany annual homeless count data releases. Those numbers that exceed 20,000 housing placements include other data sources that were not accessed for the purposes of this baseline, such as data reflecting housing placements from the U.S. Department of Veterans Affairs (VA). Additionally, that larger number includes some types of housing placements that are not included here, such as transfers between different types of housing programs.

The next baseline number captures housing placements and how many have been retained one and two years after the initial placement. For example, for FY 21-22, the figure measures how many placements were made in that year (the top line), how many FY 21-22 placements were still in housing in FY 22-23 (the middle line), and how many FY 21-22 placements retained housing two years later, into FY 23-24 (the bottom line). FY 21-22 is the most recent year for which all three figures are available. Figure 8 on the following page charts that while there were 13,379 permanent housing exits in FY 21-22, a total of 10,501 of those people retained permanent housing 24 months later (78%).



Target Metrics and Milestones Summary

Goal 3: Increase the number of people permanently leaving homelessness

End of 2030 Metrics

- **Metric 3a. Increase by 57%** the number of people exiting homelessness to permanent housing, from a baseline of 19,127 in FY 23-24 to a target of 30,000 people in 2030.
- **Metric 3b. Increase by 101%** the number of people retaining permanent housing after 24 months, from a baseline of 10,501 and 78% retention in FY 23-24 to a target of 21,104 people and a 78% retention rate in 2030.

Annual Milestones

Metric 3a: Increase the Number of Permanent Housing Placements by 57%

Year	% Change from Baseline	Annual Permanent Housing Placements
Baseline	0%	19,127
July 1, 2025–June 30, 2026	+10%	21,109
July 1, 2026–June 30, 2027	+21%	23,092

July 1, 2027-June 30, 2028	+31%	25,074
July 1, 2028-June 30, 2029	+41%	27,056
July 1, 2029-June 30, 2030	+52%	29,038
Full Year Ending December 31, 2030	+57%	30,000

Metric 3b: Increase the Number of People Who Retain Housing Two Years After Placement by 101%

Year	% Change from Baseline	Number Retaining Housing from Two Years Prior
Baseline	0%	10,501
July 1, 2025-June 30, 2026	+42%	14,919
July 1, 2026-June 30, 2027	+42%	14,919
July 1, 2027-June 30, 2028	+57%	16,465
July 1, 2028-June 30, 2029	+72%	18,011
July 1, 2029-June 30, 2030	+86%	19,558
Full Year Ending December 31, 2030	+101%	21,104

Rationale

While a 57% increase in housing placements over the evaluation represents an extremely ambitious goal, the subcommittee noted that recent years have seen increases in housing placements as high as 26% between FY 22-23 and FY 23-24. This has coincided with the availability of housing resources, including new HHH buildings opening their doors, greater availability of time-limited subsidies, and other resources. As these resources continue and more housing comes through the pipeline as a result of new funding sources such as the City of Los Angeles' Measure ULA, Measure A's affordable housing funding administered by LACAHSa, and other regional sources such as the San Gabriel Valley Regional Housing Trust fund, more affordable units will be available to leverage.

While these resources must be aligned and in coordination with the goals of the regional homeless response to continue the sharp upward trajectory of housing placements, they gave the subcommittee cause for optimism even as uncertainty remains.

In addition, for housing retention, the committee sought to maintain the two-year retention rate for the last year for which data is available, FY 21-22. Increases in housing retention are assuming the homeless system continues to make the investments needed to maintain a 78% retention rate even as housing placements increase.

Overall, reaching these goals would represent a major shift from the functioning of the existing homeless services system. At present, housing placements are equal to approximately 40% of the unsheltered point-in-time count numbers, which, when taken into account with inflow continuing to exceed housing placements, accounts for the lack of major reductions in homelessness. Under goal 3's targets in concert with goal 4, housing placements would be approximately equivalent to the inflow into homelessness, and would exceed the overall unsheltered point-in-time count. This increase in rehousing capacity, coupled with lower inflow, would represent a major seachange for the Los Angeles system. How to achieve that seachange is articulated below.

Conditions and Assumptions for Success

- **The Region Must Produce More Housing, and it Must Be Accessible to Unsheltered People:** As noted in Goal 1, a significant portion of new affordable units must be available to people experiencing homelessness with the lowest incomes. Continuing work to align LACAHA and ECRHA is essential to reaching goals on placements into permanent housing.
- **Maximize Occupancy in PSH Sites:** As noted in goal 2, to reach this goal, the system must continue to make progress on ensuring units at PSH sites do not remain vacant for long periods of time. While adding new PSH units is critical, Los Angeles must keep a focus on maximizing the utilization of these units.
- **State Funding Must Continue:** State funding serves as a significant buttress to the Los Angeles region's response. Approximately \$380 million was allocated to seven grantees through the most recent round of the Homeless Housing, Assistance and Prevention (HHAP) program administered by the Department of Housing and Community Development (HCD); other allocations from programs such as Homekey, Encampment Resolution Funds (ERF), and a number of population-specific programs administered by the California Department of Social Services (CDSS) make up a significant portion of the region's homelessness budget. However, nearly all of these programs are one-time allocations of funding. The Los Angeles region must advocate forcefully to California policymakers for these investments to continue in future years, and ideally seek to convert programs like HHAP into stable, ongoing investments.
- **Advocacy to Maintain Federal Funding Must Continue:** As with goals 1, 2, 4, and 5, significant federal funding cuts have the potential to curtail both efforts to increase placements into permanent housing by removing sources of funding for that housing.

Federal cuts also have the potential to disrupt efforts to increase retention, as key supportive services are funded through federal Medicaid funds, Continuum of Care (CoC) program funds, and other federal sources. The Los Angeles region must advocate to federal partners both to continue funding for key programs, as well as forestall federal policy changes that would effectively function as cuts for communities like Los Angeles.

- **Alignment with Prevention:** Los Angeles must align its homeless prevention strategies with efforts to increase housing placements. This includes ensuring services are available for older adults who move from unsheltered homelessness back into housing, but may be at risk of returning to homelessness if adequate housing retention and prevention services are not available.

Goal 4: Prevent People from Falling into Homelessness with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities

Metric Established by Subcommittee

The prevention subcommittee formalized the following metric for goal 4:

- **Metric 4a:** Reduce the number of people who become newly-homeless by xx%.

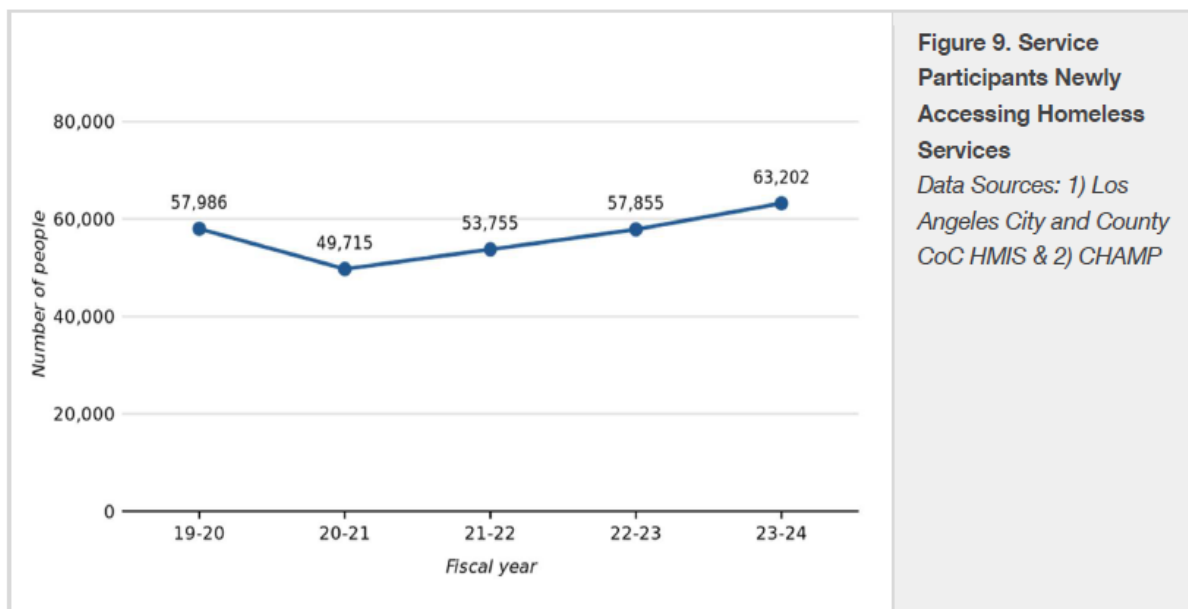
This metric intends to use administrative data from HMIS and CHAMP to measure the number of service participants who are “newly” accessing services, with evidence that this is the first time they have been homeless in 24 months or more.

Baseline Data

The subcommittee established one baseline measure, using the above definition:

- **Baseline 4a:** Number of service participants newly-accessing services in FY 23-24 with evidence that this first time homeless in 24 months or more: **63,202 people**

See Figure 9 below for the five-year trend of this data, which shows a modest 3% year-over-year average increase over the last five years.



For this baseline figure, it is worth noting that over half of all service participants in HMIS and CHAMP are considered “newly homeless,” suggesting a staggering level of inflow to the homeless services system. Moreover, should the trend of a 3% average increase in new enrollees continue year-over-year, the number of new enrollees in five years would be 73,300.

Metrics and Milestones Summary

Goal 4: Prevent People from Falling into Homelessness

End of 2030 Metrics

- **Metric 4a: Decrease by 20%** by the end of 2030 the Number of Service Participants Who Become Newly Homeless (as measured in administrative data), from a Baseline of 63,202 in FY 23-24 to a target of 50,561 people in 2030.
 - The system's efforts to achieve this goal must be guided by the overarching equity principle to reduce the disproportionate number of Black and American Indian Alaska Native and the increasing number of Latino/x people experiencing homelessness. Effective prevention that reduces inflow into homelessness services is a key strategy to counteract the systemic and structural injustices that drive people into homelessness and disparately affect people in these groups. By reducing inflow by 20%, we also aim to actively promote equitable

access to prevention programs and to reduce the number of Black, American Indian Alaska Native and Latino/x people who fall into homelessness.

Annual Milestones

Metric 4a: Decrease by 20% by the end of 2030 the Number of Service Participants Who Become Newly Homeless (as measured in administrative data), from a Baseline of 63,202 in FY 23-24

Year	% Change from Baseline	Annual Inflow Number
Baseline	+0%	63,202
July 1, 2025-June 30, 2026	+5%	66,302
July 1, 2026-June 30, 2027	+2%	64,466
July 1, 2027-June 30, 2028	-11%	56,313
July 1, 2028-June 30, 2029	-15%	54,038
July 1, 2029-June 30, 2030	-18%	51,712
Full Year Ending December 31, 2030	-20%	50,561

Rationale

The subcommittee had a number of considerations that informed the target of a 20% reduction in newly homeless enrollees over the evaluation period, from a baseline of 63,202 to 50,561. One of these is recognition that a 20% reduction is an even more ambitious goal when considering the upward trajectory of these numbers. Were the current trajectory to continue on a track of 3% annual growth, the number of newly-homeless enrollees would reach 73,300 in five years; the target of 50,561 represents a 31% reduction from this number.

Conditions and Assumptions for Success

The subcommittee established a number of conditions and assumptions that must hold in order for the target in goal 4 to be met. The top tier conditions and assumptions were identified as:

- **Prevention Funding and Programs Must Be Targeted and Cater to Those at Greatest Risk, Or They Will Not Reduce Inflow:** A number of assessments of

homeless prevention programs have found that targeting using key risk factors to identify those most likely to fall into homelessness has demonstrable impacts on inflow.¹⁴ Otherwise, funding goes predominantly to households that, though vulnerable, may not have fallen into homelessness without the prevention assistance provided. Evidence-based eligibility criteria include households at 50% Area Median Income (AMI) or below, with one or more additional risk factors (such as a prior history of homelessness, recent discharge from an institution, veteran status, older age, personal trauma, or other factors). If funding is not targeted in this way, or if eligibility criteria limits access to one particular vulnerable group (such as transition-aged youth or older adults, who together make up 12% of people experiencing homeless in Los Angeles) and not the broader at-risk population, homeless prevention dollars are unlikely to reduce inflow into homelessness, as they will not be serving people that would have otherwise become homeless.

Moreover, traditional prevention programs that serve broader swaths of the population often focus on eviction prevention services and rental assistance for leaseholders. A narrow focus only on services for leaseholders, however, leaves out the bulk of people who fall into homelessness; new statewide findings show that only a third of people entering homelessness came from a leaseholding situation, with the majority of people entering homelessness either coming from an informal living arrangement or an institution.¹⁵ Services such as flexible financial assistance that can assist leaseholders and non-leaseholders alike should complement eviction prevention, tenant education, rental assistance, and other services.

As new programs and policies are considered or existing policies are evaluated, people with lived experience of homelessness must be included and centered in program and policy design for homeless prevention efforts to be successful.

- **Prevention Funding Must Align with Equity Goals:** To ensure that prevention programs are reaching those who most need them, these programs must advance and align with shared equity goals, including setting a target for reducing the overrepresentation of groups disproportionately needing homelessness services. This must include active monitoring of who does and does not have access to prevention programs and whether programs remain effective and accessible for the most marginalized groups. This may also include ensuring that prevention funding is accessible to those who are most disproportionately represented among the population experiencing homelessness, such as adults between the ages of 25 to 64, who make up nearly 80% of the population experiencing homelessness in Los Angeles.

¹⁴ Till von Wachter et al., "Evaluation of LA County Prevention Targeting Tool" (California Policy Lab, 2021).

¹⁵ Benioff Homelessness and Housing Initiative, 2023. California Statewide Study of People Experiencing Homelessness.

- **The Region Needs A Prevention System with an Appointed Executive Manager:** Currently, the Los Angeles region deploys a range of prevention strategies across departments and jurisdictions which do not work in concert with each other. The region must appoint an executive level policy leader or manager to align the region's systems and investments to centralize a "homeless prevention system" across Los Angeles County. This manager would provide operating standards and best practices to ensure consistency, quality, accessibility, and equity across the region.

Six additional conditions and assumptions for success were identified. These include:

- **Eligibility for homelessness service workers:** Many frontline workers and case managers in our homelessness services system are themselves at risk of homelessness. Yet they are often unable to access prevention programs at their employer due to public contract terms that do not allow employees to access funds for clients. System administrators should ensure that employees of service providers who meet the eligibility criteria can access prevention resources from other sources. This will help support a vulnerable population, help retain workers, and strengthen our capacity to provide the high-quality services required for all Measure A goals. Ultimately, the system should address the pay structure for homeless services workers such that compensation reflects liveable wage standards for Los Angeles.
- **Augment Funding:** The 20% inflow reduction goal is dependent both on better alignment of existing resources from cities, the county, state, and federal sources, but also on new resources for targeted homeless prevention. New inflow into the system exceeds available funding to the system, and additional advocacy is needed to obtain the funding needed to scale up prevention resources to meet growing demand.
- **Data:** All Measure A-funded prevention programs must enter program data into HMIS, which is an essential component of knowing whether prevention service participants eventually become homeless in the future. This, in turn, is a prerequisite to effective program evaluation and assessment of whether prevention programs are reaching the right target population.
- **Accessibility:** Prevention programs must be easy to access and visible to the public, in addition to person-centered. Nearly two-thirds of people that were newly-homeless had not sought assistance from public agencies or providers,¹⁶ relying instead on friends and family, highlighting the need for interventions to be highly visible to people who are at risk.
- **Evaluation:** The region must continue to evaluate the impact of prevention programs. The lessons from program evaluation must be applied to scale what works to use prevention dollars as effectively as possible.

¹⁶ Ibid.

- **Service History:** For prevention to be effective and reach its goals, more data should be marshalled to better understand the service history of those who are newly-enrolling in homeless services. This should include a better understanding of other history such as history of incarceration, contact with the child welfare system, and other risk factors.

Goal 5: Increase the number of affordable housing units in Los Angeles County with a focus on addressing gender, ethnic and racial disproportionality, disparities and inequities

Metric Established by Subcommittee

The subcommittee working on this goal established two metrics, each relating to a key component of making housing affordable for people at the lowest incomes. The subcommittee established metrics for production of affordable housing units and preservation of affordable housing. The metrics established are:

- **Metric 5a:** Increase by xx% the production of affordable housing.
- **Metric 5b:** Increase by xx% the preservation of affordable housing units.

Baseline Data

In order to develop goals for affordable housing, the subcommittee worked with the USC Lusk Center for Real Estate to develop estimates of the need for affordable housing in Los Angeles County, along with estimates of the baseline of affordable housing production and access across Los Angeles County.

For the purposes of developing a measure of Los Angeles County's need for affordable housing, the subcommittee developed a measure based on the shortage of housing that is affordable¹⁷ for low-, very-low, extremely-low, and people experiencing homelessness. Taken together, these groups collectively have a shortage of 375,622 units. See table 1 below for this data disaggregated by income levels.

While the overall shortage number continues to be staggering at 375,622, it is worth considering that this topline number may still underemphasize the severity of shortage for

¹⁷ For the purposes of this exercise, the subcommittee defined affordability as meaning a household would pay 30% of their income or less, which aligns with criteria from U.S. Department of Housing and Urban Development (HUD).

those households at 50% AMI and below, for which there is a 578,775 unit shortage. While there is a surplus of units for low-income households at 50-80% AMI, these units are not available or affordable to households that are homeless, extremely low-, or very low-income.

Table 1. Available and Affordable Housing Unit Shortage by Income Levels in Los Angeles County, 2023 <i>Data Source: 2018-2023 American Communities Survey Five-Year Estimates</i>			
Household Type	Number of Households	Number of Available and Affordable Units	Shortage/Surplus
Homeless Households	68,297	0	-68,297
Extremely Low Income (0-30% AMI)	499,688	112,219	-387,469
Very Low Income (30-50% AMI)	301,432	178,423	-123,009
Low Income (50-80% AMI)	400,571	603,723	+203,152
Total	1,269,988	894,365	-375,622

Using this data to measure the overall picture of housing affordability in Los Angeles, USC Lusk also provided baseline data on the production of affordable housing across Los Angeles County:

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- **Baseline 5a:** Average number of affordable housing units produced annually across Los Angeles County from FY 19-20 to FY 23-24: **1,700 affordable housing units.**

Table 2 below details the number of affordable units produced¹⁸ each of the last five years Countywide.

Table 2. Number of Affordable Housing Units Completed in Los Angeles County, 2019-2023 <i>Data Source: California Department of Housing and Community Development Annual Progress Reports</i>					
	2019	2020	2021	2022	2023
ELI/VLI (0-50% AMI)	346	137	659	669	1,653
LI (50-80% AMI)	275	470	938	660	3,583
Total Units, 80% AMI and Below	621	607	1,597	1,329	5,236

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- Baseline 5b: Number of units that are at risk and in need of preservation assistance: **9,126 affordable units**

In order to determine the number of affordable housing units that are at highest risk of being lost, either due to expiring affordability covenants or due other financial, operational, or physical risks to the units, the subcommittee looked at the universe of affordable units greater than 10 years old.

The subcommittee used data from the City of Los Angeles Housing Department (LAHD) and the Los Angeles County Development Authority (LACDA) to determine that there are over 38,000 affordable units, 25% of which are Permanent Supportive Housing, which are over 10 years old. The subcommittee assumed that 50% of this older PSH (4,803 units) and 15% of the affordable housing units that are not PSH (4,323 units) will need some form of preservation assistance over the next decade, for a total of 9,126 units in need of assistance. The subcommittee estimated that the cost of preservation is an average of \$125,000 per unit.

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- Baseline 5c: Number of units that are currently affordable as a result of "access" strategies such as rental assistance: **86,376 leased housing choice vouchers.**

As a baseline for access, the subcommittee established that there 86,376 leased housing choice vouchers across a range of public housing authorities (PHAs) throughout the region. It is worth noting that the region's PHAs have over 101,151 units *allocated* through the federal voucher program. However, because PHAs in Los Angeles often must pay above fair-market rent (FMR) to secure landlords to lease units to their tenants in a very competitive housing

¹⁸ Production of a housing unit is counted based on the issuance of a certificate of occupancy.

market, PHAs often do not have sufficient federal funding to lease their entire allocated share of vouchers. Despite the 14,775 unit gap between the number of allocated units (101,151) and the number of units that are leased (86,376), most PHAs in the County have spent 100% of their voucher budgets, meaning they cannot fully lease their allotted units without more funding from the federal government to fully utilize their allocation. **While the LTRHA and ECRHA are not recommending a performance metric around access to affordable housing using rental subsidies due to the major uncertainty in the federal funding landscape, advocating for continued and even increased rental subsidies will be essential to meeting goals identified throughout this report.**

Target Metrics and Milestones Summary

Goal 5: Increase the number of affordable housing units within Los Angeles County

End of 2030 Metrics

- **Metric 5a. Increase by 41%-53%** the current level of affordable housing production from a baseline of 1,700 units in FY 23-24 to a target of 2,400-2,600 in 2030.
- **Metric 5b:** Increase the current level of affordable housing units being preserved to **420 units** preserved annually to assure net gains of affordable housing as new production ramps up.

Annual Milestones

Metric 5a: Increase by 41%-53% the current level of affordable housing production from an average baseline figure of 1,700 units per year.

Year	% Change from Baseline	Annual Number of Affordable Units Produced
Baseline	0%	1,700
July 1, 2025-June 30, 2026	+12%	1,900
July 1, 2026-June 30, 2027	+24%-47%	2,100-2,500
July 1, 2027-June 30, 2028	+6%-39%	1,800-2,500
July 1, 2028-June 30, 2029	+11%-28%	2,000-2,300
July 1, 2029-June 30, 2030	+22%-39%	2,200-2,500

Full Year Ending December 31, 2030	+41%-53%	2,400-2,600
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Rationale

The subcommittee had several factors inform their recommendations on goals, with five different avenues of housing production making up the overall production goal:

- *Current Production:* The subcommittee assumed that current local resources would continue to make up a portion of affordable housing production
- *Gap Fill:* The subcommittee assumed and recommends that a portion of Measure A dollars be made available through a “Fast Track Housing Fund” to provide financial support to projects already in construction that have a funding gap.
- *Accelerate:* The subcommittee noted a significant number of projects that are currently far along in the development pipeline and “shovel ready” but have not yet begun construction, where a small Measure A investment could move them into the construction phase and accelerate their progress.
- *Acquisition:* As another lower-cost mechanism to accelerate production, the subcommittee recommends that a portion of Measure A funds be utilized for acquiring and converting existing buildings into affordable housing, and has projected a portion of these units as part of their production goal.
- *Innovation:* Finally, the subcommittee’s recommended goal for production includes a portion of units stemming from investments that produce housing units at greater speeds and lower costs.

On the preservation side, the subcommittee also discussed a growing number of affordable and supportive housing projects that have significant deferred maintenance and are at risk of being lost. The subcommittee estimated that \$52 million annually would be sufficient preservation investment to ensure that any losses of units do not slow progress of adding net new affordable units.

Finally, on rental subsidies in the housing system, the subcommittee noted that while adding thousands of new vouchers will be politically challenging, there may be other ways to increase the number of vouchers available by advocating for funding to increase PHAs budget authority, which is discussed further in the section below. This work remains essential to meeting goals throughout the homeless system and strong advocacy here must continue despite the federal budget uncertainty.

Conditions and Assumptions for Success

The subcommittee identified 11 key conditions and assumptions that should be considered as critical factors in Los Angeles hitting the targets proposed here:

- **Resources from Federal, State, and Local Sources Must Stay Steady:** The goals outlined in this section assume that resources from the federal, state, and other local governments remain steady in future years. However, as the recent “freeze” of federal grants demonstrated, this outcome is far from certain and threatens to derail these goals, both by removing key sources of funding for affordable housing, while also adding to the level of need for low-income people that rely on federal support for nutrition assistance, rental assistance, healthcare, and other safety net programs.
- **Innovation Must Play a Role in Bringing Down Costs, Diversifying Financing:** With costs of developing affordable and supportive housing continuing to rise, the region must seek ways to control and lower costs, including exploring innovations in construction and financing projects. Innovations such as bulk purchasing of construction materials, more use of acquisition as a strategy to add units, and other considerations should be explored. Other innovations can help reduce reliance on federal tax credit funding for housing production.
- **Increasing Federal Budget Authority Can Increase Vouchers in Circulation:** As noted above, a number of PHAs across the region have vouchers that go unused not because they cannot find landlords to accept them, but because they have insufficient funding allocated from the federal government to support their full allocation of vouchers. In a competitive market such as Los Angeles, the full cost of providing rents and landlord incentives, along with the cost of providing rental subsidies to people experiencing homelessness, who often have deeply low incomes at or below 15% AMI, means that PHAs are spending more than their allotted per voucher amount from the federal government. This allows PHAs to lease up their vouchers, but ultimately shrinks the overall number of vouchers they can utilize. Advocacy to the federal government should include a concerted effort to increase PHA’s budget authority, which could effectively add 15,000 vouchers across the region.
- **Housing Funding Should Be Allocated According to Gaps in Production:** In order for new affordable housing to reduce homelessness and reduce the number of people in acute crisis, new housing must target the income levels with the greatest production gaps. For example, USC data shows an excess of units being produced for people at 50-80% AMI and 80-120% AMI, while there is a severe shortage of housing for people at 30% AMI and below. To make immediate impacts in the lowest income populations, housing must be targeted at that income level.
- **Measure A Can Be Sole Source or Leveraged:** Traditional affordable housing development requires a range of financing sources to be cobbled together, which can add time (and overall cost) to a project. Measure A can be used this way, which allows leveraging of other federal and state sources. But it may be appropriate at times for Measure A to make larger investments in an affordable housing project as the sole source of financing—thus reducing complexity and time and delivering units faster.

- **LACAHSA Can Issue Bonds, and Increase Leverage:** As an entity that can issue bonds, LACAHSA can use Measure A funds to issue bonds, and leverage further dollars to increase production.
- **Production Alone Will Not Close the Gap:** With an overall shortfall of 375,000 units, housing production alone will not meet the need. The region must consider other lower-cost strategies to complement production, including rental subsidies, master leasing, and acquisition, among others.
- **Focus on Shovel Ready Projects:** Building new affordable housing can be a lengthy process, including as new programs for new funding sources such as Measure A take additional time to seek input from the community, develop funding guidelines, and issue requests for proposals (RFP). A focus on funding projects that are “shovel ready” and further along in the development process will allow Los Angeles to see new affordable units become available faster.

Key System and Policy Changes for Regional Leadership to Move Forward

As noted in the goal sections above, there are a number of conditions that must be met in order to ensure the targets recommended in this report are reached. Some of these depend on external actors, like state and federal government partners. However, a number of these conditions entail actions that regional partners can take. The ECRHA and the LTRHA members should utilize the Measure A Regional Homeless plan and move forward all local actions identified in this report, including:

- **Ensure new affordable housing can be accessed by the homeless response system:** All three policy subcommittees identified this as a need—to align eligibility in the Los Angeles region’s increasing investments in affordable housing with the targets and populations that need to be served to reduce homelessness and increase housing placements from the homeless system.
- **Invest in robust services for those with behavioral health conditions:** As the region seeks to house more people with SMI and/or SUD, more supportive services will need to be available to support these individuals in housing and to ensure they do not fall back into homelessness at high rates.
- **Appoint a homeless prevention lead to align systems and resources:** As noted in Goal 4, a range of different systems have small homeless prevention programs, but they lack coordination. In some cases, these programs also do not target people with the greatest risk of entering homelessness. Regional leaders should appoint a

prevention system lead to align these programs and ensure targeted homeless prevention contributes to the goal of reducing inflow.

- **Focus on affordable housing innovations:** As the section on Goal 5 notes, high costs of producing affordable housing are a barrier to reaching these goals. Regional leaders should move forward with innovations like bulk purchasing of construction materials, innovative financing models, acquisition strategies, and other ways to bring down costs and deliver more units.
- **Align on advocacy:** A number of factors are outside the control of local actors. What local actors can do, however, is move in lockstep and align around a coordinated, tightly-focused advocacy strategy to state and federal partners.

Appendixes

Appendix A. Leadership Table Subcommittee Rosters

Homeless Prevention Subcommittee	
Name	Entity Represented
Dr. Jackie Contreras, Co-Chair	Los Angeles County Department of Public Social Services
Jose Osuna, Co-Chair	Brilliant Corners
Celina Alvarez	Housing Works
Onnig Bulanikian	City of Glendale
Bill Huang	City of Pasadena
Alison King	City of Long Beach
Maria Salinas	Los Angeles Area Chamber of Commerce
Brandon Scoggan	Valley Oasis
Janey Rountree	California Policy Lab
Jim Zenner	U.S. Department of Veterans Affairs

Homeless Response Subcommittee and Subgroups	
Name	Entity Represented
Dr. Va Lecia Adams Kellum, Co-Chair	LAHSA

Maria Funk	LA County Department of Mental Health
George W. Greene	Hospital Association of Southern California
Craig Joyce	LA Metro
Sarah Mahin	Housing for Health–LA County Department of Health Services
Janice Martin	
Saba Mwine	LAHSA
Andy Perry	LA County CIO
Janey Rountree	California Policy Labs
Brandon Scoggan	Valley Oasis
Max Stevens	LA County CIO
Grant Sunoo	Little Tokyo Service Center
Stephanie Wiggins	LA Metro
Jim Zenner	U.S. Department of Veterans Affairs
Reducing Homelessness for SMI/SUD Subgroup	
Dr. Va Lecia Adams Kellum	LAHSA
Sarah Dusseault	
David Allen Green	SEIU 721
Maria Funk	LA County Department of Mental Health
La Tina Jackson	LA County Department of Mental Health
Stephanie Klasky Gamer	LA Family Housing
Yamira Lima	
Sarah Mahin	Housing for Health-LA County Department of Health Services
Janey Rountree	California Policy Lab
Max Stevens	LA County CIO
Grant Sunoo	Little Tokyo Service Center
Gary Tsai	Los Angeles County Department of Public Health
Dr. Lisa Wong	LA County Department of Mental Health

Affordable and Supportive Housing Production Subcommittee and Subgroups	
Name	Entity Represented
Lourdes Castro Ramirez, co-chair	Office of Los Angeles Mayor Karen Bass
Stephanie Klasky-Gamer, co-chair	LA Family Housing

Kevin Blackburn	Federal Home Loan Bank of San Francisco
Roberto Chavez	City of Inglewood
Isela Gracian	Office of Supervisor Holly Mitchell
Darren Hendon	Veteran Social Services
Margarita Lares	Housing Authority of the City of Los Angeles
Connor Lock	City of Long Beach
Alexis Obinna	
Jose Osuna	Brilliant Corners
Emilio Salas	Los Angeles Community Development Authority
Miguel Santana	California Community Foundation
Ann Sewill	Los Angeles Housing Department
Grant Sunoo	Little Tokyo Service Center
Affordable Housing Production Subgroup Co-Leads	
Ed Holder	Mercy Housing
Ray Mathoda	Anchor Loans
Affordable Housing Preservation Subgroup Co-Leads	
Emilio Salas	Los Angeles Community Development Authority
Ann Sewill	Los Angeles Housing Department
Affordable Housing Access Subgroup Co-Leads	
Margarita Lares	Housing Authority of the City of Los Angeles
Leepi Shimkhada	Housing for Health, Los Angeles County Department of Health Services

Equity Subcommittee	
Name	Entity Represented
D'Artagnan Scorza	Los Angeles County Chief Executive Office—Anti-Racism, Diversity, and Inclusion
Saba Mwine-Chang	Los Angeles Homeless Services Authority
Tolu Wuraola	Los Angeles County Chief Executive Office—Anti-Racism, Diversity, and Inclusion
Alex Braboy	Los Angeles Homeless Services Authority
Dr. Jackie Contreras	Los Angeles County Department of Public and Social Services
Angel Martinez	Los Angeles County Department of Health Services

Molly Rysman	Los Angeles County Department of Health Services
Stephanie Klasky-Gamer	LA Family Housing
Andy Perry	Los Angeles County Office of Chief Information Officer
Andrea Ilouliau	Los Angeles County Chief Executive Officer
Celina Alvarez	Housing Works
Peter Casey	California Policy Lab
Alexis Obinna	Homeless Youth Forum Los Angeles
La'Toya Cooper	LA Emissary
Amara Ononiwu	Faith Collaborative to End Homelessness
Meredith Berkson	Los Angeles County Chief Executive Office—Anti-Racism, Diversity, and Inclusion

Amendment Read-In at the Executive Committee for Regional Homeless Alignment (“ECRHA”) Meeting on March 14, 2025 on [Agenda](#) Item # 3: *Recommendation to approve the proposed Leadership Table for Regional Homeless Alignment (LTRHA) Baseline Data and Targets Metrics for Submission to the Los Angeles County Board of Supervisors.*

At the ECRHA meeting on March 14, 2025, the Committee members approved the baseline data and target metrics for presentation to the Los Angeles County Board of Supervisors (ECHRA Agenda Item #3) with the following read-in amendment:

- Amendment by vice-chair Nithya Raman: The ECRHA moves to approve these goals and metrics with the recommendation that the Los Angeles County Board of Supervisors not approve the proposed budget without clear connections between the homelessness funding and the goals and metrics.

EXHIBIT C - MEASURE A REGIONAL PLAN
(Insert Upon Execution)

EXHIBIT D - BEST PRACTICES
(Insert Upon Execution)

EXHIBIT E - QUARTERLY REPORTING TEMPLATE
(Insert Upon Execution)

#	Eligible Use Grouping	Eligible Use Category	Program/Service/Action	Group 2 & 3 Describe the connection/pairing to LACAHSA or other County, State, Federal funded programs	Project Description				Sub Agreement (if applicable)	Jurisdiction(s) Served	Population(s) Served	Project Specific Key Performance Indicator (PS-KPI)	Project Specific Target Outcome	Project Specific Key Performance Indicator (PS-KPI)2	Project Specific Target Outcome2	Timeline	Measure A Goal	Please list the Target Metric this contributes to	Direct Program Budget	Administrative Costs	Administrative Costs Description	Grand Total Budget
						Unit Price	Quantity	Description														
1	1	Expedited Placements in Permanent Housing for PEH	Move-In Assistance	N/A	Funds will pay for move-in assistance including app fee, deposits and supplies, utilities with the assistance of case management and landlord supports. These funds will be used by the Housing Navigator will use these funds to assist PEH in expediting permanent housing placements.	\$ 5,000	28	Households		Santa Fe Springs	PEH, unaccompanied individuals, seniors, families	Number of PEH placed in permanent housing with the use of move-in assistance	28	Number of PEH that remain in permanent housing for a minimum of one year	14	Annually	Goal 3: Increase the number of people permanently leaving homelessness	3a- Increase by 57% the number of service participants who exit homelessness to permanent housing from a baseline of 19,127 in FY 23-24 to a target of 30,000 in 2030	\$ 140,000			\$ 140,000
2	2	Case Management and Outreach Services	Housing Navigator	N/A	Funds will pay for a Housing Navigator to assist PEH in expediting permanent housing placements.	\$ 118,140	0.3	FTE		Santa Fe Springs	PEH, unaccompanied individuals, seniors, families	Number of permanent housing placements with landlord support	8	Number of permanent housing placements that remain in the same unit with landlord support for a minimum of one year	5	Annually	Goal 3: Increase the number of people permanently leaving homelessness	3a- Increase by 57% the number of service participants who exit homelessness to permanent housing from a baseline of 19,127 in FY 23-24 to a target of 30,000 in 2030	\$ -	\$ 35,442	.30 FTE of City employed Homelessness Services Supervisor; .70 FTE to be paid from City general fund	\$ 35,442
3	1	Expedited Placements in Permanent Housing for PEH	Landlord Supports		Funds will pay for Landlord Support: holding fees, mitigation funds and landlord incentives.	\$ 8,622	8	Households		Santa Fe Springs	PEH, unaccompanied individuals, seniors, families	Number of permanent housing placements with landlord support	8	Number of permanent housing placements that remain in the same unit with landlord support for a minimum of one year	5	Annually	Goal 3: Increase the number of people permanently leaving homelessness	3a- Increase by 57% the number of service participants who exit homelessness to permanent housing from a baseline of 19,127 in FY 23-24 to a target of 30,000 in 2030	\$ 68,977	\$ -		\$ 68,977
4	1	Interim Housing for PEH	Motel Vouchers	N/A	Funds will pay for motel vouchers for a minimum of 1 day to a max of 5 days during a transition into permanent housing and enrollment in City case management. This will also be provided as needed to provide coordination with other providers that may need assistance to place SFS PEH in motel for no more than 7 days. These funds will be used by the Housing Navigator.	\$ 100	250	Motel Voucher Nights		Santa Fe Springs	PEH unaccompanied individuals, seniors, people experiencing mental illness and/or substance use disorder, families	Number of PEH that are provided a motel voucher	30	Number of recipients of motel vouchers that enroll in City case management	18	Annually	Goal 1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness	1c-Increase by 32% the rate of people moving into interim housing from unsheltered settings from a baseline of 34% in FY 23-24 to a target of 45% in 2030	\$ 25,000			\$ 25,000

#	Eligible Use Grouping	Eligible Use Category	Program/Service/Action	Group 2 & 3 Describe the connection/pairing to LACAHSAs or other County, State, Federal funded programs	Project Description	Unit Price	Quantity	Quantity Description	Sub Agreement t (if applicable)	Jurisdiction(s) Served	Population(s) Served	Project Specific Key Performance Indicator (PS-KPI)	Project Specific Target Outcome	Project Specific Key Performance Indicator (PS-KPI)2	Project Specific Target Outcome2	Timeline	Measure A Goal	Please list the Target Metric this contributes to	Direct Program Budget	Administrative Costs	Administrative Costs Description	Grand Total Budget
5	2	Case Management and Outreach Services	Housing Navigator	The housing navigator will coordinate/refer to The Whole Child, LA CADA, Pacific Clinics, Whittier First Day and work with PATH to ensure the appropriate housing options are considered thru referral process, CES, ongoing meetings. The City coordinates encampment clean-ups and will continue to coordinate to ensure PEH are provided options for interim housing	The City employed Housing Navigator will coordinate Interim Housing placement using motel vouchers, move-in assistance and services with field-based City Homeless Services Team/case manager and other providers in SPA 7, LCA 2	\$ 133,500	1	FTE		Santa Fe Springs	PEH unaccompanied individuals, seniors, people experiencing mental illness and/or substance use disorder, families	Number of PEH placed in interim housing	25		12	Annually	Goal 1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness	1c-Increase by 32% the rate of people moving into interim housing from unsheltered settings from a baseline of 34% in FY 23-24 to a target of 45% in 2030	\$ 133,500			\$ 133,500
6	2	Case Management and Outreach Services	Case Manager	The City Community Services Department has submitted request for services utilizing LA-HOP, requests to Dept of Mental Health, Pacific Clinics for outreach /housing placement during encampment clean-ups. Coordinating through partnership meetings hosted by SFS, participating in GWCOG Homeless TAC	The City employed case manager will coordinate with housing navigator for supportive services and assist with coordination with landlord supports, move-in and motel voucher management for Santa Fe Springs resident on verge of homelessness	\$ 151,500	1	FTE		Santa Fe Springs	families, unaccompanied individuals, seniors	Number of individuals that enroll in City case management services	24	Number of individuals that remained housed within one year of enrolling in City Case Management services	18	Annually	Goal 1: Increase the number of people moving from encampments into permanent housing to reduce unsheltered homelessness	1c-Increase by 32% the rate of people moving into interim housing from unsheltered settings from a baseline of 34% in FY 23-24 to a target of 45% in 2030	\$ 151,500			\$ 151,500
8	Grand Total																				\$ 554,419	

Measure A Local Solutions Fund Eligible Uses

1. Purpose

1.1 Purpose & Audience

To provide Local Jurisdictions and Councils of Government (COG) in LA County with clear guidance regarding eligible uses of the Measure A Local Solutions Fund (LSF). The information in this document should inform the creation of Statements of Work (SOW) based on each jurisdiction LSF allocation, if applicable. The audience for this document is the primary point of contact in each Jurisdiction and COG responsible for collaborating on a SOW.

2. Introduction

2.1 Introduction & Approach

The following framework seeks to provide clear and tangible guidance to jurisdictions to promote the strategic use of the Local Solutions Fund (LSF) for eligible uses and activities that support Measure A goals and target metrics. The following guidance creates 1) three categories, or "groupings," of eligible uses of LSF for strategic investments and 2) provides a performance-based framework^{*i} applicable to potential future fiscal year incentive funds through LSF.

CEO HI has recommended the creation of an LSF Incentive Fund based on potential underspending, between the launch of the LSF and 2027. If approved by the Board of Supervisors, those available funds would be directed to jurisdictions who opted for investments in Group 1, as defined below, starting in 2027.

To read the Measure A ordinance, [click here](#)

For more Information about Los Angeles County Affordable Housing Solutions Agency (LACAHSAs), [click here](#)

1.2 LSF SOW Allowable Activities

Please find below the following allowable activities by category for LSF investments.

- **Group 1: Eligible Uses of LSF:** Activities listed in this grouping are eligible uses of Measure A LSF and can be included in a SOW without the additional requirements as described in Groups 2 or 3. *Group 1 activities are high-impact uses of the LSF that directly contribute to achieving Measure A Goals 1 (reduce unsheltered homelessness) and 3 (increase permanent housing placements) and related Board adopted Target Metrics.*
- **Group 2: Eligible Uses of LSF through maximizing partnerships with Local, State, or Federally Funded Organizations:** Activities listed in this grouping are eligible uses of Measure A LSF and can be included in a SOW if the local jurisdiction can demonstrate a maximized partnership with organizations that create connections to mainstream safety net programs supported by other funds from the County, State, and Federal Governments, including connections to medical and mental health care supported by state and federal programs as well as other entitlement programs.
- **Group 3: Eligible Uses of LSF if braided¹ⁱⁱ with LACAHSAs Funding:** Activities listed in this grouping are eligible uses of Measure A LSFs and can be included in a SOW if the local jurisdiction can demonstrate an intent to braid/pair LSF Funding with eligible LACAHSAs funding to serve people experiencing, or at imminent risk of homelessness.

Please see the following sections for more description of eligible activities.

2. Eligible Activities

The following table identifies the eligible activities for the LSF, indicating three groupings of eligible uses based on the criteria the County will use to determine whether the activity can be included in an LSF SOW.

2.1 Eligible Uses of Local Solutions Funding Chart

Group 1: Eligible Uses of LSF	Group 2: Eligible Uses of LSF through maximizing partnerships with Local, State, or Federally funded organizations	Group 3: Eligible Uses of LSF if braided with LACAHSF Funding
Homeless Prevention - Financial assistance, legal aid, dispute resolution, and case management Permanent Housing for People Experiencing Homelessness (PEH) - Construction - Acquisition - Master Leasing	Enhanced Emergency & Interim Housing - Recuperative Care - Enriched Residential Care Mental Health Services - Assessment - Outpatient therapy/counseling services - Psychiatric care/medication management	Construction of new Affordable Housing Preservation of Affordable Housing Prevention of Housing Loss through Tenant Protection and Support Programs Planning and Technical Assistance related to Affordable Housing and Land

• Conversion • Operating Subsidies • Flexible Rental Subsidies ○ Time Limited Subsidies ○ Rapid Re-Housing ○ Shallow Subsidies Interim Housing for PEH • Construction • Acquisition • Conversion • Capital Investments • Operating Subsidies • Motel Vouchers Expedited Placements in Permanent Housing for PEH • Move-In Assistance • Landlord Supports ○ Landlord Engagement ○ Holding Fees ○ Mitigation Funds ○ Landlord Incentives • Problem Solving • Reunification	• Crisis intervention/emergency response • Case management Substance Abuse Services • Outpatient Care & Residential Treatment • Medication Assisted Treatment (MAT) • Withdrawal Management (Detox) • Harm Reduction Case Management & Outreach Services • Domestic Violence Case Management • Case Management Services for Permanent Supportive Housing ○ Housing Navigation ○ Intensive Case Management Services (ICMS) • Case Management Services to rehouse people impacted by the criminal legal system • Outreach Services Provided by Multi-Disciplinary Teams (MDT)	Use
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Employment Services for PEH • Support for Social Enterprises • Supported Employment Enhanced Services for TAY and Children experiencing or at risk of homelessness		
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Description of Measure A – LSF Eligible Uses of Funding:

The following activities are eligible uses of local funding under Measure A’s mandatory ≥15% allocation to the LSF for Comprehensive Homelessness Services. Note that all eligible uses can be targeted to sub-populations experiencing homelessness described in the measure (i.e., seniors, families with children, unaccompanied individuals, veterans, people fleeing domestic violence, people with mental illness and/or substance use disorder, justice-involved individuals, transition-age youth, and children). Per the measure funding for programs and services should be allocated according to need and equityⁱⁱⁱ. Using an equity lens reduces racial disparities and the disproportionate impact of homelessness and housing insecurity for critical populations.

- **Homeless prevention** programs provide financial assistance, legal aid, dispute resolution, and case management to prevent individuals and families from losing their housing, targeting those at imminent risk of eviction or homelessness.
- **Permanent Housing** provides safe permanent accommodations and limited services for people who are exiting sheltered or unsheltered homelessness. These are usually market-rate apartments but come in varying typologies (e.g., Single Resident Occupancy, shared housing, tiny homes with in-unit kitchens and bathrooms, modular units, Accessory Dwelling Units, and scattered-site housing). All permanent housing units should be designed to accommodate different household sizes, accessibility needs, and service levels. Permanent housing sites can sometimes serve specific subpopulations of people exiting homelessness, like veterans, depending on the funding source. Eligible uses of LSF funding for permanent housing include:

- **Permanent Housing Construction** activities support the costs of building the interior and/or exterior of permanent housing projects for PEH, including the cost of building permits and fees.
- **Permanent Housing Acquisition** includes Leasing and/or purchasing entire buildings and individual apartments to quickly and permanently house PEH through a range of incentives offered to property owners and developers to facilitate increased usage of tenant based rental subsidies.
 - **Permanent Housing Master Leasing** is a type of acquisition that supports multi-year agreements between service providers and owners of multi-unit buildings. These agreements provide owners with financial support for building property management, repairs and maintenance, and vacancies in exchange for providing affordable rental units to individuals and families.
- **Permanent Housing Conversion** activities support the costs associated with changing or adapting the use of residential or commercial property to provide permanent housing to PEH and/or those at risk of experiencing homelessness. This can include costs associated with legal, regulatory, feasibility, financing, and structural actions needed to complete the conversion.
- **Permanent Housing Operating Subsidies** support the ongoing costs of operating a permanent housing site for PEH, to make the site more affordable to the tenant. They help cover the costs like administration, insurance, utilities, maintenance, and security and are often layered with other forms of financial assistance to maximize affordability for the tenant. This can also support the costs associated with fiscal agent and property manager vendors to appropriately track invoices, accounts receivable/payable, maintenance and work orders, occupancy/vacancy of units, proof of property ownership, data and technology tools, and consulting for infrastructure development.
- **Permanent Housing Flexible Rent Subsidies** include various forms of financial assistance to make rent more affordable for people experiencing homelessness, with the goal of ensuring they have access to market rate housing. At the federal level, housing subsidies include the Housing Choice Voucher Program (HCVP) and Veterans Affairs Supportive Housing (VASH), which are issued and administered by local Public Housing Authorities. In Los Angeles County, locally funded housing subsidies include:

- **Time-Limited Subsidies** (TLS) are temporary tenant-based rental assistance (typically 3–24 months) that help households secure and stabilize in housing. Support often includes rent payments, case management, and housing navigation. This includes programming such as Rapid Rehousing, as well as shallow subsidies to reduce rent burden for low-income households.
- **Rapid-Rehousing Subsidies** are a form of TLS that provides up to two years of progressive financial assistance to help households quickly exit homelessness and achieve stable housing. In some cases, financial assistance begins to taper off as the household gains employment or other income supports.
- **Shallow Subsidies** are a form of TLS that provides financial assistance for 35-40% of a household's monthly rent for a period of up to five years, as well as limited case management and housing-focused supportive services. It is designed to assist households who have successfully completed TLS or prevention programs but cannot maintain their housing stability without a small amount of assistance due to the high cost of rent.
- **Interim Housing** provides safe temporary accommodations and services for people who otherwise have nowhere to spend the night. These may be congregate or non-congregate settings, and come in varying typologies (e.g., congregate buildings, multi-family units with shared living spaces, hotels/motels, tiny homes with shared kitchens and bathrooms, sprung structures, transitional housing, and safe parking sites). Some interim housing sites serve specific sub-populations (e.g., veterans, gender-specific, domestic violence victims, people with substance use disorder and/or mental illness, etc.). Eligible uses of LSF funding for ensuring a stable supply of Interim/Bridge housing includes:
 - **Interim Housing Construction** activities support the costs of building the interior and/or exterior of interim housing projects for PEH, including the cost of building permits and fees.
 - **Interim Housing Acquisition** includes the leasing and/or purchasing rooms, units, and/or buildings to quickly and safely shelter PEH in Interim Housing in accordance with LA County's Interim Housing Minimum Service and Operations Practice Standards.

- **Interim Housing Conversion** supports the costs associated with changing or adapting the use of residential or commercial property to provide interim housing to PEH. This can include costs associated with legal, regulatory, feasibility, financing, and structural actions needed to complete the conversion.
- **Interim Housing Capital Investments** support the one-time improvement of interim housing assets that are expected to be used for an extended period to meet the housing needs of PEH. These long-term investments include the purchase of land and/or buildings, construction/renovation costs, durable equipment, and financing costs.
- **Interim Housing Operating Subsidies** support the ongoing costs of operating an interim housing site for PEH, to make the site more affordable to the provider. They help cover the costs like administration, insurance, utilities, maintenance, and security and are often layered with other forms of financial assistance to minimize costs to the interim housing provider.
- **Interim Housing Motel Vouchers** provide free, or reduced rate, motel stays to PEH to cover the cost of staying in a hotel or motel for a short period, usually a few days to a week. Motel vouchers are often used as a temporary safety net during difficult times like extreme weather or when someone is fleeing intimate partner violence.
- **Expedited Placements in Permanent Housing** includes a group of activities that increase the likelihood of successful exits from homelessness through quick reconnection permanent housing, which includes:
 - **Move-In Assistance** includes the cost of application fees, security deposits, household furniture and supplies, utility setup, and moving costs for PEH transitioning into permanent housing.
 - **Landlord Supports** include activities that attract, retain, and support a deep network of landlords with an inventory of units willing to partner with the homeless services system to house PEH. This includes:
 - **Landlord Engagement** Direct outreach and relationship-building efforts to recruit and retain landlords in housing programs. Support can include education, mediation, and technical assistance.

- **Holding Fees:** Financial incentives that compensate landlords for reserving units while tenants complete the leasing process, reducing vacancy loss and increasing access for homelessness assistance programs.
- **Mitigation Funds** Risk-reduction funding that reimburses landlords for damages, unpaid rent, or excessive turnover costs, making rental programs more attractive to property owners.
- **Landlord Incentives** Financial and non-financial benefits, such as leasing incentive payments, expedited inspections, and dedicated landlord support to encourage participation in rental assistance programs.
- **Problem Solving** is a flexible, client-driven approach to resolving housing crises without requiring interim housing entry. Mediation, resource navigation, negotiation, and targeted financial assistance help individuals secure or maintain immediate, sustainable housing.
- **Reunification** includes support for consensual reconnection of individuals with family or social networks who have agreed to provide stable housing. Assistance can include mediation, travel costs, and short-term financial help to ensure sustainability.
- **Employment Services** includes activities related to job training, resume assistance, career counseling, and connections to employers specifically tailored to help people experiencing homelessness receive and remain gainfully employed. This can include:
 - **Support for the Regional Initiative for Social Enterprises (LA-RISE)**, which unite local and County workforce development systems with employment social enterprises to assist people experiencing homelessness with employment.
 - **Subsidized Employment** includes financial support for an employer to cover part or all of a worker's wages if hiring individuals experiencing homelessness.

- **Enhanced Services for TAY and Children** includes specialized support programs designed to help young people in the foster care, juvenile justice, or facing homelessness have safe place to be and can transition successfully into adulthood. These services address housing, employment, education, and mental health needs to help young people achieve stability and may include housing and shelter support, employment and education assistance, mental health and wellness services, food and basic needs support, case management and life skills development, and crisis and drop-in centers. Note, there are opportunities to partner with the County's Department of Youth Development (DYD).

The following activities are eligible uses of local funding under Measure A's mandatory $\geq 15\%$ allocation to the LSF for Comprehensive Homelessness Services. However, these activities are also eligible uses of California's Medi-Cal, My Health LA, Drug Medi-Cal, and Mental Health Services Act (MHSA) funding, and there is an established network of qualified providers capable of maximizing local dollars (including Measure A and J dollars) by leveraging county, state, and federal resources in the course of delivering these services. Therefore, the following activities would only be included in an LSF SOW if the local jurisdiction can demonstrate (a) the service will be provided by an entity with the current ability to leverage eligible local, state, and federal dollars for the activity; and (b) the delivery of this service or activity will not duplicate an existing service already provided by the County and its funded partners in the health, behavioral health, justice involved, and homeless response systems.

- **Enhanced Emergency & Interim Housing** refers to any interim housing program that is integrated with targeted/enhanced supports for households with specific needs. This may include on-site clinical support for medical and behavioral health issues, substance abuse recovery programming for those engaged in treatment, or domestic violence support for individuals fleeing with or without children. This also includes enriched residential care facilities for people experiencing or at high risk of experiencing homelessness who require 24/7 care and supervision in a licensed setting.
- **Mental Health Services** include assessment, outpatient therapy/counseling services, psychiatric care/medication management, crisis intervention/emergency response, and case management. The focus of these services is to reduce symptoms and increase independent functioning to promote housing retention and treatment compliance, specifically tailored to people experiencing homelessness with mental health challenges. Note that individuals diagnosed with Serious Mental Illness (SMI) are eligible for all of these services through the County's Department of Mental Health and its contracted agencies. Those not diagnosed with SMI are eligible for some mental health services through their Medi-Cal provider.

- **Substance Use Services** include an array of services specifically tailored to people experiencing homelessness living with substance use disorder. Note that individuals with substance use disorder are eligible for many of these services through the County's Substance Abuse Prevention and Control (SAPC) program and its 150 contracted agencies. These services include:
 - **Outpatient Care & Residential Treatment** provides assessment, therapy/counseling services, case management, crisis intervention, peer services, and connections to recovery housing and long-term recovery programs. Outpatient care does not require an overnight stay whereas residential treatment is offered in a short-term living environment and provides 24-hour care and support.
 - **MAT** programs facilitate the use of medication to reduce harm caused by opioid and alcohol use. When prescribed by a doctor, these medications (e.g., methadone, buprenorphine, naloxone, and disulfiram) can reduce cravings and minimize withdrawal symptoms.
 - **Detox** includes the medical and psychological care of people experiencing withdrawal symptoms as a result of stopping or reducing use of a drug they are dependent on. Services are offered for a short period and may be provided in the community setting or in settings with 24-hour care depending on the severity.
 - **Harm Reduction** activities are evidence-based strategies such as syringe exchange, overdose prevention, and safer-use supplies to reduce health risks for individuals experiencing homelessness who use substances while providing pathways to care.
- **Case Management and Outreach Services** include dedicated trained trauma informed^{iv} staff providing personalized housing-focused support, resources, and advocacy to/for individuals experiencing homelessness, including assisting with collecting documentation and accessing housing, employment, and public benefits. Note that LA County, local jurisdictions, and the four Continuum's of Care already leverage local, state, and federal funding to provide a large network of homeless service providers and outreach teams capable of delivering these services, which include:

- **Domestic Violence Case Management Services** typically include legal aid and counseling services to help survivors escape dangerous situations and rebuild stable lives. These services recognize that domestic violence is a leading cause of homelessness, especially for women and children. Services can include personalized safety planning, assistance obtaining protective orders, help with restraining orders, child custody, and divorce proceedings; advocacy in housing rights, ensuring survivors are not penalized for breaking a lease to escape abuse; helping secure employment, childcare, and education, trauma-informed counseling and mental health services, connection to public benefits; and help with credit repair, budgeting, and financial planning. Domestic violence case management services can be paired with interim housing and permanent housing assistance to get survivors safely rehoused.
- **Case Management Services for Permanent Supportive Housing** include a wide array of housing-focused supportive services for people exiting homelessness into permanent housing. These services include:
 - **Housing Navigation** is a key component of case management services and includes assisting individuals experiencing homelessness with finding and securing safe and stable housing. Housing Navigation providers focus on building relationships with landlords, helping clients gather the necessary documents to complete rental applications, and coordinating the application process through successful move in. Note that housing navigation services are a Medi-Cal eligible support under California Advancing and Innovating Medi-Cal (CalAIM).
 - **ICMS** is a service provided to households enrolled in Permanent Supportive Housing, which is an evidence-based practice that combines a long-term subsidy with services that ensure housing stability for people with complex needs. ICMS services often start with crisis intervention and referrals to mental and physical healthcare services, then transition to stability-focused services like community building, eviction prevention, tenancy supports, connection to disability benefits, assistance with life skills, financial literacy, animal care skills, job skills, and helping residents access volunteer, educational, and vocational opportunities. LA County manages the locally funded ICMS program through a contracted network of ICMS providers.
- **Case Management Services to rehouse people impacted by the criminal legal system** includes a suite of activities that seek to improve the health and wellbeing of justice-involved individuals by providing care

management and service navigation. Community health workers with lived experience of justice system involvement support individuals by determining their needs and making connections to relevant organizations and services. Note that Reentry Intensive Case Management Services (RICMS) are delivered through LA County's Justice Care and Opportunities Department (JCOD) and its contracted network of providers.

- **MDT** are street-based, mobile teams that provide direct engagement and trust-building, provide health and behavioral health service connections, assist with document readiness and housing navigation, and provide case management to individuals living in encampments or other unsheltered locations. Note the County funds and manages a network of MDTs in every Service Planning Area (SPA) in partnership with contracted providers.

The following activities are eligible uses of local funding under Measure A's mandatory $\geq 15\%$ allocation to the LSF for Comprehensive Homelessness Services, in light of Measure A's mandatory 35.75% allocation to the LACAHSA, which is required to distribute 70% of its revenue to eligible jurisdictions in accordance with Senate Bill 679. Therefore, the following activities would only be included in an LSF SOW if the local jurisdiction can demonstrate (a) the funding will be paired with LACAHSA funding for an aligned purpose; or (b) relevant LACAHSA funding is not available to the jurisdiction and/or its Council of Governments (COG) during the funding period; and (c) the funded activity would support people experiencing, or at imminent risk of, homelessness.

- **Construction of new Affordable Housing** includes the material and labor costs of building the interior and/or exterior of affordable housing projects, including the cost of building permits and fees.
- **Preservation of Affordable Housing** includes the costs associated with the acquisition, rehabilitation, and maintenance of affordable and public housing stock to keep it habitable, safe, and affordable. It also includes efforts to extend and enforce affordability restrictions, providing financial assistance for property owners to incentivize affordability, and supporting community land trusts and non-profit ownership models.
- **Prevention of Housing loss through Tenant Protection and Support Programs** includes strengthening eviction protections, tenant rights education, enforcing fair housing policies to prevent discrimination, offering legal aid and dispute resolution services to at risk tenants, and providing emergency rental assistance to prevent eviction and homelessness.

- **Planning and Technical Assistance** related to Affordable Housing and Land Use includes but is not limited to, supporting innovative solutions to reduce barriers to affordable housing and to accelerate its production and preservation.

Administrative Costs

Reasonable leveraged administrative costs to implement and operate these programs can be considered for contract administration and project/program management. All administrative costs should be derived from the total LSF allocation provided, and not in addition to.

ENDNOTES & DEFINITIONS

- i . A **Performance-based incentive framework** measures how effectively and efficiently these funds are used to serve the public intended. Essentially, the key concept emphasizes managing for results, not the process of providing services. The ultimate goals are to increase accountability, improve management, and ensure efficient resource allocation.
- ii **Braided** Funding is defined as combining two or more sources of funding to support a program or activity. An example would be utilizing LACAHS funding to create units of affordable housing and braiding the Local Solutions Fund for a number of units for people experiencing homelessness to meet the overall goal of reducing homelessness.
- iii **Equity** is the acknowledgment that each person has different circumstances and backgrounds and starts from a different place. Equity is the concept that differences matter and that systems must be balanced to distribute resources and opportunities needed to reach equal outcomes by treating everyone justly according to their circumstances. Equity is both an outcome and a practice.
- iv **Trauma Informed Care (TIC)** is an approach to healthcare, social services, programs, and other systems that recognizes the widespread impact of trauma and seeks to prevent re-traumatization while providing safe and supportive environments for healing.



Formula: 90% Multi-Year (23/24) Avg. PIT Count + 10% ACS Proxy

All Cities with respective PIT, ACS, and Grand Total Allocations and Percentages

* - Asterisk is indicative of cities that have so far confirmed Direct Agreements

City (Alpha Order)	Supervisory District	Funding Recipient	10% allocated using ACS Proxy	90% PIT allocation	Grand Total
Agoura Hills	3	LVMCOG	\$ 47,861	\$ 23,184	\$ 71,046
Alhambra	1	SGVCOG	\$ 75,149	\$ 103,691	\$ 178,840
Arcadia	5	SGVCOG	\$ 79,213	\$ 143,349	\$ 222,562
Artesia	4	GWCCOG	\$ 35,665	\$ 33,425	\$ 69,090
Avalon	4	GWCCOG	\$ 49,698	\$ -	\$ 49,698
Azusa	1	SGVCOG	\$ 101,012	\$ 186,626	\$ 287,639
Baldwin Park*	1	Baldwin Park	\$ 70,006	\$ 359,712	\$ 429,718
Bell Gardens	1	GWCCOG	\$ 107,972	\$ 168,832	\$ 276,804
Bell	1	GWCOG	\$ 103,791	\$ 466,673	\$ 570,464
Bellflower	4	GWCCOG	\$ 87,128	\$ 313,965	\$ 401,093
Beverly Hills	3	WSCCOG	\$ 108,129	\$ 30,407	\$ 138,536
Bradbury	5	SGVCOG	\$ 42,297	\$ -	\$ 42,297
Burbank	5	Burbank	\$ 48,841	\$ 331,867	\$ 380,708
Calabasas	3	LVMCOG	\$ 115,543	\$ 16,152	\$ 131,696
Carson	2	SBCCOG	\$ 66,220	\$ 230,044	\$ 296,264
Cerritos	4	GWCCOG	\$ 39,863	\$ 184,035	\$ 223,899
Claremont	5	SGVCOG	\$ 31,383	\$ 33,320	\$ 64,703
Commerce	4	GWCCOG	\$ 139,593	\$ 219,845	\$ 359,438
Compton	2	GWCCOG	\$ 157,594	\$ 567,357	\$ 724,951
Covina	1	SGVCOG	\$ 42,836	\$ 95,253	\$ 138,089
Cudahy	1	GWCCOG	\$ 154,608	\$ 36,888	\$ 191,497
Culver City	2	WSCCOG	\$ 11,444	\$ 313,509	\$ 324,953
Diamond Bar	1	SGVCOG	\$ 103,245	\$ 47,909	\$ 151,154
Downey*	4	Downey	\$ 92,423	\$ 409,772	\$ 502,195
Duarte	5	SGVCOG	\$ 18,699	\$ 48,839	\$ 67,538
El Monte*	1	El Monte	\$ 108,194	\$ 445,910	\$ 554,104
El Segundo	2	SBCCOG	\$ 46,299	\$ 32,769	\$ 79,068
Gardena	2	SBCCOG	\$ 94,766	\$ 208,467	\$ 303,233
Glendale*	5	Glendale	\$ 196,289	\$ 238,689	\$ 434,979
Glendora	5	SGVCOG	\$ 52,422	\$ 137,014	\$ 189,436
Hawaiian Gardens	4	GWCCOG	\$ 51,108	\$ 71,071	\$ 122,179
Hawthorne	2	SBCCOG	\$ 131,782	\$ 281,415	\$ 413,197
Hermosa Beach	2	SBCCOG	\$ 63,205	\$ 25,887	\$ 89,092
Hidden Hills	3	LVMCOG	\$ 73,607	\$ -	\$ 73,607
Huntington Park	1	Pending	\$ 162,680	\$ 284,145	\$ 446,824
Industry	1	SGVCOG	\$ -	\$ 84,712	\$ 84,712
Inglewood	2	SBCCOG	\$ 139,139	\$ 612,670	\$ 751,809
Irwindale	1	SGVCOG	\$ 26,812	\$ 313,440	\$ 340,252
La Cañada Flintridge	5	SGVCOG	\$ 15,291	\$ 9,143	\$ 24,433
La Habra Heights	4	GWCCOG	\$ 34,161	\$ -	\$ 34,161
La Mirada	4	GWCCOG	\$ 26,035	\$ 47,931	\$ 73,967
La Puente	1	SGVCOG	\$ 74,102	\$ 62,183	\$ 136,285
La Verne	1, 5	SGVCOG	\$ 68,604	\$ 24,515	\$ 93,119
Lakewood	4	GWCCOG	\$ 54,348	\$ 115,434	\$ 169,782
Lancaster*	5	Lancaster	\$ 282,871	\$ 2,126,730	\$ 2,409,601
Lawndale	2	SBCCOG	\$ 32,367	\$ 79,340	\$ 111,707
Lomita	4	SBCCOG	\$ 28,354	\$ 34,880	\$ 63,235
Long Beach*	4	Long Beach	\$ 345,315	\$ 4,520,382	\$ 4,865,698
Los Angeles*	1,2,3,4,5	Los Angeles	\$ 2,121,002	\$ 52,808,639	\$ 54,929,640
Lynwood	4	GWCCOG	\$ 114,567	\$ 251,462	\$ 366,029
Malibu	3	LVMCOG	\$ 131,857	\$ 159,584	\$ 291,441



Formula: 90% Multi-Year (23/24) Avg. PIT Count + 10% ACS Proxy

All Cities with respective PIT, ACS, and Grand Total Allocations and Percentages

* - Asterisk is indicative of cities that have so far confirmed Direct Agreements

City (Alpha Order)	Supervisory District	Funding Receptient	10% allocated using ACS Proxy	90% PIT allocation	Grand Total
Manhattan Beach	2	SBCCOG	\$ 16,603	\$ 24,556	\$ 41,159
Maywood	1	GWCCOG	\$ 135,945	\$ 50,169	\$ 186,114
Monrovia	5	SGVCOG	\$ 28,565	\$ 66,153	\$ 94,718
Montebello*	1	Montebello	\$ 105,698	\$ 512,029	\$ 617,727
Monterey Park	1	SGVCOG	\$ 118,619	\$ 125,866	\$ 244,485
Norwalk	4	GWCCOG	\$ 67,560	\$ 312,743	\$ 380,303
Palmdale*	5	Palmdale	\$ 194,636	\$ 1,463,464	\$ 1,658,099
Palos Verdes Estates	4	SBCCOG	\$ 43,819	\$ -	\$ 43,819
Paramount	4	GWCCOG	\$ 88,534	\$ 89,675	\$ 178,208
Pasadena*	5	Pasadena	\$ 131,676	\$ 735,796	\$ 867,473
Pico Rivera	1	GWCCOG	\$ 77,734	\$ 312,731	\$ 390,465
Pomona*	1	Pomona	\$ 193,707	\$ 948,784	\$ 1,142,491
Rancho Palos Verdes	4	SBCCOG	\$ 32,458	\$ 5,237	\$ 37,695
Redondo Beach	2	SBCCOG	\$ 43,421	\$ 152,833	\$ 196,254
Rolling Hills	4	SBCCOG	\$ 38,530	\$ -	\$ 38,530
Rolling Hills Estates	4	SBCCOG	\$ 22,904	\$ 1,668	\$ 24,572
Rosemead	1	SGVCOG	\$ 58,078	\$ 150,527	\$ 208,605
San Dimas	5	SGVCOG	\$ 54,399	\$ 70,291	\$ 124,691
San Fernando	3	San Fernando	\$ 53,290	\$ 77,069	\$ 130,358
San Gabriel	1, 5	SGVCOG	\$ 92,322	\$ 74,220	\$ 166,541
San Marino	5	SGVCOG	\$ 116,211	\$ 3,569	\$ 119,779
Santa Clarita*	5	Santa Clarita	\$ 107,133	\$ 369,012	\$ 476,145
Santa Fe Springs*	4	Santa Fe Spring	\$ 46,097	\$ 508,323	\$ 554,419
Santa Monica*	3	Santa Monica	\$ 99,088	\$ 1,122,527	\$ 1,221,616
Sierra Madre	5	SGVCOG	\$ 69,897	\$ 633	\$ 70,530
Signal Hill	4	GWCCOG	\$ 35,334	\$ 117,120	\$ 152,454
South El Monte	1	SGVCOG	\$ 26,629	\$ 118,580	\$ 145,209
South Gate*	1	South Gate	\$ 82,004	\$ 413,737	\$ 495,742
South Pasadena	5	SGVCOG	\$ 45,840	\$ 42,568	\$ 88,408
Temple City	5	SGVCOG	\$ 85,791	\$ 25,085	\$ 110,876
Torrance*	4	Pending	\$ 91,009	\$ 467,561	\$ 558,570
Vernon	1	GWCCOG	\$ -	\$ 47,508	\$ 47,508
Walnut	1	SGVCOG	\$ 110,893	\$ 8,974	\$ 119,867
West Covina	1	SGVCOG	\$ 98,980	\$ 248,722	\$ 347,702
West Hollywood	3	WSCCOG	\$ 21,697	\$ 135,604	\$ 157,301
Westlake Village	3	LVMCOG	\$ 51,281	\$ 1,267	\$ 52,547
Whittier	1, 4	GWCCOG	\$ 77,756	\$ 267,109	\$ 344,864
COG Allocations					
Gateway Cities COG		GWCCOG			\$ 5,759,795
Las Virgenes Malibu COG		LVMCOG			\$ 620,337
Southbay Cities COG		SBCCOG			\$ 2,489,634
San Fernando Valley COG		SFVCOG			\$ -
San Gabriel Valley COG		SGVCOG			\$ 3,862,471
Westside Cities COG		WSCCOG			\$ 620,790
Unincorporated Areas Allocations					
Unincorporated Areas SD1	1		\$ 93,355	\$ 1,510,050	\$ 1,603,405
Unincorporated Areas SD2	2		\$ 93,355	\$ 4,455,303	\$ 4,548,657
Unincorporated Areas SD3	3		\$ 93,355	\$ 235,230	\$ 328,584
Unincorporated Areas SD4	4		\$ 93,355	\$ 714,676	\$ 808,031
Unincorporated Areas SD5	5		\$ 93,355	\$ 3,398,659	\$ 3,492,014
GRAND TOTAL			\$ 9,636,300	\$ 86,726,700	\$ 96,363,000



CITY OF SANTA FE SPRINGS

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

FROM: René Bobadilla, P.E., City Manager

BY: Julio F. Morales, Director of Finance

SUBJECT: TREASURER'S REPORT OF INVESTMENTS FOR THE QUARTER ENDED MARCH 31, 2025

DATE: June 3, 2025

RECOMMENDATION(S):

It is recommended that the City Council:

- 1) Receive and file the report.

FISCAL IMPACT

Investment earnings for the quarter ended March 31, 2025 amounted to \$834,288.

BACKGROUND/DISCUSSION

As of March 31, 2025, the City had approximately \$121.8 Million in operating funds and reserves are held and maintained in a variety of accounts, held in LAIF, CLASS, Bank of Montreal (BMO), Farmers and Merchant Bank (F&M), BlackRock and individual investments held in custody by Charles Schwab, Inc. These monies, collectively, represent operating funds and reserves for the City's General Fund, grant programs, and various special revenue funds.

Commencing in August of 2024, the City began the process of City transferring responsibility to manage the City's operating and reserve funds ("managed portfolio") from Public Financial Management ("PFM") to the Shuster Advisory Group, LLC ("Shuster"). The managed portfolio holdings that was overseen by PFM were held by US Bank. The starting balance in this portfolio as of January 1, 2025 was \$73,947,850. These monies together with \$14 million from CLASS were transferred into the newly established portfolio with BlackRock managed by Shuster in February 2025.

CITY COUNCIL AGENDA REPORT – MEETING OF JUNE 3, 2025
Treasurer’s Report of Investments for the Quarter Ended March 31, 2025
Page 2 of 4

Shuster currently serves as Trust Administrator and Investment Advisor/Consultant for the managed portfolio. Charles Schwab serves as the custodian for these accounts, which performs all trade activity, reporting, and paying agent. Alta Trust serves as the Trustee, which assists in safekeeping of assets and all federal and state compliance reporting.

The market value of the City’s investment holding, as of March 31, 2025, are as follows:

	Amount	Investment / Institution
Managed Portfolio	\$85,620,909	BlackRock
Operating Funds	\$5,395,915	LAIF
Operating Funds	\$23,679,965	CLASS
Individual Investments	\$1,367,051	CDs
Bank Balance	\$3,513,555	Farmers & Merchant
Bank Balance	\$2,268,416	Bank of Montreal (BMO)
TOTAL	\$121,845,811	

A portion of invested funds are designated for certain purposes, as outlined in the City’s adopted Reserve Policies. Other funds are legally restricted, in accordance with specific grant or program guidelines. This report does not provide a breakdown of the allocation of monies among funds, uses, or programs - it simply provides a summary on monies held for investment and earning realized over the past quarter.

The amounts listed above do not include bond proceeds¹, which are invested in accordance to provisions in bond legal documents, nor monies set aside to fund a portion of the City’s retirement liabilities “115 Trust” as summarized in the paragraph below.

Commencing in August 2025, the City also transferred responsibility to manage its irrevocable trust to funds for its retirement liabilities: 1) Other Post Employment Benefits “OPEB” for retiree medical and 2) Pension Stabilization Fund (i.e., “115 Trusts”) to Shuster.

	Jan 1, 2025	Deposit/ Withdrawals	March 31, 2025	Interest Earnings	%
OPEB	\$33,862,444	-	\$34,014,350	\$87,600	0.10%
Pension	\$29,390,122	-	\$29,650,798	(\$2,950)	0.82%

¹ Bond proceeds do not need to comply with the provisions of California Government Code § 53601 regarding the investment of government funds, they are invested in accordance to provisions in bond legal documents. The bond reserves and debt service funds for the Water Utility Authority and Successor Agency are held by the City’s bond trustee, U.S. Bank. A portion of Successor Agency bond funds are held in LAIF. Monies held for third-party conduit debt issuances: Heritage Springs Assessment District No. 2001-1 are maintained by US Bank.

CITY COUNCIL AGENDA REPORT – MEETING OF JUNE 3, 2025
Treasurer's Report of Investments for the Quarter Ended March 31, 2025
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The OPEB portfolio was structured with 70% equity / 30% Fixed Income (Bond), while the Pension Stabilization Fund had a 50% Equity / 50% Bond mix. The results of investment performance for the Pension and OPEB accounts are reported separately by Shuster.

ANALYSIS

The City's managed portfolio generated interest income in the amount of \$177,108 from US Bank and \$480,027 from BlackRock, totaling \$657,135 for the most recent quarter. The interest income represents actual cash receipts received by the City, plus the amortization of any discounts or premiums, as well as realized gains and losses. The figure does not include unrealized gains or losses (i.e. changes in market value).

In addition to the BlackRock managed portfolio, the City's other investments are the Local Agency Investment Fund ("LAIF"), a pooled investment fund managed by the California State Treasurer; the California Asset Management Program ("CLASS").

- LAIF returned an annualized rate of 4.48% - \$59,462 in interest income
- CLASS returned 4.41% - \$117,691 in interest income

Benchmark Performance

Total return (as opposed to the yield) takes into account realized and unrealized gains/losses, it is generally compared against a target benchmark to evaluate portfolio performance². The City's benchmark is the ICE BofA 1-5 Year U.S. Gov & Corporate Index

The total return for the City's portfolio for the quarter ended March 31, 2025 was 1.92% vs. the benchmark's total return of 1.42%; the City's portfolio outperformed the benchmark by 0.50%.

² Total return on the other hand, is a backward-looking measurement focused on not only interest earned, but also realized and unrealized gains/losses. Realized gains/losses result from selling a security at a price higher or lower than was actually paid to purchase it. Unrealized gains/losses result from market value increases and decreases in security values for securities which are still held in the portfolio.

Of particular importance to the City's portfolio is the inverse relationship between yield and market value. In general, when yields go up, market values go down, and vice versa. For example, if the City is holding a bond which pays 1.0% and the market yield increases to 1.1% the market value of the City's 1.0% security will decline so that an investor purchasing the security would pay a price below face value which would cause the security to yield 1.1% even though it only pays 1.0%. If held until maturity, the security would pay the full face value along with the 1.0% stated interest throughout the term. In other words, "unrealized" gains/losses are not "realized" unless the security is actually sold prior to maturity.

The unrealized losses simply represent the amount that the City would lose, if the security was sold in the current market conditions. It is not an actual loss of the City's principal value invested. It is also important to remember that rising yield markets are good in the sense that as securities mature, they are replaced with higher rate securities, increasing the overall interest income of the portfolio.

ENVIRONMENTAL

None.

SUMMARY/NEXT STEPS

The attached report contains a summary of Shuster’s performance in the managed portfolio (BlackRock). Shuster and Staff will continue to work with the City Council to review any proposed changes to the portfolio make-up.

ATTACHMENT(S):

- A. Shuster Investment Performance Review (Quarter Ended March 31, 2025)

<u>ITEM STATUS:</u>	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐



Wealth Management Account Review



Presented to:

Santa Fe Springs

May 28, 2025

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1. Market Review
2. Portfolio Returns
3. Portfolio Holdings

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MARKET REVIEW

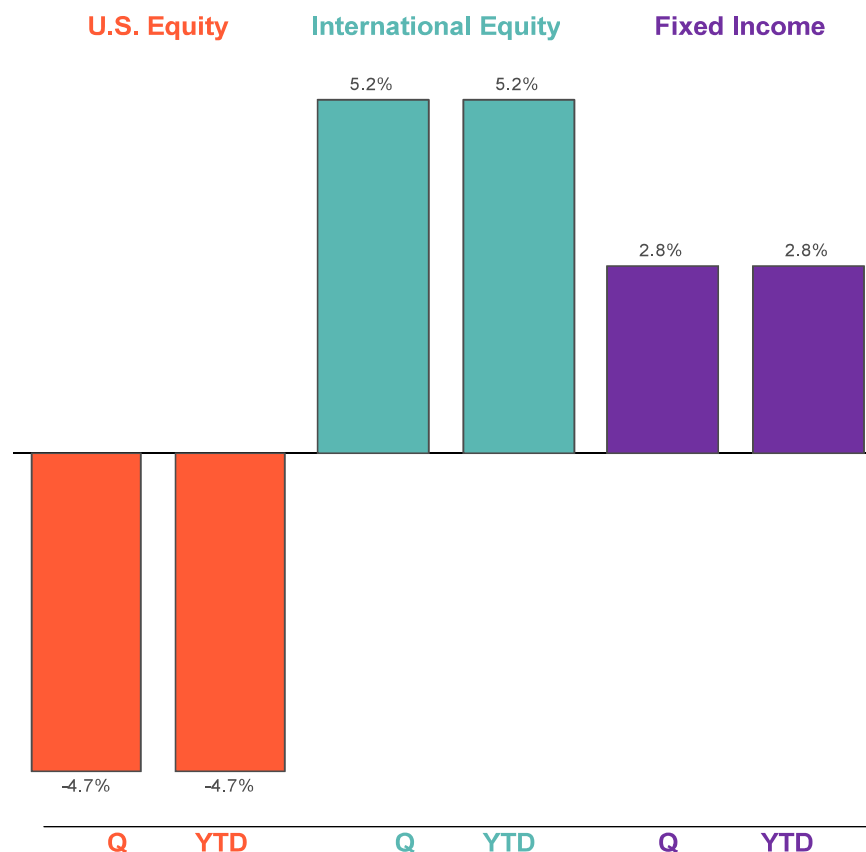


Q1 2025 Market Review

SUMMARY

- Global equity markets were mixed over the quarter, with international equities posting positive returns while U.S. equities were negative. Fixed income markets were positive over the quarter as rates declined across much of the yield curve.
- U.S. equities declined 4.7% (Russell 3000), with Energy as the best-performing sector and Consumer Discretionary and Information Technology as the worst-performing sectors. In a reversal from 2024, large-cap value outperformed large-cap growth by over 1,200 basis points (2.1% for Russell 1000 Value vs. -10.0% for Russell 1000 Growth).
- International equities and emerging markets equities performed well over the quarter, returning 7.0% (MSCI EAFE) and 2.9% (MSCI Emerging Markets), respectively.
- The broad U.S. fixed income market returned 2.8% (Bloomberg Barclays Aggregate) over the quarter. While the Fed held the federal funds rate steady during the quarter, longer-term rates fell, with the 10-year Treasury declining by over 30 basis points.
- The unemployment rate increased slightly to 4.2% this quarter, from 4.1% at the previous quarter-end.

TRAILING RETURNS (3/31/2025)



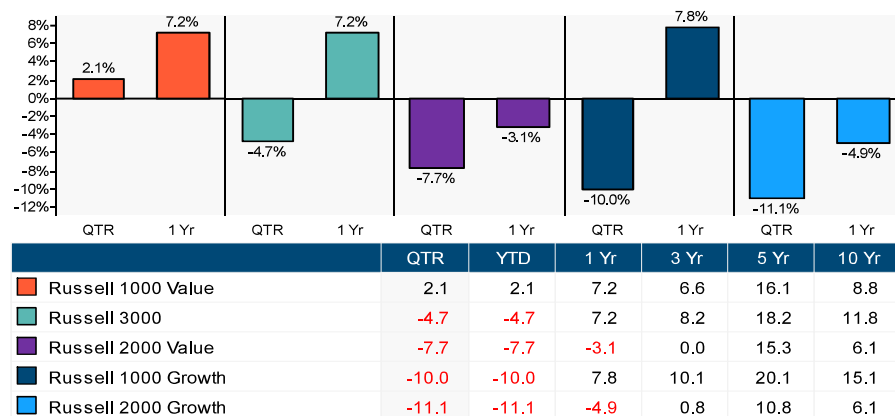
Quarterly and year-to-date returns of the following indices: U.S. Equity (Russell 3000 Index), Fixed Income (Bloomberg Barclays U.S. Aggregate Bond Index) and International Equity (MSCI ACWI ex U.S. Index)

Q1 2025 Market Review – U.S. Equity

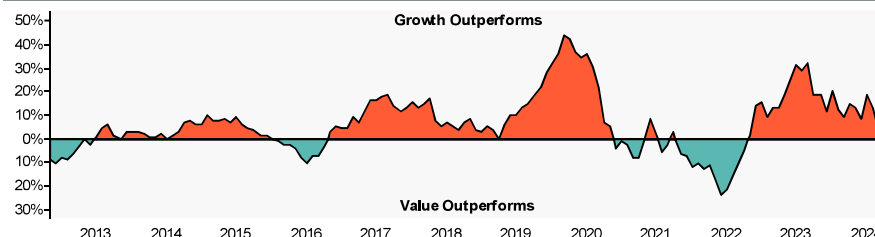
U.S. EQUITY

- The broad U.S. equity market, as measured by the Russell 3000 Index, was down 4.7% for the quarter.
- The best performing U.S. equity index for the quarter was Russell 1000 Value, returning a positive 2.1%.
- The worst performing U.S. equity index for the quarter was Russell 2000 Growth, returning a negative 11.1%.

INDEX PERFORMANCE (sorted by trailing quarterly performance)



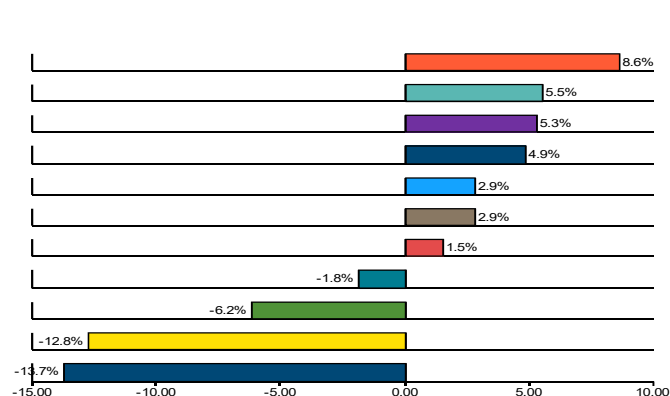
GROWTH VS. VALUE



Over the last year, growth stocks outperformed value stocks by 0.60%.
For the trailing quarter, value stocks outperformed growth stocks by 12.10%.

The graph above is plotted using a rolling one-year time period.
Growth stock performance is represented by the Russell 1000 Growth Index.
Value stock performance is represented by the Russell 1000 Value Index.

SECTOR (sorted by trailing quarterly performance)



	QTR	YTD	1 Yr	3 Yr	5 Yr	10 Yr
Energy	8.6	8.6	1.3	10.4	31.8	5.5
Health Care	5.5	5.5	-0.1	3.3	11.9	9.0
Utilities	5.3	5.3	24.0	5.3	10.7	9.5
Consumer Staples	4.9	4.9	11.8	7.0	12.9	8.8
Real Estate	2.9	2.9	9.4	-2.0	9.6	5.8
Financials	2.9	2.9	19.5	10.8	21.1	11.8
Materials	1.5	1.5	-6.4	1.1	16.5	8.0
Industrials	-1.8	-1.8	3.4	10.1	19.5	10.9
Telecommunication Svcs.	-6.2	-6.2	13.5	11.4	17.1	10.1
Information Technology	-12.8	-12.8	5.3	13.5	24.1	20.2
Consumer Discretionary	-13.7	-13.7	4.4	3.3	16.2	10.9

Source: S&P 1500 Sector Indices

Q1 2025 Market Review – International Equity

INTERNATIONAL EQUITY

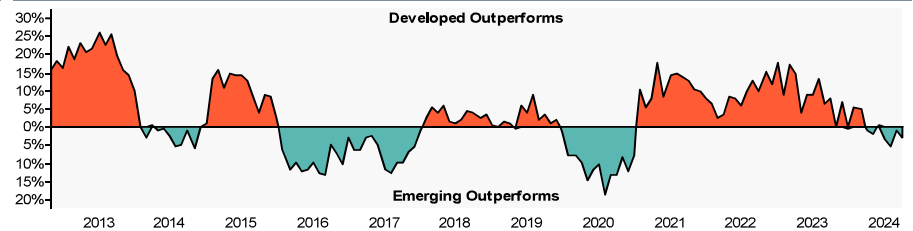
- Developed international equity returned a positive 7% in the last quarter (MSCI EAFE).
- Emerging market equity posted a positive 2.9% return (MSCI Emerging Markets Index).

INDEX PERFORMANCE (sorted by trailing quarterly performance)



	QTR	YTD	1 Yr	3 Yr	5 Yr	10 Yr
MSCI EAFE Large Value	12.7	12.7	14.2	10.9	15.6	5.3
MSCI EAFE	7.0	7.0	5.4	6.6	12.3	5.9
MSCI ACWI ex US	5.2	5.2	6.1	4.5	10.9	5.0
MSCI Emg Markets	2.9	2.9	8.1	1.4	7.9	3.7
MSCI EAFE Large Growth	1.8	1.8	-3.5	2.7	8.7	5.8

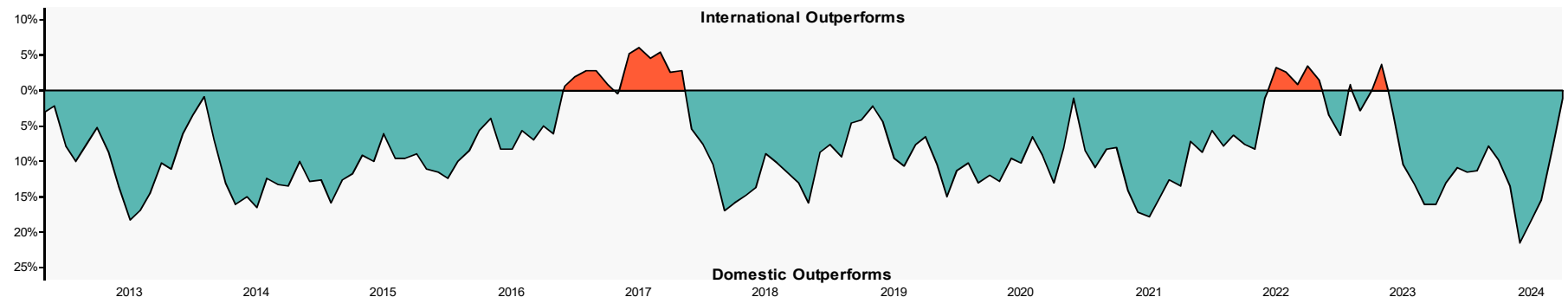
DEVELOPED VS. EMERGING MARKETS



Over the last year, emerging market stocks outperformed developed international stocks by 2.70%. For the trailing quarter, developed international stocks outperformed emerging market stocks by 4.10%.

The graph above is plotted using a rolling one-year time period. Developed international stock performance is represented by the MSCI EAFE Index. Emerging market stock performance is represented by the MSCI Emerging Markets Index.

INTERNATIONAL VS. DOMESTIC



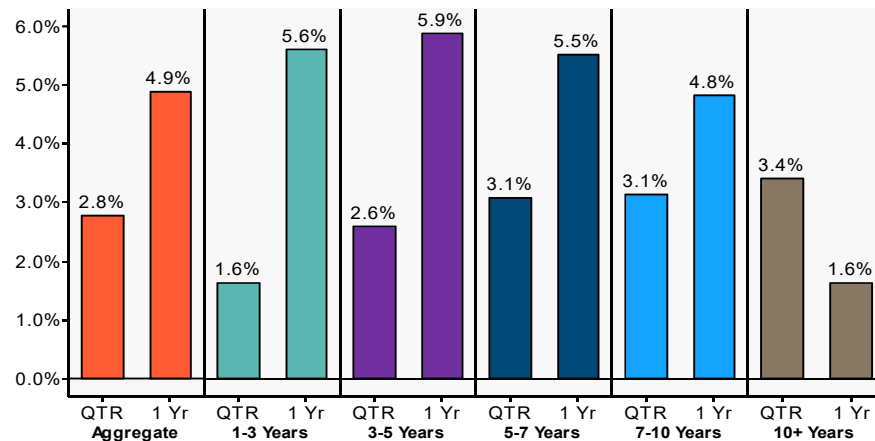
The graph above is plotted using a rolling one-year time period. International stock performance is represented by the MSCI ACWI ex U.S. Index. Domestic stock performance is represented by the Russell 3000 Index.

Q1 2025 Market Review – Fixed Income

FIXED INCOME

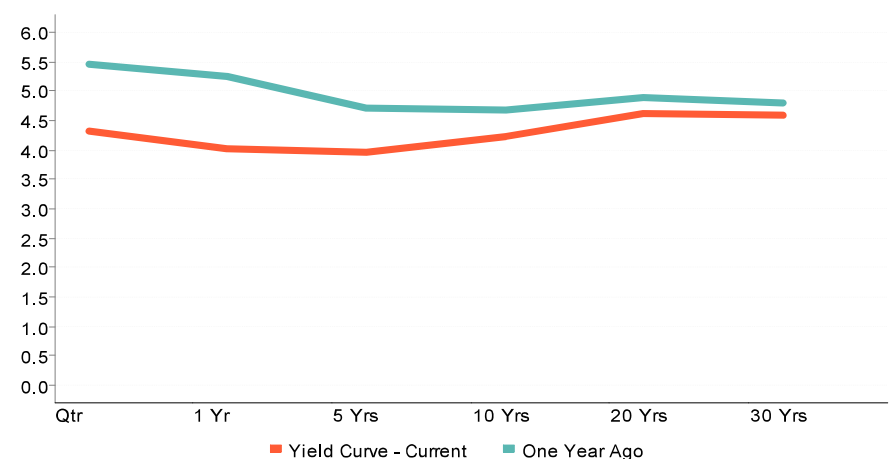
- The broad U.S. fixed income market returned a positive 2.8% (Bloomberg Barclays U.S. Aggregate) for the quarter.
- The best performing sector for the quarter was TIPS, returning a positive 4.2%.
- The worst performing sector for the quarter was High Yield Corporate Bond, returning a positive 1%.

PERFORMANCE BY MATURITY



Source: Bloomberg Barclays U.S. Aggregate Indices

YIELD CURVE



SECTOR (sorted by trailing quarterly performance)

	QTR	YTD	1 Yr	3 Yr	5 Yr	10 Yr
TIPS	4.2%	4.2%	6.2%	0.1%	2.4%	2.5%
Mortgage Backed Securities	3.1%	3.1%	5.4%	0.6%	-0.7%	1.1%
Government	2.9%	2.9%	4.5%	0.0%	-1.6%	1.0%
Aggregate Bond	2.8%	2.8%	4.9%	0.5%	-0.4%	1.5%
Corporate Investment Grade	2.3%	2.3%	4.9%	1.1%	1.5%	2.4%
Cash	1.0%	1.0%	5.0%	4.2%	2.6%	1.9%
High Yield Corporate Bond	1.0%	1.0%	7.7%	5.0%	7.3%	5.0%

Source: Bloomberg Barclays U.S. Indices

Q1 2025 Market Kaleidoscope

ASSET CLASS RETURNS

The following chart exhibits the volatility of asset class returns from year to year by ranking indices in order of performance, highlighting the importance of diversification.

2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	YTD
Global REIT 22.81	Large Growth 5.67	Sm Value 31.74	Large Growth 30.21	Cash 1.87	Large Growth 36.39	Large Growth 38.49	Global REIT 32.50	Commodities 16.09	Large Growth 42.68	Large Growth 33.36	Commodities 8.88
Large Value 13.45	Global REIT 0.59	Large Value 17.34	International 27.19	Fixed Income 0.01	Sm Growth 28.48	Sm Growth 34.63	Sm Value 28.27	Cash 1.46	Sm Growth 18.66	Sm Growth 15.15	International 5.23
Large Growth 13.05	Fixed Income 0.55	Commodities 11.77	Sm Growth 22.17	Large Growth -1.51	Large Value 26.54	Balanced 14.24	Large Growth 27.60	Large Value -7.54	International 15.62	Large Value 14.37	Fixed Income 2.78
Balanced 6.58	Cash 0.05	Sm Growth 11.32	Balanced 14.95	Balanced -4.77	Global REIT 24.49	International 10.65	Commodities 27.11	Fixed Income -13.01	Balanced 15.52	Balanced 10.80	Large Value 2.14
Fixed Income 5.97	Balanced -0.49	Balanced 7.18	Large Value 13.66	Global REIT -4.77	Sm Value 22.39	Fixed Income 7.51	Large Value 25.16	Sm Value -14.48	Sm Value 14.65	Sm Value 8.05	Global REIT 1.66
Sm Growth 5.60	Sm Growth -1.38	Large Growth 7.08	Global REIT 8.63	Large Value -8.27	International 21.51	Sm Value 4.63	Balanced 10.75	Balanced -15.80	Global REIT 11.53	International 5.53	Cash 1.02
Sm Value 4.22	Large Value -3.83	Global REIT 6.90	Sm Value 7.84	Sm Growth -9.31	Balanced 20.11	Large Value 2.80	International 7.82	International -16.00	Large Value 11.46	Commodities 5.38	Balanced 0.25
Cash 0.03	International -5.66	International 4.50	Fixed Income 3.54	Commodities -11.25	Fixed Income 8.72	Cash 0.67	Sm Growth 2.83	Global REIT -23.60	Fixed Income 5.53	Cash 5.25	Sm Value -7.74
International -3.87	Sm Value -7.47	Fixed Income 2.65	Commodities 1.70	Sm Value -12.86	Commodities 7.69	Commodities -3.12	Cash 0.05	Sm Growth -26.36	Cash 5.01	Global REIT 3.92	Large Growth -9.97
Commodities -17.01	Commodities -24.66	Cash 0.33	Cash 0.86	International -14.20	Cash 2.28	Global REIT -8.11	Fixed Income -1.54	Large Growth -29.14	Commodities -7.91	Fixed Income 1.25	Sm Growth -11.12

Large Value (Russell 1000 Value)	Small Growth (Russell 2000 Growth)	Global REIT (S&P Global REIT)
Large Growth (Russell 1000 Growth)	International (MSCI ACWI ex-US)	Commodities (Bloomberg Commodities)
Small Value (Russell 2000 Value)	Fixed Income (Bloomberg Barclays Agg)	Cash (Merrill Lynch 3-Mo T-Bill)
Balanced (40% Russell 3000, 40% Bloomberg Barclay's U.S. Aggregate, 20% MSCI ACWI ex US)		

Q1 2025 Market Review - Chart of the Quarter

Drawdowns (are not uncommon) in the Stock Market

The first quarter of 2025 saw a decline of almost 5% for the U.S. equity market, as the threat of widespread tariffs began to dampen the growth outlook and create more uncertainty. This negative performance follows two consecutive calendar years of more than 20% gains. The quarter provided a good reminder that the U.S. equity market is not immune to drawdowns —and that they should be expected periodically. The chart below shows that a drawdown of 5% should be expected about twice a year, and a drawdown of 10% should be expected about once every 18 months. This underscores the importance of maintaining portfolio diversification, especially after periods of strong performance in a single market or asset class.

S&P 500 Index (1954-2024)

Size of decline	-5% or more	-10% or more	-15% or more	-20% or more
Average frequency	About twice per year	About once every 18 months	About once every three years	About once every six years
Average length	46 days	135 days	256 days	402 days
Last occurrence	July 2024	July 2023	August 2022	January 2022

Source: Capital Group, RIMES, Standard & Poor's. As of December 31, 2024. Average frequency assumes 50% recovery of lost value. Average length measures market high to market low.

Q1 2025 Disclosures

Performance of indexes reflects the unmanaged result for the market segment the selected stocks represent. Indexes are unmanaged and not available for direct investment.

Citigroup Corporate Bond is an index which serves as a benchmark for corporate bond performance. You cannot invest directly in an index.

Citigroup Mortgage Master is an index which serves as a benchmark for U.S. mortgage-backed securities performance.

Citigroup WGBI Index is an index which serves as a benchmark for global bond performance, including 22 different government bond markets.

Credit Suisse High Yield Index is an unmanaged, trader priced index constructed to mirror the characteristics of the high yield bond market.

BC (Barclays Capital) U.S. Aggregate Bond Index represents securities that are U.S., domestic, taxable, and dollar dominated. The index covers the U.S. investment grade fixed rate bond market, with index components for government and corporate securities, mortgage pass-through securities, and asset-backed securities. These major sectors are subdivided into more specific indices that are calculated and reported on a regular basis.

BC Credit Bond Index includes publicly issued U.S. corporate and specified foreign debentures and secured notes that meet the specified maturity, liquidity, and quality requirements. To qualify, bonds must be SEC-registered.

BC U.S. Corporate Investment Grade represents investment grade corporate securities that are U.S., domestic, taxable, and dollar denominated.

BC High Yield Corporate Bond represents below investment grade corporate securities that are U.S., domestic, taxable, and dollar denominated.

BC TIPS Index includes publicly issued U.S. government treasury inflation protected securities that meet the specified maturity, liquidity and other requirements.

BC Mortgage-Backed Securities covers agency mortgage-backed pass-through securities (both fixed-rate and hybrid ARMs) issued by Ginnie Mae (GNMA), Fannie Mae (FNMA), and Freddie Mac (FHLMC).

BC Muni Bond covers the USD-denominated long-term tax-exempt bond market with four main sectors: state and local general obligation bonds, revenue bonds, insured bonds, and pre-refunded bonds.

BC Government Index includes publicly issued U.S. government securities that meet the specified maturity, liquidity and other requirements.

BarCap U.S. Aggregate 1-3 Yr. TR USD Index represents securities in the BC U.S. Aggregate Index that have maturity dates over the next 1-3 years.

BarCap U.S. Aggregate 3-5 Yr. TR USD Index represents securities in the BC U.S. Aggregate Index that have maturity dates over the next 3-5 years.

BarCap U.S. Aggregate 5-7 Yr. TR USD Index represents securities in the BC U.S. Aggregate Index that have maturity dates over the next 5-7 years.

BarCap U.S. Aggregate 7-10 Yr. TR USD Index represents securities in the BC U.S. Aggregate Index that have maturity dates over the next 7-10 years.

BarCap U.S. Aggregate 10+ Yr. TR USD Index represents securities in the BC U.S. Aggregate Index that have maturity dates over 10 years.

DJW 5000 (Full Cap) Index measures the performance of all U.S. common equity securities, and serves as an index of all stock trades in the U.S.

MSCI FI Emerging Markets is a rules-based index which serves as a benchmark for emerging country fixed income performance.

MSCI FI EAFE International is a rules-based index which serves as a benchmark for developed international country fixed income performance.

MSCI EAFE Index is listed for foreign stock funds (EAFE refers to Europe, Australia and Far East). Widely accepted as a benchmark for international stock performance, it is an aggregate of 21 individual country indexes.

MSCI EAFE Large Value represents the large cap value stocks within the MSCI EAFE Index.

MSCI EAFE Large Growth represents the large cap growth stocks within the MSCI EAFE Index.

MSCI EAFE Mid Value represents the mid cap value stocks within the MSCI EAFE Index.

MSCI EAFE Mid Growth represents the mid cap growth stocks within the MSCI EAFE Index.

MSCI EAFE Small Value represents the small cap value stocks within the MSCI EAFE Index.

MSCI EAFE Small Growth represents the small cap growth stocks within the MSCI EAFE Index.

MSCI EM (Emerging Markets) Index serves as a benchmark for each emerging country. The average size of these companies is (U.S.) \$400 million, as compared with \$300 billion for those companies in the World index.

MSCI World Index is a rules-based index that serves as a benchmark for the developed global equity markets.

MSCI Europe ex UK Index is a rules-based index that serves as a benchmark for Europe's equity markets, excluding the United Kingdom.

MSCI Pacific ex Japan Index is a rules-based index that serves as a benchmark for Asia Pacific's equity markets, excluding Japan.

MSCI United Kingdom Index is a rules-based index that serves as a benchmark for the United Kingdom's equity markets.

MSCI Japan is a rules-based index that serves as a benchmark for Japan's equity markets.

NAREIT All REIT Index includes all tax-qualified REITs with common shares that trade on the New York Stock Exchange the American Stock Exchange or the NASDAQ National Market List.

3-Month T-Bills (90 Day T-Bill Index) are government-backed, short-term investments considered to be risk-free and as good as cash because the maturity is only three months.

Russell 1000 Growth Index is a market-capitalization weighted index of those firms in the Russell 1000 with higher price-to-book ratios and higher forecasted growth values.

Russell 1000 Value Index is a market-capitalization weighted index of those firms in the Russell 1000 with lower price-to-book ratios and lower forecasted growth values.

Russell Top 200 Growth Index is a market-capitalization weighted index of those firms in the Russell Top 200 with higher price-to-book ratios and higher forecasted growth values.

Russell Top 200 Value Index is a market-capitalization weighted index of those firms in the Russell Top 200 with lower price-to-book ratios and lower forecasted growth values.

Russell 2000 Growth Index is a market-weighted total return index that measures the performance of companies within the Russell 2000 Index having higher price-to-book ratio and higher forecasted growth values.

Russell 2000 Index consists of the smallest 2000 companies in the Russell 3000 Index, representing approximately 7% of the Russell 3000 total market capitalization.

Russell 2000 Value Index is a market-weighted total return index that measures the performance of companies within the Russell 2000 Index having lower price-to-book ratio and lower forecasted growth values.

Q1 2025 Disclosures

Russell MidCap Growth Index is a market-weighted total return index that measures the performance of companies within the Russell MidCap Index having higher price-to-book ratio and higher forecasted growth values.

Russell MidCap Index includes firms 201 through 1000, based on market capitalization, from the Russell 3000 Index.

Russell MidCap Value Index is a market-weighted total return index that measures the performance of companies within the Russell MidCap Index having lower price-to-book ratio and lower forecasted growth values.

Russell Top 200 Index consists of the 200 largest securities in the Russell 3000 Index. Russell 3000 Index is a market capitalization weighted index, consisting of 3,000 U.S. common equity securities, reflective of the broad U.S. equity market.

Salomon 1-10 Yr. Governments is an index which serves as a benchmark for U.S. Government bonds with maturities ranging from 1 to 10 years.

S&P 500 Index measures the performance of the largest 500 U.S. common equity securities, and serves as an index of large cap stocks traded in the U.S.

S&P 1500 Energy Index measures the performance of the energy sector in the S&P 1500 Index.

S&P 1500 Industrials measures the performance of the industrial sector in the S&P 1500 Index.

S&P 1500 Financials measures the performance of the financials sector in the S&P 1500 Index.

S&P 1500 Utilities measures the performance of the utilities sector in the S&P 1500 Index.

S&P 1500 Consumer Discretionary Index measures the performance of the consumer discretionary sector in the S&P 1500 Index.

S&P 1500 Consumer Staples Index measures the performance of the consumer staples sector in the S&P 1500 Index.

S&P 1500 Information Technology measures the performance of the information technology sector in the S&P 1500 Index.

S&P 1500 Materials measures the performance of the materials sector in the S&P 1500 Index.

S&P 1500 Health Care measures the performance of the health care sector in the S&P 1500 Index.

S&P 1500 Telecommunications Services Index measures the performance of the telecommunications services sector in the S&P 1500 Index.

General Disclosure

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Market indexes are included in this report only as context reflecting general market results during the period. Your advisor may provide research on funds that are not represented by such market indexes. Accordingly, no representations are made that the performance or volatility of any fund where your advisor provides research will track or reflect any particular index. Market index performance calculations are gross of management fees.

Research/Outlook Disclosure

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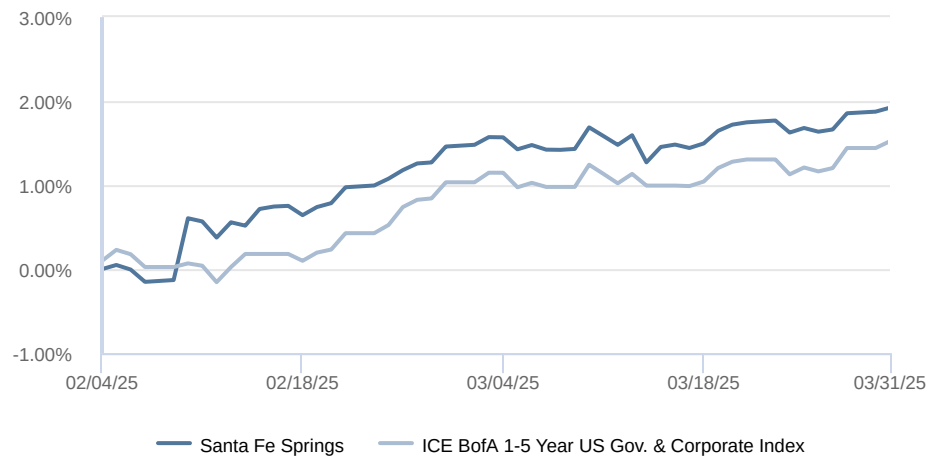
PERFORMANCE RETURNS



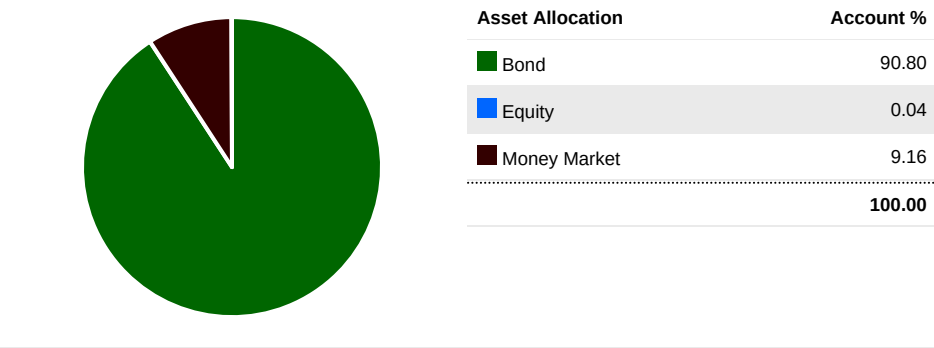
Client Return Summary: Net of Fees

Santa Fe Springs	Date Range	Benchmark(s)	Methodology	Report Currency
	2/4/2025 - 3/31/2025	ICE BofA 1-5 Year US Gov. & Corporate Index	TWR	US Dollar

Cumulative Client Return (Time Weighted)



Asset Allocation



Account Details

Account Name	Account Number	Mgmt. Style	2/4/2025 Value	3/31/2025 Value	Net Investment	Period Return %	3 Months %	YTD %	1 Year %	3 Year %	Inception % 2/4/2025
Santa Fe Springs	-	-	37,890,337.29	86,437,910.31	85,099,121.41	1.92	-	1.92	-	-	1.92
ICE BofA 1-5 Year US Gov. & Corporate Index	-	-	-	-	-	1.52	-	1.52	-	-	1.52
City of Santa Fe Springs - Fixed Income	47275745	Gov SMA	37,890,337.29	85,072,420.76	83,737,161.03	1.92	-	1.92	-	-	1.92
City of Santa Fe Springs - MM & CD	98535216	Gov Cash - CD/MM	0.00	1,365,489.55	1,361,960.38	1.10	-	1.10	-	-	1.10

Client Return Summary: Net of Fees				
Santa Fe Springs	Date Range	Benchmark(s)	Methodology	Report Currency
	2/4/2025 - 3/31/2025	ICE BofA 1-5 Year US Gov. & Corporate Index	TWR	US Dollar

Account Value Change							
Account Name	Account Number	Mgmt. Style	2/4/2025 Value	Additions	Withdrawals	Period investment Gain/Loss	3/31/2025 Value
City of Santa Fe Springs - Fixed Income	47275745	Gov SMA	37,890,337.29	\$47,759,456.27	-\$1,912,632.53	\$1,335,259.73	85,072,420.76
City of Santa Fe Springs - MM & CD	98535216	Gov Cash - CD/MM	0.00	\$1,361,960.38	\$0.00	\$3,529.17	1,365,489.55
Total	-	-	37,890,337.29	\$49,121,416.65	-\$1,912,632.53	\$1,338,788.90	\$86,437,910.31

Asset Allocation							
Account Name	Account Number	Mgmt. Style	Bond %	Equity %	Money Market %	Market Value	Percent Asset %
City of Santa Fe Springs - Fixed Income	47275745	Gov SMA	90.65 %	0.04 %	9.30 %	\$85,072,420.76	98.42
City of Santa Fe Springs - MM & CD	98535216	Gov Cash - CD/MM	100.00 %	-	-	\$1,365,489.55	1.58
Total	-	-				86,437,910.31	100.00

City of Santa Fe Springs - Fixed Income 47275745 Gov SMA

Performance Details			Date Range		Methodology		Report Currency		
			2/4/2025 to 3/31/2025		TWR		US Dollar		
% Assets	Name	Symbol	Ending Value	1 Mo (%)	3 Mo (%)	YTD (%)	1 Yr (%)	3 Yr (%)	5 Yr (%)
9.30	Cash		7,914,923.54	0.01	-	0.01	-	-	-
-	ICE BofA 1-5 Year US Gov. & Corporate Index		-	0.68	-	1.42	-	-	-
9.30	Schwab Bank Sweep	SchwabCash	7,914,923.54	0.01	-	0.01	-	-	-
8.28	Agency Bond		7,042,161.26	0.58	-	1.42	-	-	-
-	ICE BofA 1-5 Year US Gov. & Corporate Index		-	0.68	-	1.52	-	-	-
0.83	FHLMC Ser K505 CI A2 4.82% 6/25/2028	3137HACX2	709,796.43	0.77	-	1.49	-	-	-
0.39	FHLMC Ser K-514 CI A2 4.572% 12/25/2028	3137HBLV4	332,346.83	0.63	-	1.71	-	-	-
2.35	Fhlmc 5.21%29 Due 10/24/2029	3134HATX1	2,000,878.00	-	-	0.38	-	-	-
2.35	Federal Ntnl Mor 5.05%30 Due 2/13/2030	3136GAAN9	2,000,030.00	-	-	0.06	-	-	-
2.35	Federal Ntnl Mortga 5%30 Due 3/27/2030	3136GACX5	1,999,110.00	-	-	0.01	-	-	-
24.01	Corporate Bond		20,427,985.08	0.51	-	1.12	-	-	-
-	ICE BofA 1-5 Year US Gov. & Corporate Index		-	0.68	-	1.52	-	-	-
0.13	Burlington Northn Santa Fe Cp Bond 3.00% 4/1/2025	12189LAV3	109,984.93	0.37	-	0.68	-	-	-
0.20	Morgan Stanley Medium Term Note 3.125% 7/27/2026	61761J3R8	171,972.15	0.37	-	1.03	-	-	-
0.29	Apple Inc Note Call Make Whole 3.20% 5/11/2027	037833CR9	245,412.50	0.47	-	1.29	-	-	-
0.29	BAA-Jp Morgan Chase Bk NA 3.54% 5/1/2028	46647PAF3	245,130.75	0.76	-	1.76	-	-	-
0.20	Citigroup 1/10/2028	172967LD1	172,862.03	0.62	-	1.02	-	-	-
0.28	Home Depot Inc Note Call Make Whole 2.80% 9/14/2027	437076BT8	241,490.50	0.59	-	1.25	-	-	-
0.32	General Dynamics Corporation 3.75% 5/15/2028	369550BC1	270,197.68	0.77	-	1.59	-	-	-
0.58	Union Pac 3.95% 9/10/2028	907818EY0	493,704.50	-	-	-0.05	-	-	-
0.29	Morgan Stanley 4.431% 1/23/2030	6174468G7	246,320.50	-	-	0.32	-	-	-
0.57	Bank Amer Corp Sr Glbl Nt 3.419% 12/	06051GHD4	484,114.50	-	-	0.06	-	-	-

% Assets	Name	Symbol	Ending Value	1 Mo (%)	3 Mo (%)	YTD (%)	1 Yr (%)	3 Yr (%)	5 Yr (%)
24.01	Corporate Bond		20,427,985.08	0.51	-	1.12	-	-	-
	20/2028								
0.28	American Honda Fin Corp Med 2.35% 1/8/2027	02665WDJ7	240,936.25	0.44	-	1.03	-	-	-
0.13	Bank NY Mellon Corp Ser J Mtn 1.60% 4/24/2025	06406RAN7	114,712.16	0.47	-	0.62	-	-	-
0.26	Bank America Corp Sr Note Fxd/Var	06051GJK6	220,808.70	0.54	-	0.84	-	-	-
0.46	Jpmorgan Chase & Company 0.000 4/22/2027	46647PCB0	388,021.60	-	-	0.17	-	-	-
0.57	Bank Of America Corp Note Call Make Whole 1.73% 7/22/2027	06051GJS9	481,929.50	0.49	-	0.47	-	-	-
0.23	Target Corp 1.95% 1/15/2027	87612EBM7	192,317.40	0.50	-	1.19	-	-	-
0.14	Deere John Capital Corp Mtn 2.35% 3/8/2027	24422EWD7	120,617.75	0.54	-	1.24	-	-	-
0.29	Wells Fargo & Co Medium Term 3.526% 3/24/2028	95000U2V4	245,060.25	0.73	-	1.85	-	-	-
0.58	Morgan Stanley Ser I Mtn 4.21% 4/20/2028	61747YER2	496,200.00	-	-	0.41	-	-	-
0.12	JP Morgan Chase &Co Note Call Make Whole 4.08% 4/26/2026	46647PCZ7	99,877.20	0.35	-	0.87	-	-	-
0.12	Truist Finl Corp 4.26% 7-28-2026	89788MAH5	104,769.95	0.27	-	0.68	-	-	-
0.14	Carmax Auto Owner 5.34% 8/16/2027	14318UAD3	119,372.51	0.41	-	0.56	-	-	-
0.27	Honeywell Intern 4.95% Due 2/15/2028	438516CJ3	229,016.25	0.64	-	1.54	-	-	-
0.05	State Str Corporation VAR 5.751% 11/4/2026	857477BX0	45,296.01	0.42	-	0.80	-	-	-
0.14	Texas Instrs Inc 4.60% 2/15/2028	882508BV5	116,199.22	0.67	-	1.57	-	-	-
0.13	Truist Financial Corporation N Ote M/W Clbl 5.90% 10/28/2026	89788MAJ1	110,662.64	0.33	-	0.79	-	-	-
0.24	Morgan Stanley Note Call Make Whole 5.05% 1/28/2027	61747YEZ4	200,563.80	0.33	-	0.78	-	-	-
0.10	Mbart Remic 2023-1 A3 0.045 11/15/2027	58770AAC7	87,759.94	0.42	-	0.71	-	-	-
0.05	Pnc Financial Services Note 4.76% 1/26/2027	693475BL8	40,018.32	0.37	-	0.76	-	-	-
0.21	Harley-Davidson Tr Ser 2023-A Cl A-3 5.05% 12/15/2027	41285JAD0	176,587.65	0.57	-	0.81	-	-	-
0.38	Bank NY Mellon Corp Mtn 4.95% 4/26/2027	06406RBQ9	326,690.00	0.42	-	0.77	-	-	-
0.60	U S Bancorp Medium Term Nts 0.00% 6/12/2029	91159HJM3	514,493.50	0.37	-	0.37	-	-	-

% Assets	Name	Symbol	Ending Value	1 Mo (%)	3 Mo (%)	YTD (%)	1 Yr (%)	3 Yr (%)	5 Yr (%)
24.01	Corporate Bond		20,427,985.08	0.51	-	1.12	-	-	-
1.51	Pnc Finl Svcs Gro Var 29 Due 6/12/2029	693475BR5	1,286,157.50	0.84	-	0.56	-	-	-
0.18	American Honda F 5.25% Due 7/7/2026	02665WEK3	156,344.01	0.31	-	0.77	-	-	-
0.60	American Express Co Nt Fixed/Fltg 5.282% 7/27/2029	025816DH9	509,947.50	0.34	-	0.43	-	-	-
0.23	State Str Corp Note 5.27% 8/3/2026	857477CD3	197,221.25	0.49	-	0.95	-	-	-
0.30	Wells Fargo Bank Natl Assn Note 5.45% 8/7/2026	94988J6D4	253,394.00	0.66	-	1.06	-	-	-
0.56	Fifth Third Auto Tr Ser 2023-1 Cl A-3 5.90% 8/15/2028	31680EAD3	479,217.48	0.47	-	0.77	-	-	-
0.54	Bank Of America 5.526% Due 8/18/2026	06428CAA2	457,378.20	0.56	-	0.98	-	-	-
0.36	Deere John Cap Corp Medium Term 5.15% 9/8/2026	24422EXD6	304,054.50	0.60	-	1.08	-	-	-
0.26	Gm Finl Cons Auto Rec Tr Cmo 2023-4 Cl A3 MO nthly 0 Day Delay Var	379930AD2	218,228.55	0.13	-	1.02	-	-	-
0.24	Hyundai Auto Recs Tr Cmo 2023-C Cl A3 Monthly 0 Day Delay	44918CAD4	202,655.74	0.58	-	0.85	-	-	-
0.15	Toyota Auto Rec Tr 2023-D A-3 0.059 8/15/2028	89239FAD4	131,652.92	0.36	-	0.70	-	-	-
0.30	Citibank NA Note 5.49% 12/4/2026	17325FBC1	254,387.25	0.60	-	1.08	-	-	-
0.48	Wells Fargo Bank 5.254% 12/11/2026	94988J6F9	405,538.00	0.43	-	1.17	-	-	-
0.48	JP Morgan Chase Bk 5.11% 12/8/2026	48125LRU8	405,228.40	0.60	-	1.06	-	-	-
0.59	Jpmorgan Chase & Co Sr Nt Fixed/fltg 0.00% 1/23/2030	46647PEB8	504,934.00	-	-	0.38	-	-	-
0.60	United States Bancorp Medium U S Bancorp Medium Term Nts- R 5.384% 1/23/2030	91159HJQ4	510,829.50	-	-	0.37	-	-	-
0.37	Texas Instruments Inc Sr Nt 4.60% 2/8/2027	882508CE2	312,474.42	0.58	-	1.14	-	-	-
0.32	Eli Lilly & Co Note Call Make Whole 4.50% 2/9/2027	532457CJ5	271,558.17	0.51	-	1.16	-	-	-
0.21	Astrazeneca Fin L 4.80% 2/26/2027	04636NAK9	176,771.88	0.61	-	0.99	-	-	-
0.36	CISCO SYS INC SR NOTE	17275RBQ4	308,466.33	0.60	-	1.17	-	-	-
0.77	Wf Card Issuance Ser Cl A 4.94% 2/15/2029	92970QAA3	656,732.25	0.32	-	0.90	-	-	-
0.25	STATE STR CORP SR NOTE	857477CL5	212,610.72	0.58	-	1.36	-	-	-
0.55	Harley Davidson Mtr Tr Cmo 2023-B Cl A3 Monthly 0 Day Delay	41285YAC9	470,273.47	0.50	-	0.83	-	-	-

% Assets	Name	Symbol	Ending Value	1 Mo (%)	3 Mo (%)	YTD (%)	1 Yr (%)	3 Yr (%)	5 Yr (%)
24.01	Corporate Bond		20,427,985.08	0.51	-	1.12	-	-	-
0.60	Morgan Stanley Var 28 Due 4/13/2028	61747YFP5	509,948.00	-	-	0.11	-	-	-
0.45	Bp Cap Mkts Amer Inc Note Call Make Whole 5.017% 11/17/2027	10373QBY5	385,824.26	0.71	-	1.19	-	-	-
0.08	American Express Company 0.000 7/26/2028	025816DV8	70,870.80	0.78	-	1.48	-	-	-
0.89	Unitedhealth Group Inc Note 4.80% 1/15/2030	91324PFG2	757,232.25	-	-	0.03	-	-	-
0.19	Honeywell Intl Inc Note Call Make Whole 4.65% 7/30/2027	438516CX2	161,088.32	0.67	-	1.09	-	-	-
0.13	Hyundai Auto Rec Tr Ser 2022-c CI A-3 5.39% 6/15/2027	44933DAD3	113,067.76	0.38	-	0.60	-	-	-
0.19	Mastercard Inc 4.1%28 Due 1/15/2028	57636QBA1	159,591.68	0.35	-	1.14	-	-	-
0.15	Toyota Motor Cre 4.35%27 Due 10/8/2027	89236TMS1	129,890.80	0.56	-	1.11	-	-	-
0.28	Hyundai Auto Rec Tr Ser 2024-c CI A-3 4.42% 5/15/2029	448976AD2	240,386.59	0.59	-	1.18	-	-	-
0.35	State Str Corp Sr Nt 4.33% 10/22/2027	857477CP6	300,196.20	0.53	-	1.35	-	-	-
0.89	Conocophillips Co 4.7%30 Due 1/15/2030	20826FBJ4	753,636.75	-	-	0.07	-	-	-
0.53	Novartis Capital Corp Note 3.80% 9/18/2029	66989HAT5	454,890.44	0.81	-	1.87	-	-	-
0.12	Commonwealth B5.316% 26f Due 3/13/2026	20271RAR1	101,008.30	0.48	-	0.84	-	-	-
0.30	Ubs Ag, Stamfo4.864% 28f Due 1/10/2028	90261AAD4	251,196.25	0.49	-	0.96	-	-	-
0.61	Municipal Bond		521,521.25	0.62	-	0.98	-	-	-
-	ICE BofA 1-5 Year US Gov. & Corporate Index		-	0.68	-	1.52	-	-	-
0.30	Florida St Brd Admin Fin Corp Rev Taxable 1.26% 7/1/2025	341271AD6	252,901.35	0.38	-	0.69	-	-	-
0.32	California St 4.846%27 Go Utx Due 3/1/2027 Xtro Taxbl	13063D3N6	268,619.90	0.82	-	1.29	-	-	-
21.00	Principal Paydown		17,864,320.14	0.68	-	3.76	-	-	-
-	ICE BofA 1-5 Year US Gov. & Corporate Index		-	0.68	-	1.52	-	-	-
0.69	FHLMC Multifamily Structured P Ser K065 CI A2 *24 Day Delay 3.243% 4/25/2027	3137F1G44	588,042.36	0.65	-	0.80	-	-	-
0.35	FHLMC 2.57% 7/25/2026	3137BRQJ7	293,951.40	0.47	-	0.60	-	-	-

% Assets	Name	Symbol	Ending Value	1 Mo (%)	3 Mo (%)	YTD (%)	1 Yr (%)	3 Yr (%)	5 Yr (%)
21.00	Principal Paydown		17,864,320.14	0.68	-	3.76	-	-	-
0.52	FHLMC 2.653% 9/25/2049	3137BSP72	439,859.66	0.52	-	0.69	-	-	-
0.38	FNMA Remic Trust 2017-M15 A2 2.959% 9/25/2027	3136AY6X6	323,448.56	0.74	-	-4.36	-	-	-
0.16	FHLMC Ser K051 CI A2 3.308% 9/25/2025	3137BM7C4	138,245.01	-0.41	-	-1.92	-	-	-
0.81	FHLMC 3.43% 1/25/2027	3137BVZ82	689,612.42	0.57	-	0.75	-	-	-
0.27	FHLMC 3.347% 11/25/2026	3137BTUM1	228,988.92	0.54	-	0.50	-	-	-
0.28	FHLMC 2.995% 12/25/2025	3137BN6G4	235,545.90	0.41	-	-4.16	-	-	-
0.28	FHLMC Multiclass Mtg Partn Ctfs Gtd 3.151% 11/25/2025	3137BMTX4	238,182.83	0.40	-	0.25	-	-	-
0.57	FHLMC Multiclass Mtg Partn Ctfs Gtd 2.745% 1/25/2026	3137BNGT5	487,560.73	0.39	-	0.31	-	-	-
0.01	Carmax Auto Owner Tr 2021-3 0.55% 6/15/2026	14317DAC4	8,038.86	0.36	-	0.61	-	-	-
0.01	World Omni Auto Receivables Tr 0.81% 10/15/2026	98163KAC6	8,796.30	0.34	-	0.52	-	-	-
0.01	Gm Finl Consumer Automobile 0.68% 9/16/2026	362554AC1	8,202.05	0.40	-	0.63	-	-	-
0.01	Gm Finl Consumer 1.26% 11/16/2026	380146AC4	10,954.07	0.37	-	0.61	-	-	-
0.00	Volkswagen Auto Ln Enhanced Tr 1.02% 6/22/2026	92868KAC7	1,619.48	0.47	-	0.81	-	-	-
0.01	Toyota Auto Rec Own Ser 2021-D CI A-3 0.71% 4/15/2026	89238JAC9	5,720.36	0.34	-	0.60	-	-	-
0.18	Ford CR Auto Owner 4.65% 2/15/2028	344928AD8	153,961.09	0.50	-	0.74	-	-	-
0.19	Hyundai Auto Rec 4.58% Abs-Auto Due 4/15/2027 -23A-	448979AD6	159,867.97	0.40	-	0.66	-	-	-
0.26	Discover Bank, A 4.31% Abs-Cc Due 3/15/2028 -231-	254683CY9	224,689.79	0.34	-	0.68	-	-	-
0.19	Gm Finl Consumer 4.47% Abs-Auto Due 2/16/2028 -232-	362583AD8	161,390.14	0.45	-	0.73	-	-	-
0.49	Capital One Funding 4.42% 5/15/2028	14041NGD7	415,288.26	0.48	-	0.81	-	-	-
0.32	Toyota Auto Rece 5.09% Abs-Auto Due 2/15/2028 -23B-	891941AD8	270,264.98	0.27	-	0.62	-	-	-
0.27	Bank Of America, 4.79% Abs-Cc Due 5/15/2028 -231-	05522RDG0	231,096.71	0.45	-	0.81	-	-	-
0.24	Ford Cr Auto Owner 5.23% 5/15/2028	344930AD4	201,546.84	0.48	-	0.85	-	-	-
0.54	Discover Bank A 4.93% Abs-Cc 6/15/2028 -232-	254683CZ6	458,245.24	0.61	-	0.85	-	-	-

% Assets	Name	Symbol	Ending Value	1 Mo (%)	3 Mo (%)	YTD (%)	1 Yr (%)	3 Yr (%)	5 Yr (%)
21.00	Principal Paydown		17,864,320.14	0.68	-	3.76	-	-	-
0.17	Hyundai Auto Rec 5.48% Abs-Auto 4/17/2028 -23B-	44933XAD9	141,112.99	0.33	-	0.81	-	-	-
0.17	Gm Finl Consumer 5.45% Abs-Auto Due 12/18/2028 -233-	36267KAD9	141,254.34	0.48	-	0.72	-	-	-
0.14	Honda Auto Receivables 2023-4 CI A3 5.67% 6/21/2028	438123AC5	116,420.34	0.33	-	0.65	-	-	-
0.30	American Express 4.87% Abs-Cc 5/15/2028 -231-	02582JJZ4	256,394.88	0.47	-	0.75	-	-	-
0.27	Bank of America, 4.98% Abs-cc 11/15/2028 -232-	05522RDH8	233,785.41	0.82	-	1.26	-	-	-
0.30	Ally Auto Receiv 5.46% Abs-auto 5/15/2028 -231-	02007WAC2	251,901.63	0.47	-	0.72	-	-	-
0.64	Federal Home Ln Mtg 0.00% Mbs-cmo 1/25/2029 -k518-	3137HC2L5	543,509.61	0.80	-	2.23	-	-	-
0.61	Chase Issuance Trust Series 2024-A1 Class A 4.60% Due 1/16/2029 Dated 1/31/2024	161571HV9	522,939.35	0.62	-	1.05	-	-	-
0.62	Federal Home Ln 4.72%29 Mbs-cmo Due 5/25/2029 --	3137HDV56	526,865.14	0.79	-	1.49	-	-	-
0.72	Capital One 3.92% 9/17/2029	14041NGE5	610,432.64	0.67	-	1.44	-	-	-
0.41	FHLMC Mltcl Mt 2.282% 7/25/2026	FHL2226C	351,562.84	0.52	-	0.54	-	-	-
0.36	Fhlmc 5.18%29 Mbs-cmo Due 3/25/2029 -k520-	3137HCKV3	303,445.97	0.81	-	2.32	-	-	-
0.75	American Exp Cr 5.23% 4/16/2029	02582JKH2	636,874.19	0.56	-	1.12	-	-	-
0.13	Bmw Veh Owner Tr 5.47%28 Abs-auto Due 2/25/2028 -23a-	05592XAD2	109,258.96	0.47	-	0.66	-	-	-
0.01	Capital One Prime Auto 0.77% 9/15/2026	14044CAC6	10,085.79	0.38	-	0.67	-	-	-
0.50	FHLMC 1.336% 9/25/2027	3137F64P9	422,923.77	0.78	-	1.23	-	-	-
0.55	FHLMC 1.77% 5/25/2028	3137H14B9	464,089.45	0.85	-	1.56	-	-	-
0.77	Fhlmc 4.65%28 Mbs-cmo Due 8/25/2028 -k506-	3137HAMH6	656,233.76	1.30	-	2.26	-	-	-
0.32	Fhlmc 5.272%28 Mbs-cmo Due 8/25/2028 -kj47-	3137HAMN3	270,722.84	0.79	-	0.86	-	-	-
0.77	Fhlmc 4.74%28 Mbs-cmo Due 8/25/2028 -k508-	3137HAQ74	657,854.21	1.13	-	1.63	-	-	-
0.72	Fhlmc 4.85%28 Mbs-cmo Due 9/25/2028 -k509-	3137HAST4	609,287.82	0.79	-	1.30	-	-	-
0.28	Fhlmc 5.069%28 Mbs-cmo Due 10/25/2028 -k510-	3137HB3D4	240,214.67	0.92	-	1.59	-	-	-

% Assets	Name	Symbol	Ending Value	1 Mo (%)	3 Mo (%)	YTD (%)	1 Yr (%)	3 Yr (%)	5 Yr (%)
21.00	Principal Paydown		17,864,320.14	0.68	-	3.76	-	-	-
0.43	Fhlmc 4.86%28 Mbs-cmo Due 10/25/2028 -k511-	3137HB3G7	365,795.06	0.83	-	1.32	-	-	-
0.32	Fhlmc 5%28 Mbs-cmo Due 11/25/2028 -k512-	3137HBCF9	270,390.97	1.32	-	2.05	-	-	-
0.81	Fhlmc 4.803%29 Mbs-cmo Due 5/25/2029 -k522-	3137HDJJ0	685,729.40	0.82	-	1.45	-	-	-
0.59	Fhlmc 4.543%29 Mbs-cmo Due 7/25/2029 -k526-	3137HDXL9	498,371.59	0.79	-	1.59	-	-	-
0.23	Fhlmc 4.508%29 Mbs-cmo Due 7/25/2029 -k528-	3137HFNZ4	196,068.05	0.79	-	1.56	-	-	-
0.37	Fhlmc 4.791%29 Mbs-cmo Due 9/25/2029 -k529-	3137HH6C0	315,173.93	0.84	-	1.61	-	-	-
0.00	Fhlmc 4.792%29 Mbs-cmo Due 9/25/2029 -k530-	3137HHJL6	0.00	0.00	-	0.00	-	-	-
0.19	Gm Finl Consumer 4.4%29 Abs-auto Due 8/16/2029 -244-	38014AAD3	165,041.70	0.43	-	1.05	-	-	-
0.04	Harley-davidson Motorcycle Tr 3.06% 2/16/2027	41284YAD8	32,416.48	0.40	-	0.67	-	-	-
0.17	Mercedes Benz Auto Receivables 5.21% 8/16/2027	58768PAC8	145,045.21	0.39	-	0.64	-	-	-
0.28	Wf Card Issuance 4.29%29 Mbs-cmo Due 10/15/2029 -242-	92970QAE5	234,728.69	0.44	-	1.07	-	-	-
0.17	FNMA Gtd 2.702% 2/25/2026	3136ARTE8	143,640.51	0.43	-	0.35	-	-	-
0.27	Federal Ntnl Mo 3.061%27 Mbs-cmo Due 6/25/2027 -17m12-	3136AX7E9	229,908.96	0.72	-	1.17	-	-	-
0.61	Federal Ntnl Mo 4.181%28 Mbs-cmo Due 7/25/2028 -23m6-	3136BQDE6	521,719.06	0.88	-	1.27	-	-	-
36.75	Treasury Bond		31,266,267.77	0.79	-	1.52	-	-	-
-	ICE BofA 1-5 Year US Gov. & Corporate Index		-	0.68	-	1.42	-	-	-
5.23	US Treasury Note 2.25% 2/15/2027	912828V98	4,446,733.36	0.64	-	1.11	-	-	-
0.69	US Treasury Note W-2027 2.50% 3/31/2027	91282CEF4	583,968.72	0.64	-	1.17	-	-	-
0.37	US Treasury Note 2.75% 4/30/2027	91282CEN7	317,535.14	0.66	-	1.19	-	-	-
0.83	US Treasury Note 2.625% 5/31/2027	91282CET4	705,855.43	0.68	-	1.22	-	-	-
0.87	US Treasury Note 3.25% 6/30/2027	91282CEW7	739,804.65	0.67	-	1.24	-	-	-
0.92	US Treasury Note 3.25% 6/30/2029	91282CEV9	778,750.00	0.99	-	1.90	-	-	-
0.73	US Treasury Note 3.875% 11/30/2027	91282CFZ9	624,707.00	0.76	-	1.41	-	-	-

% Assets	Name	Symbol	Ending Value	1 Mo (%)	3 Mo (%)	YTD (%)	1 Yr (%)	3 Yr (%)	5 Yr (%)
36.75	Treasury Bond		31,266,267.77	0.79	-	1.52	-	-	-
3.53	US Treasury Note 3.875% 12/31/2027	91282CGC9	2,999,062.50	0.76	-	1.43	-	-	-
2.33	US Treasury Note 3.50% 1/31/2028	91282CGH8	1,978,750.00	0.77	-	1.46	-	-	-
2.00	US Treasury Note 4.00% 2/29/2028	91282CGP0	1,705,046.79	0.80	-	1.49	-	-	-
1.18	US Treasury Note 4.00% 2/28/2030	91282CGQ8	1,002,343.70	-	-	0.19	-	-	-
1.17	US Treasury Note 3.625% 5/31/2028	91282CHE4	991,718.70	0.82	-	1.54	-	-	-
0.51	US Treasury Note 4.625% 9/30/2028	91282CJA0	434,894.51	0.89	-	1.65	-	-	-
0.30	US Treasury Note 4.375% 11/30/2028	91282CJN2	253,906.25	0.91	-	1.72	-	-	-
1.87	US Treasury Note 3.75% 12/31/2028	91282CJR3	1,590,749.92	0.93	-	1.79	-	-	-
0.77	US Treasury Note 4.25% 2/28/2029	91282CKD2	657,718.75	0.95	-	1.80	-	-	-
2.46	US Treasury Note 4.125% 3/31/2029	91282CKG5	2,090,238.18	0.92	-	1.83	-	-	-
1.44	US Treasury Note 4.50% 5/31/2029	91282CKT7	1,226,062.44	0.93	-	1.84	-	-	-
1.37	US Treasury Note 4.25% 6/30/2029	91282CKX8	1,164,015.63	0.94	-	1.88	-	-	-
0.83	US Treasury Note 4.375% 7/15/2027	91282CKZ3	707,218.75	0.69	-	1.27	-	-	-
1.76	US Treasury Note 3.75% 8/15/2027	91282CLG4	1,495,078.05	0.73	-	1.32	-	-	-
0.69	US Treasury Note 3.50% 9/30/2029	91282CLN9	589,125.00	0.94	-	1.90	-	-	-
0.59	US Treasury Note 4.125% 10/31/2029	91282CLR0	503,671.85	0.94	-	1.89	-	-	-
2.13	US Treasury Note 4.125% 11/30/2029	91282CMA6	1,814,062.50	0.96	-	1.94	-	-	-
1.02	US Treasury Note 4.375% 12/31/2029	91282CMD0	865,406.25	0.96	-	1.92	-	-	-
1.18	US Treasury Note 3.875% 3/15/2028	91282CMS7	999,843.70	-	-	0.09	-	-	-
0.04	Bonds - Other		35,241.72	0.32	-	0.66	-	-	-
-	ICE BofA 1-5 Year US Gov. & Corporate Index		-	0.68	-	1.52	-	-	-
0.04	Hyundai Auto 2.22% 10/15/2026	448977AD0	35,241.72	0.32	-	0.66	-	-	-
Total			85,072,420.76	-	-	1.92	-	-	-

City of Santa Fe Springs - MM & CD 98535216 Gov Cash - CD/MM

Performance Details			Date Range		Methodology		Report Currency		
			2/10/2025 to 3/31/2025		TWR		US Dollar		
% Assets	Name	Symbol	Ending Value	1 Mo (%)	3 Mo (%)	YTD (%)	1 Yr (%)	3 Yr (%)	5 Yr (%)
100.00	CD		1,365,489.55	0.59	-	1.10	-	-	-
-	ICE BofA 1-5 Year US Gov. & Corporate Index		-	0.68	-	1.50	-	-	-
38.65	Credit Agricole 4.76%27 Cd Fdic Ins Due 2/1/2027 Us	22536DWD6	527,824.50	0.67	-	1.20	-	-	-
37.36	Natixis, New Yor 5.61%26 Cd Fdic Ins Due 9/18/2026 Fr	63873QP65	510,210.00	0.62	-	0.67	-	-	-
23.98	Nordea Bk Abp New York Brh 5.53% 11/3/2025	65558UYF3	327,455.05	0.41	-	0.42	-	-	-
Total			1,365,489.55	-	-	1.10	-	-	-

3

Portfolio Holdings



2 Accounts

Client Position Summary by Account	Date Range	Report Currency
	2/4/2025 to 3/31/2025	US Dollar

Asset Allocation

Asset Allocation	Account %
Bond	90.80
Equity	0.04
Money Market	9.16
	100.00

Aggregated Investment Activity (1 Yr)

2 Accounts

Top 5 Securities for Client

Name	% Aggregate
Schwab Bank Sweep	9.16 %
US Treasury Note 2.25% 2/15/2027	5.14 %
US Treasury Note 3.875% 12/31/2027	3.47 %
US Treasury Note 4.125% 3/31/2029	2.42 %
Fhlmc 5.21%29 Due 10/24/2029	2.31 %

Name	Account/Security Type	Unit Cost	Price	Quantity	Market Value	% Assets
Client Aggregate		-	-	-	86,437,910.31	100.00
World Omni Auto Receivables Tr 0.81% 10/15/2026	Bond	0.07	0.07	120,000.00	8,796.30	0.01
Wf Card Issuance Ser CI A 4.94% 2/15/2029	Bond	1.00	1.01	650,000.00	656,732.25	0.76
Wf Card Issuance 4.29%29 Mbs-cmo Due 10/15/2029 -242-	Bond	1.00	1.00	235,000.00	234,728.69	0.27
Wells Fargo Bank Natl Assn Note 5.45% 8/7/2026	Bond	1.00	1.01	250,000.00	253,394.00	0.29
Wells Fargo Bank 5.254% 12/11/2026	Bond	1.00	1.01	400,000.00	405,538.00	0.47
Wells Fargo & Co Medium Term 3.526% 3/24/2028	Bond	0.94	0.98	250,000.00	245,060.25	0.28
Volkswagen Auto Ln Enhanced Tr 1.02% 6/22/2026	Bond	0.01	0.01	125,000.00	1,619.48	0.00
US Treasury Note W-2027 2.50% 3/31/2027	Bond	0.99	0.97	600,000.00	583,968.72	0.68
US Treasury Note 4.625% 9/30/2028	Bond	1.00	1.02	425,000.00	434,894.51	0.50
US Treasury Note 4.50% 5/31/2029	Bond	1.01	1.02	1,200,000.00	1,226,062.44	1.42
US Treasury Note 4.375% 7/15/2027	Bond	1.01	1.01	700,000.00	707,218.75	0.82

Name	Account/Security Type	Unit Cost	Price	Quantity	Market Value	% Assets
Client Aggregate		-	-	-	86,437,910.31	100.00
US Treasury Note 4.375% 12/31/2029	Bond	1.00	1.02	850,000.00	865,406.25	1.00
US Treasury Note 4.375% 11/30/2028	Bond	1.01	1.02	250,000.00	253,906.25	0.29
US Treasury Note 4.25% 6/30/2029	Bond	0.99	1.01	1,150,000.00	1,164,015.63	1.35
US Treasury Note 4.25% 2/28/2029	Bond	1.00	1.01	650,000.00	657,718.75	0.76
US Treasury Note 4.125% 3/31/2029	Bond	0.98	1.01	2,075,000.00	2,090,238.18	2.42
US Treasury Note 4.125% 11/30/2029	Bond	0.99	1.01	1,800,000.00	1,814,062.50	2.10
US Treasury Note 4.125% 10/31/2029	Bond	1.00	1.01	500,000.00	503,671.85	0.58
US Treasury Note 4.00% 2/29/2028	Bond	0.99	1.00	1,700,000.00	1,705,046.79	1.97
US Treasury Note 4.00% 2/28/2030	Bond	1.00	1.00	1,000,000.00	1,002,343.70	1.16
US Treasury Note 3.875% 3/15/2028	Bond	1.00	1.00	1,000,000.00	999,843.70	1.16
US Treasury Note 3.875% 12/31/2027	Bond	1.01	1.00	3,000,000.00	2,999,062.50	3.47
US Treasury Note 3.875% 11/30/2027	Bond	1.00	1.00	625,000.00	624,707.00	0.72
US Treasury Note 3.75% 8/15/2027	Bond	1.00	1.00	1,500,000.00	1,495,078.05	1.73
US Treasury Note 3.75% 12/31/2028	Bond	0.99	0.99	1,600,000.00	1,590,749.92	1.84
US Treasury Note 3.625% 5/31/2028	Bond	0.98	0.99	1,000,000.00	991,718.70	1.15
US Treasury Note 3.50% 9/30/2029	Bond	1.00	0.98	600,000.00	589,125.00	0.68
US Treasury Note 3.50% 1/31/2028	Bond	0.99	0.99	2,000,000.00	1,978,750.00	2.29
US Treasury Note 3.25% 6/30/2029	Bond	0.99	0.97	800,000.00	778,750.00	0.90
US Treasury Note 3.25% 6/30/2027	Bond	0.98	0.99	750,000.00	739,804.65	0.86
US Treasury Note 2.75% 4/30/2027	Bond	0.99	0.98	325,000.00	317,535.14	0.37
US Treasury Note 2.625% 5/31/2027	Bond	0.98	0.97	725,000.00	705,855.43	0.82
US Treasury Note 2.25% 2/15/2027	Bond	0.94	0.97	4,585,000.00	4,446,733.36	5.14
Unitedhealth Group Inc Note 4.80% 1/15/2030	Bond	1.01	1.01	750,000.00	757,232.25	0.88
United States Bancorp Medium U S Bancorp Medium Term Nts- R 5.384% 1/23/2030	Bond	1.02	1.02	500,000.00	510,829.50	0.59
Union Pac 3.95% 9/10/2028	Bond	0.99	0.99	500,000.00	493,704.50	0.57
Ubs Ag, Stamfo4.864% 28f Due 1/10/2028	Bond	1.00	1.00	250,000.00	251,196.25	0.29
U S Bancorp Medium Term Nts 0.00% 6/12/2029	Bond	1.03	1.03	500,000.00	514,493.50	0.60
Truist Finl Corp 4.26% 7-28-2026	Bond	1.00	1.00	105,000.00	104,769.95	0.12
Truist Financial Corporation N Ote M/W Clbl 5.90% 10/28/2026	Bond	1.00	1.01	110,000.00	110,662.64	0.13

Name	Account/Security Type	Unit Cost	Price	Quantity	Market Value	% Assets
Client Aggregate		-	-	-	86,437,910.31	100.00
Toyota Motor Cre 4.35%27 Due 10/8/2027	Bond	1.00	1.00	130,000.00	129,890.80	0.15
Toyota Auto Rece 5.09% Abs-Auto Due 2/15/2028 -23B-	Bond	1.00	1.00	270,000.00	270,264.98	0.31
Toyota Auto Rec Tr 2023-D A-3 0.059 8/15/2028	Bond	1.00	1.01	130,000.00	131,652.92	0.15
Toyota Auto Rec Own Ser 2021-D Cl A-3 0.71% 4/15/2026	Bond	0.06	0.06	100,000.00	5,720.36	0.01
Texas Instruments Inc Sr Nt 4.60% 2/8/2027	Bond	1.00	1.01	310,000.00	312,474.42	0.36
Texas Instrs Inc 4.60% 2/15/2028	Bond	1.02	1.01	115,000.00	116,199.22	0.13
Target Corp 1.95% 1/15/2027	Bond	1.00	0.96	200,000.00	192,317.40	0.22
State Str Corporation VAR 5.751% 11/4/2026	Bond	1.00	1.01	45,000.00	45,296.01	0.05
State Str Corp Sr Nt 4.33% 10/22/2027	Bond	1.00	1.00	300,000.00	300,196.20	0.35
STATE STR CORP SR NOTE	Bond	1.00	1.01	210,000.00	212,610.72	0.25
State Str Corp Note 5.27% 8/3/2026	Bond	1.00	1.01	195,000.00	197,221.25	0.23
Schwab Bank Sweep	Mutual Fund	-	1.00	7,914,923.54	7,914,923.54	9.16
Pnc Finl Svcs Gro Var 29 Due 6/12/2029	Bond	1.03	1.03	1,250,000.00	1,286,157.50	1.49
Pnc Financial Services Note 4.76% 1/26/2027	Bond	1.00	1.00	40,000.00	40,018.32	0.05
Novartis Capital Corp Note 3.80% 9/18/2029	Bond	1.00	0.98	465,000.00	454,890.44	0.53
Nordea Bk Abp New York Brh 5.53% 11/3/2025	CD	1.00	1.01	325,000.00	327,455.05	0.38
Natixis, New Yor 5.61%26 Cd Fdic Ins Due 9/18/2026 Fr	CD	1.00	1.02	500,000.00	510,210.00	0.59
Morgan Stanley Var 28 Due 4/13/2028	Bond	1.02	1.02	500,000.00	509,948.00	0.59
Morgan Stanley Ser I Mtn 4.21% 4/20/2028	Bond	0.99	0.99	500,000.00	496,200.00	0.57
Morgan Stanley Note Call Make Whole 5.05% 1/28/2027	Bond	1.00	1.00	200,000.00	200,563.80	0.23
Morgan Stanley Medium Term Note 3.125% 7/27/2026	Bond	1.06	0.98	175,000.00	171,972.15	0.20
Morgan Stanley 4.431% 1/23/2030	Bond	0.99	0.99	250,000.00	246,320.50	0.28
Mercedes Benz Auto Receivables 5.21% 8/16/2027	Bond	0.55	0.55	265,000.00	145,045.21	0.17
Mbart Remic 2023-1 A3 0.045 11/15/2027	Bond	0.65	0.65	135,000.00	87,759.94	0.10
Mastercard Inc 4.1%28 Due 1/15/2028	Bond	1.00	1.00	160,000.00	159,591.68	0.18
Jpmorgan Chase & Company 0.000 4/22/2027	Bond	0.97	0.97	400,000.00	388,021.60	0.45
Jpmorgan Chase & Co Sr Nt Fixed/fltg 0.00% 1/23/2030	Bond	1.01	1.01	500,000.00	504,934.00	0.58
JP Morgan Chase Bk 5.11% 12/8/2026	Bond	1.00	1.01	400,000.00	405,228.40	0.47
JP Morgan Chase &Co Note Call Make Whole 4.08% 4/26/2026	Bond	1.00	1.00	100,000.00	99,877.20	0.12
Hyundai Auto Recs Tr Cmo 2023-C Cl A3 Monthly 0 Day Delay	Bond	1.00	1.01	200,000.00	202,655.74	0.23

Name	Account/Security Type	Unit Cost	Price	Quantity	Market Value	% Assets
Client Aggregate		-	-	-	86,437,910.31	100.00
Hyundai Auto Rec Tr Ser 2024-c CI A-3 4.42% 5/15/2029	Bond	1.00	1.00	240,000.00	240,386.59	0.28
Hyundai Auto Rec Tr Ser 2022-c CI A-3 5.39% 6/15/2027	Bond	0.61	0.61	185,000.00	113,067.76	0.13
Hyundai Auto Rec 5.48% Abs-Auto 4/17/2028 -23B-	Bond	1.00	1.01	140,000.00	141,112.99	0.16
Hyundai Auto Rec 4.58% Abs-Auto Due 4/15/2027 -23A-	Bond	0.73	0.73	220,000.00	159,867.97	0.18
Hyundai Auto 2.22% 10/15/2026	Bond	0.19	0.19	185,000.00	35,241.72	0.04
Honeywell Intl Inc Note Call Make Whole 4.65% 7/30/2027	Bond	1.00	1.01	160,000.00	161,088.32	0.19
Honeywell Intern 4.95% Due 2/15/2028	Bond	1.03	1.02	225,000.00	229,016.25	0.26
Honda Auto Receivables 2023-4 CI A3 5.67% 6/21/2028	Bond	1.00	1.01	115,000.00	116,420.34	0.13
Home Depot Inc Note Call Make Whole 2.80% 9/14/2027	Bond	0.94	0.97	250,000.00	241,490.50	0.28
Harley-Davidson Tr Ser 2023-A CI A-3 5.05% 12/15/2027	Bond	0.77	0.77	230,000.00	176,587.65	0.20
Harley-davidson Motorcycle Tr 3.06% 2/16/2027	Bond	0.19	0.19	175,000.00	32,416.48	0.04
Harley Davidson Mtr Tr Cmo 2023-B CI A3 Monthly 0 Day Delay	Bond	1.00	1.01	465,000.00	470,273.47	0.54
Gm Finl Consumer Automobile 0.68% 9/16/2026	Bond	0.10	0.10	80,000.00	8,202.05	0.01
Gm Finl Consumer 5.45% Abs-Auto Due 12/18/2028 -233-	Bond	1.00	1.01	140,000.00	141,254.34	0.16
Gm Finl Consumer 4.47% Abs-Auto Due 2/16/2028 -232-	Bond	0.90	0.90	180,000.00	161,390.14	0.19
Gm Finl Consumer 4.4%29 Abs-auto Due 8/16/2029 -244-	Bond	1.00	1.00	165,000.00	165,041.70	0.19
Gm Finl Consumer 1.26% 11/16/2026	Bond	0.15	0.15	75,000.00	10,954.07	0.01
Gm Finl Cons Auto Rec Tr Cmo 2023-4 CI A3 MO nthly 0 Day Delay Var	Bond	1.00	1.02	215,000.00	218,228.55	0.25
General Dynamics Corporation 3.75% 5/15/2028	Bond	0.97	0.98	275,000.00	270,197.68	0.31
Ford Cr Auto Owner 5.23% 5/15/2028	Bond	1.00	1.01	200,000.00	201,546.84	0.23
Ford CR Auto Owner 4.65% 2/15/2028	Bond	0.85	0.86	180,000.00	153,961.09	0.18
FNMA Remic Trust 2017-M15 A2 2.959% 9/25/2027	Bond	0.78	0.81	400,000.00	323,448.56	0.37
FNMA Gtd 2.702% 2/25/2026	Bond	0.46	0.48	300,000.00	143,640.51	0.17
Florida St Brd Admin Fin Corp Rev Taxable 1.26% 7/1/2025	Bond	1.00	0.99	255,000.00	252,901.35	0.29
Fifth Third Auto Tr Ser 2023-1 CI A-3 5.90% 8/15/2028	Bond	1.00	1.01	475,000.00	479,217.48	0.55
FHLMC Ser K-514 CI A2 4.572% 12/25/2028	Bond	1.01	1.01	330,000.00	332,346.83	0.38
FHLMC Ser K505 CI A2 4.82% 6/25/2028	Bond	1.01	1.01	700,000.00	709,796.43	0.82
FHLMC Ser K051 CI A2 3.308% 9/25/2025	Bond	0.93	0.92	150,000.00	138,245.01	0.16
FHLMC Multifamily Structured P Ser K065 CI A2 *24 Day Delay 3.243% 4/25/2027	Bond	0.96	0.98	600,000.00	588,042.36	0.68

Name	Account/Security Type	Unit Cost	Price	Quantity	Market Value	% Assets
Client Aggregate		-	-	-	86,437,910.31	100.00
FHLMC Multiclass Mtg Partn Ctfs Gtd 3.151% 11/25/2025	Bond	0.95	0.95	250,000.00	238,182.83	0.28
FHLMC Multiclass Mtg Partn Ctfs Gtd 2.745% 1/25/2026	Bond	0.89	0.93	525,000.00	487,560.73	0.56
FHLMC Mltcl Mt 2.282% 7/25/2026	Bond	0.84	0.88	400,000.00	351,562.84	0.41
Fhlmc 5.272%28 Mbs-cmo Due 8/25/2028 -kj47-	Bond	0.93	0.95	285,000.00	270,722.84	0.31
Fhlmc 5.21%29 Due 10/24/2029	Bond	1.00	1.00	2,000,000.00	2,000,878.00	2.31
Fhlmc 5.18%29 Mbs-cmo Due 3/25/2029 -k520-	Bond	1.00	1.03	295,000.00	303,445.97	0.35
Fhlmc 5.069%28 Mbs-cmo Due 10/25/2028 -k510-	Bond	1.00	1.02	235,000.00	240,214.67	0.28
Fhlmc 5%28 Mbs-cmo Due 11/25/2028 -k512-	Bond	1.01	1.02	265,000.00	270,390.97	0.31
Fhlmc 4.86%28 Mbs-cmo Due 10/25/2028 -k511-	Bond	1.00	1.02	360,000.00	365,795.06	0.42
Fhlmc 4.85%28 Mbs-cmo Due 9/25/2028 -k509-	Bond	0.98	1.02	600,000.00	609,287.82	0.70
Fhlmc 4.803%29 Mbs-cmo Due 5/25/2029 -k522-	Bond	1.00	1.02	675,000.00	685,729.40	0.79
Fhlmc 4.791%29 Mbs-cmo Due 9/25/2029 -k529-	Bond	1.02	1.02	310,000.00	315,173.93	0.36
Fhlmc 4.74%28 Mbs-cmo Due 8/25/2028 -k508-	Bond	0.98	1.01	650,000.00	657,854.21	0.76
Fhlmc 4.65%28 Mbs-cmo Due 8/25/2028 -k506-	Bond	0.99	1.01	650,000.00	656,233.76	0.76
Fhlmc 4.543%29 Mbs-cmo Due 7/25/2029 -k526-	Bond	1.01	1.01	495,000.00	498,371.59	0.58
Fhlmc 4.508%29 Mbs-cmo Due 7/25/2029 -k528-	Bond	1.02	1.01	195,000.00	196,068.05	0.23
FHLMC 3.43% 1/25/2027	Bond	0.97	0.99	700,000.00	689,612.42	0.80
FHLMC 3.347% 11/25/2026	Bond	0.94	0.95	240,000.00	228,988.92	0.26
FHLMC 2.995% 12/25/2025	Bond	0.94	0.94	250,000.00	235,545.90	0.27
FHLMC 2.653% 9/25/2049	Bond	0.95	0.98	450,000.00	439,859.66	0.51
FHLMC 2.57% 7/25/2026	Bond	0.95	0.98	300,000.00	293,951.40	0.34
FHLMC 1.77% 5/25/2028	Bond	0.88	0.93	500,000.00	464,089.45	0.54
FHLMC 1.336% 9/25/2027	Bond	0.92	0.94	450,000.00	422,923.77	0.49
Federal Ntnl Mortga 5%30 Due 3/27/2030	Bond	1.00	1.00	2,000,000.00	1,999,110.00	2.31
Federal Ntnl Mor 5.05%30 Due 2/13/2030	Bond	1.00	1.00	2,000,000.00	2,000,030.00	2.31
Federal Ntnl Mo 4.181%28 Mbs-cmo Due 7/25/2028 -23m6-	Bond	0.92	0.95	550,000.00	521,719.06	0.60
Federal Ntnl Mo 3.061%27 Mbs-cmo Due 6/25/2027 -17m12-	Bond	0.55	0.57	400,000.00	229,908.96	0.27
Federal Home Ln Mtg 0.00% Mbs-cmo 1/25/2029 -k518-	Bond	1.05	1.04	525,000.00	543,509.61	0.63
Federal Home Ln 4.72%29 Mbs-cmo Due 5/25/2029 --	Bond	1.01	1.01	520,000.00	526,865.14	0.61
Eli Lilly & Co Note Call Make Whole 4.50% 2/9/2027	Bond	1.00	1.01	270,000.00	271,558.17	0.31

Name	Account/Security Type	Unit Cost	Price	Quantity	Market Value	% Assets
Client Aggregate		-	-	-	86,437,910.31	100.00
Discover Bank, A 4.31% Abs-Cc Due 3/15/2028 -231-	Bond	1.00	1.00	225,000.00	224,689.79	0.26
Discover Bank A 4.93% Abs-Cc 6/15/2028 -232-	Bond	1.00	1.01	455,000.00	458,245.24	0.53
Deere John Capital Corp Mtn 2.35% 3/8/2027	Bond	1.00	0.96	125,000.00	120,617.75	0.14
Deere John Cap Corp Medium Term 5.15% 9/8/2026	Bond	1.00	1.01	300,000.00	304,054.50	0.35
Credit Agricole 4.76%27 Cd Fdic Ins Due 2/1/2027 Us	CD	1.00	1.01	525,000.00	527,824.50	0.61
Conocophillips Co 4.7%30 Due 1/15/2030	Bond	1.00	1.00	750,000.00	753,636.75	0.87
Commonwealth B5.316% 26f Due 3/13/2026	Bond	1.00	1.01	100,000.00	101,008.30	0.12
Citigroup 1/10/2028	Bond	0.95	0.99	175,000.00	172,862.03	0.20
Citibank NA Note 5.49% 12/4/2026	Bond	1.00	1.02	250,000.00	254,387.25	0.29
CISCO SYS INC SR NOTE	Bond	1.00	1.01	305,000.00	308,466.33	0.36
Chase Issuance Trust Series 2024-A1 Class A 4.60% Due 1/16/2029 Dated 1/31/2024	Bond	1.00	1.01	520,000.00	522,939.35	0.60
Carmax Auto Owner Tr 2021-3 0.55% 6/15/2026	Bond	0.05	0.05	155,000.00	8,038.86	0.01
Carmax Auto Owner 5.34% 8/16/2027	Bond	0.61	0.61	195,000.00	119,372.51	0.14
Capital One Prime Auto 0.77% 9/15/2026	Bond	0.11	0.11	95,000.00	10,085.79	0.01
Capital One Funding 4.42% 5/15/2028	Bond	1.00	1.00	415,000.00	415,288.26	0.48
Capital One 3.92% 9/17/2029	Bond	1.00	0.99	615,000.00	610,432.64	0.71
California St 4.846%27 Go Utx Due 3/1/2027 Xtro Taxbl	Bond	1.00	1.01	265,000.00	268,619.90	0.31
Burlington Northn Santa Fe Cp Bond 3.00% 4/1/2025	Bond	1.08	1.00	110,000.00	109,984.93	0.13
Bp Cap Mkts Amer Inc Note Call Make Whole 5.017% 11/17/2027	Bond	1.00	1.02	380,000.00	385,824.26	0.45
Bmw Veh Owner Tr 5.47%28 Abs-auto Due 2/25/2028 -23a-	Bond	0.94	0.95	115,000.00	109,258.96	0.13
Bank of America, 4.98% Abs-cc 11/15/2028 -232-	Bond	1.00	1.02	230,000.00	233,785.41	0.27
Bank Of America, 4.79% Abs-Cc Due 5/15/2028 -231-	Bond	1.00	1.00	230,000.00	231,096.71	0.27
Bank Of America Corp Note Call Make Whole 1.73% 7/22/2027	Bond	0.96	0.96	500,000.00	481,929.50	0.56
Bank Of America 5.526% Due 8/18/2026	Bond	1.00	1.02	450,000.00	457,378.20	0.53
Bank NY Mellon Corp Ser J Mtn 1.60% 4/24/2025	Bond	1.02	1.00	115,000.00	114,712.16	0.13
Bank NY Mellon Corp Mtn 4.95% 4/26/2027	Bond	1.00	1.01	325,000.00	326,690.00	0.38
Bank America Corp Sr Note Fxd/Var	Bond	0.98	0.98	225,000.00	220,808.70	0.26
Bank Amer Corp Sr Glbl Nt 3.419% 12/20/2028	Bond	0.97	0.97	500,000.00	484,114.50	0.56
BAA-Jp Morgan Chase Bk NA 3.54% 5/1/2028	Bond	0.94	0.98	250,000.00	245,130.75	0.28

Name	Account/Security Type	Unit Cost	Price	Quantity	Market Value	% Assets
Client Aggregate		-	-	-	86,437,910.31	100.00
Astrazeneca Fin L 4.80% 2/26/2027	Bond	1.00	1.01	175,000.00	176,771.88	0.20
Apple Inc Note Call Make Whole 3.20% 5/11/2027	Bond	0.99	0.98	250,000.00	245,412.50	0.28
American Honda Fin Corp Med 2.35% 1/8/2027	Bond	0.92	0.96	250,000.00	240,936.25	0.28
American Honda F 5.25% Due 7/7/2026	Bond	1.00	1.01	155,000.00	156,344.01	0.18
American Express Company 0.000 7/26/2028	Bond	1.00	1.01	70,000.00	70,870.80	0.08
American Express Co Nt Fixed/Fltg 5.282% 7/27/2029	Bond	1.02	1.02	500,000.00	509,947.50	0.59
American Express 4.87% Abs-Cc 5/15/2028 -231-	Bond	1.00	1.01	255,000.00	256,394.88	0.30
American Exp Cr 5.23% 4/16/2029	Bond	1.00	1.02	625,000.00	636,874.19	0.74
Ally Auto Receiv 5.46% Abs-auto 5/15/2028 -231-	Bond	1.00	1.01	250,000.00	251,901.63	0.29

Name	Account Number	Mgmt. Style	Account/Security Type	Unit Cost	Price	Quantity	Market Value	% Assets
City of Santa Fe Springs - Fixed Income	47275745	Gov SMA		-	-	-	85,072,420.76	100.00
World Omni Auto Receivables Tr 0.81% 10/15/2026			Bond	0.07	0.07	120,000.00	8,796.30	0.01
Wf Card Issuance Ser CI A 4.94% 2/15/2029			Bond	1.00	1.01	650,000.00	656,732.25	0.77
Wf Card Issuance 4.29%29 Mbs-cmo Due 10/15/2029 -242-			Bond	1.00	1.00	235,000.00	234,728.69	0.28
Wells Fargo Bank Natl Assn Note 5.45% 8/7/2026			Bond	1.00	1.01	250,000.00	253,394.00	0.30
Wells Fargo Bank 5.254% 12/11/2026			Bond	1.00	1.01	400,000.00	405,538.00	0.48
Wells Fargo & Co Medium Term 3.526% 3/24/2028			Bond	0.94	0.98	250,000.00	245,060.25	0.29
Volkswagen Auto Ln Enhanced Tr 1.02% 6/22/2026			Bond	0.01	0.01	125,000.00	1,619.48	0.00
US Treasury Note W-2027 2.50% 3/31/2027			Bond	0.99	0.97	600,000.00	583,968.72	0.69
US Treasury Note 4.625% 9/30/2028			Bond	1.00	1.02	425,000.00	434,894.51	0.51
US Treasury Note 4.50% 5/31/2029			Bond	1.01	1.02	1,200,000.00	1,226,062.44	1.44
US Treasury Note 4.375% 7/15/2027			Bond	1.01	1.01	700,000.00	707,218.75	0.83
US Treasury Note 4.375% 12/31/2029			Bond	1.00	1.02	850,000.00	865,406.25	1.02
US Treasury Note 4.375% 11/30/2028			Bond	1.01	1.02	250,000.00	253,906.25	0.30
US Treasury Note 4.25% 6/30/2029			Bond	0.99	1.01	1,150,000.00	1,164,015.63	1.37
US Treasury Note 4.25% 2/28/2029			Bond	1.00	1.01	650,000.00	657,718.75	0.77
US Treasury Note 4.125% 3/31/2029			Bond	0.98	1.01	2,075,000.00	2,090,238.18	2.46

Name	Account Number	Mgmt. Style	Account/Security Type	Unit Cost	Price	Quantity	Market Value	% Assets
City of Santa Fe Springs - Fixed Income	47275745	Gov SMA		-	-	-	85,072,420.76	100.00
US Treasury Note 4.125% 11/30/2029			Bond	0.99	1.01	1,800,000.00	1,814,062.50	2.13
US Treasury Note 4.125% 10/31/2029			Bond	1.00	1.01	500,000.00	503,671.85	0.59
US Treasury Note 4.00% 2/29/2028			Bond	0.99	1.00	1,700,000.00	1,705,046.79	2.00
US Treasury Note 4.00% 2/28/2030			Bond	1.00	1.00	1,000,000.00	1,002,343.70	1.18
US Treasury Note 3.875% 3/15/2028			Bond	1.00	1.00	1,000,000.00	999,843.70	1.18
US Treasury Note 3.875% 12/31/2027			Bond	1.01	1.00	3,000,000.00	2,999,062.50	3.53
US Treasury Note 3.875% 11/30/2027			Bond	1.00	1.00	625,000.00	624,707.00	0.73
US Treasury Note 3.75% 8/15/2027			Bond	1.00	1.00	1,500,000.00	1,495,078.05	1.76
US Treasury Note 3.75% 12/31/2028			Bond	0.99	0.99	1,600,000.00	1,590,749.92	1.87
US Treasury Note 3.625% 5/31/2028			Bond	0.98	0.99	1,000,000.00	991,718.70	1.17
US Treasury Note 3.50% 9/30/2029			Bond	1.00	0.98	600,000.00	589,125.00	0.69
US Treasury Note 3.50% 1/31/2028			Bond	0.99	0.99	2,000,000.00	1,978,750.00	2.33
US Treasury Note 3.25% 6/30/2029			Bond	0.99	0.97	800,000.00	778,750.00	0.92
US Treasury Note 3.25% 6/30/2027			Bond	0.98	0.99	750,000.00	739,804.65	0.87
US Treasury Note 2.75% 4/30/2027			Bond	0.99	0.98	325,000.00	317,535.14	0.37
US Treasury Note 2.625% 5/31/2027			Bond	0.98	0.97	725,000.00	705,855.43	0.83
US Treasury Note 2.25% 2/15/2027			Bond	0.94	0.97	4,585,000.00	4,446,733.36	5.23
Unitedhealth Group Inc Note 4.80% 1/15/2030			Bond	1.01	1.01	750,000.00	757,232.25	0.89
United States Bancorp Medium U S Bancorp Medium Term Nts- R 5.384% 1/23/2030			Bond	1.02	1.02	500,000.00	510,829.50	0.60
Union Pac 3.95% 9/10/2028			Bond	0.99	0.99	500,000.00	493,704.50	0.58
Ubs Ag, Stamfo4.864% 28f Due 1/10/2028			Bond	1.00	1.00	250,000.00	251,196.25	0.30
U S Bancorp Medium Term Nts 0.00% 6/12/2029			Bond	1.03	1.03	500,000.00	514,493.50	0.60
Truist Finl Corp 4.26% 7-28-2026			Bond	1.00	1.00	105,000.00	104,769.95	0.12
Truist Financial Corporation N Ote M/W Clbl 5.90% 10/ 28/2026			Bond	1.00	1.01	110,000.00	110,662.64	0.13
Toyota Motor Cre 4.35%27 Due 10/8/2027			Bond	1.00	1.00	130,000.00	129,890.80	0.15
Toyota Auto Rece 5.09% Abs-Auto Due 2/15/2028 -23B-			Bond	1.00	1.00	270,000.00	270,264.98	0.32
Toyota Auto Rec Tr 2023-D A-3 0.059 8/15/2028			Bond	1.00	1.01	130,000.00	131,652.92	0.15
Toyota Auto Rec Own Ser 2021-D Cl A-3 0.71% 4/15/ 2026			Bond	0.06	0.06	100,000.00	5,720.36	0.01

Name	Account Number	Mgmt. Style	Account/Security Type	Unit Cost	Price	Quantity	Market Value	% Assets
City of Santa Fe Springs - Fixed Income	47275745	Gov SMA		-	-	-	85,072,420.76	100.00
Texas Instruments Inc Sr Nt 4.60% 2/8/2027			Bond	1.00	1.01	310,000.00	312,474.42	0.37
Texas Instrs Inc 4.60% 2/15/2028			Bond	1.02	1.01	115,000.00	116,199.22	0.14
Target Corp 1.95% 1/15/2027			Bond	1.00	0.96	200,000.00	192,317.40	0.23
State Str Corporation VAR 5.751% 11/4/2026			Bond	1.00	1.01	45,000.00	45,296.01	0.05
State Str Corp Sr Nt 4.33% 10/22/2027			Bond	1.00	1.00	300,000.00	300,196.20	0.35
STATE STR CORP SR NOTE			Bond	1.00	1.01	210,000.00	212,610.72	0.25
State Str Corp Note 5.27% 8/3/2026			Bond	1.00	1.01	195,000.00	197,221.25	0.23
Schwab Bank Sweep			Mutual Fund	-	1.00	7,914,923.54	7,914,923.54	9.30
Pnc Finl Svcs Gro Var 29 Due 6/12/2029			Bond	1.03	1.03	1,250,000.00	1,286,157.50	1.51
Pnc Financial Services Note 4.76% 1/26/2027			Bond	1.00	1.00	40,000.00	40,018.32	0.05
Novartis Capital Corp Note 3.80% 9/18/2029			Bond	1.00	0.98	465,000.00	454,890.44	0.53
Morgan Stanley Var 28 Due 4/13/2028			Bond	1.02	1.02	500,000.00	509,948.00	0.60
Morgan Stanley Ser I Mtn 4.21% 4/20/2028			Bond	0.99	0.99	500,000.00	496,200.00	0.58
Morgan Stanley Note Call Make Whole 5.05% 1/28/2027			Bond	1.00	1.00	200,000.00	200,563.80	0.24
Morgan Stanley Medium Term Note 3.125% 7/27/2026			Bond	1.06	0.98	175,000.00	171,972.15	0.20
Morgan Stanley 4.431% 1/23/2030			Bond	0.99	0.99	250,000.00	246,320.50	0.29
Mercedes Benz Auto Receivables 5.21% 8/16/2027			Bond	0.55	0.55	265,000.00	145,045.21	0.17
Mbart Remic 2023-1 A3 0.045 11/15/2027			Bond	0.65	0.65	135,000.00	87,759.94	0.10
Mastercard Inc 4.1%28 Due 1/15/2028			Bond	1.00	1.00	160,000.00	159,591.68	0.19
Jpmorgan Chase & Company 0.000 4/22/2027			Bond	0.97	0.97	400,000.00	388,021.60	0.46
Jpmorgan Chase & Co Sr Nt Fixed/fltg 0.00% 1/23/2030			Bond	1.01	1.01	500,000.00	504,934.00	0.59
JP Morgan Chase Bk 5.11% 12/8/2026			Bond	1.00	1.01	400,000.00	405,228.40	0.48
JP Morgan Chase &Co Note Call Make Whole 4.08% 4/26/2026			Bond	1.00	1.00	100,000.00	99,877.20	0.12
Hyundai Auto Recs Tr Cmo 2023-C CI A3 Monthly 0 Day Delay			Bond	1.00	1.01	200,000.00	202,655.74	0.24
Hyundai Auto Rec Tr Ser 2024-c CI A-3 4.42% 5/15/2029			Bond	1.00	1.00	240,000.00	240,386.59	0.28
Hyundai Auto Rec Tr Ser 2022-c CI A-3 5.39% 6/15/2027			Bond	0.61	0.61	185,000.00	113,067.76	0.13
Hyundai Auto Rec 5.48% Abs-Auto 4/17/2028 -23B-			Bond	1.00	1.01	140,000.00	141,112.99	0.17
Hyundai Auto Rec 4.58% Abs-Auto Due 4/15/2027 -23A-			Bond	0.73	0.73	220,000.00	159,867.97	0.19
Hyundai Auto 2.22% 10/15/2026			Bond	0.19	0.19	185,000.00	35,241.72	0.04

Name	Account Number	Mgmt. Style	Account/Security Type	Unit Cost	Price	Quantity	Market Value	% Assets
City of Santa Fe Springs - Fixed Income	47275745	Gov SMA		-	-	-	85,072,420.76	100.00
Honeywell Intl Inc Note Call Make Whole 4.65% 7/30/2027			Bond	1.00	1.01	160,000.00	161,088.32	0.19
Honeywell Intern 4.95% Due 2/15/2028			Bond	1.03	1.02	225,000.00	229,016.25	0.27
Honda Auto Receivables 2023-4 CI A3 5.67% 6/21/2028			Bond	1.00	1.01	115,000.00	116,420.34	0.14
Home Depot Inc Note Call Make Whole 2.80% 9/14/2027			Bond	0.94	0.97	250,000.00	241,490.50	0.28
Harley-Davidson Tr Ser 2023-A CI A-3 5.05% 12/15/2027			Bond	0.77	0.77	230,000.00	176,587.65	0.21
Harley-davidson Motorcycle Tr 3.06% 2/16/2027			Bond	0.19	0.19	175,000.00	32,416.48	0.04
Harley Davidson Mtr Tr Cmo 2023-B CI A3 Monthly 0 Day Delay			Bond	1.00	1.01	465,000.00	470,273.47	0.55
Gm Finl Consumer Automobile 0.68% 9/16/2026			Bond	0.10	0.10	80,000.00	8,202.05	0.01
Gm Finl Consumer 5.45% Abs-Auto Due 12/18/2028 -233-			Bond	1.00	1.01	140,000.00	141,254.34	0.17
Gm Finl Consumer 4.47% Abs-Auto Due 2/16/2028 -232-			Bond	0.90	0.90	180,000.00	161,390.14	0.19
Gm Finl Consumer 4.4%29 Abs-auto Due 8/16/2029 -244-			Bond	1.00	1.00	165,000.00	165,041.70	0.19
Gm Finl Consumer 1.26% 11/16/2026			Bond	0.15	0.15	75,000.00	10,954.07	0.01
Gm Finl Cons Auto Rec Tr Cmo 2023-4 CI A3 MO nthly 0 Day Delay Var			Bond	1.00	1.02	215,000.00	218,228.55	0.26
General Dynamics Corporation 3.75% 5/15/2028			Bond	0.97	0.98	275,000.00	270,197.68	0.32
Ford Cr Auto Owner 5.23% 5/15/2028			Bond	1.00	1.01	200,000.00	201,546.84	0.24
Ford CR Auto Owner 4.65% 2/15/2028			Bond	0.85	0.86	180,000.00	153,961.09	0.18
FNMA Remic Trust 2017-M15 A2 2.959% 9/25/2027			Bond	0.78	0.81	400,000.00	323,448.56	0.38
FNMA Gtd 2.702% 2/25/2026			Bond	0.46	0.48	300,000.00	143,640.51	0.17
Florida St Brd Admin Fin Corp Rev Taxable 1.26% 7/1/2025			Bond	1.00	0.99	255,000.00	252,901.35	0.30
Fifth Third Auto Tr Ser 2023-1 CI A-3 5.90% 8/15/2028			Bond	1.00	1.01	475,000.00	479,217.48	0.56
FHLMC Ser K-514 CI A2 4.572% 12/25/2028			Bond	1.01	1.01	330,000.00	332,346.83	0.39
FHLMC Ser K505 CI A2 4.82% 6/25/2028			Bond	1.01	1.01	700,000.00	709,796.43	0.83
FHLMC Ser K051 CI A2 3.308% 9/25/2025			Bond	0.93	0.92	150,000.00	138,245.01	0.16
FHLMC Multifamily Structured P Ser K065 CI A2 *24 Day Delay 3.243% 4/25/2027			Bond	0.96	0.98	600,000.00	588,042.36	0.69
FHLMC Multiclass Mtg Partn Ctfs Gtd 3.151% 11/25/2025			Bond	0.95	0.95	250,000.00	238,182.83	0.28
FHLMC Multiclass Mtg Partn Ctfs Gtd 2.745% 1/25/2026			Bond	0.89	0.93	525,000.00	487,560.73	0.57

Name	Account Number	Mgmt. Style	Account/Security Type	Unit Cost	Price	Quantity	Market Value	% Assets
City of Santa Fe Springs - Fixed Income	47275745	Gov SMA		-	-	-	85,072,420.76	100.00
FHLMC Mltcl Mt 2.282% 7/25/2026			Bond	0.84	0.88	400,000.00	351,562.84	0.41
Fhlmc 5.272%28 Mbs-cmo Due 8/25/2028 -kj47-			Bond	0.93	0.95	285,000.00	270,722.84	0.32
Fhlmc 5.21%29 Due 10/24/2029			Bond	1.00	1.00	2,000,000.00	2,000,878.00	2.35
Fhlmc 5.18%29 Mbs-cmo Due 3/25/2029 -k520-			Bond	1.00	1.03	295,000.00	303,445.97	0.36
Fhlmc 5.069%28 Mbs-cmo Due 10/25/2028 -k510-			Bond	1.00	1.02	235,000.00	240,214.67	0.28
Fhlmc 5%28 Mbs-cmo Due 11/25/2028 -k512-			Bond	1.01	1.02	265,000.00	270,390.97	0.32
Fhlmc 4.86%28 Mbs-cmo Due 10/25/2028 -k511-			Bond	1.00	1.02	360,000.00	365,795.06	0.43
Fhlmc 4.85%28 Mbs-cmo Due 9/25/2028 -k509-			Bond	0.98	1.02	600,000.00	609,287.82	0.72
Fhlmc 4.803%29 Mbs-cmo Due 5/25/2029 -k522-			Bond	1.00	1.02	675,000.00	685,729.40	0.81
Fhlmc 4.791%29 Mbs-cmo Due 9/25/2029 -k529-			Bond	1.02	1.02	310,000.00	315,173.93	0.37
Fhlmc 4.74%28 Mbs-cmo Due 8/25/2028 -k508-			Bond	0.98	1.01	650,000.00	657,854.21	0.77
Fhlmc 4.65%28 Mbs-cmo Due 8/25/2028 -k506-			Bond	0.99	1.01	650,000.00	656,233.76	0.77
Fhlmc 4.543%29 Mbs-cmo Due 7/25/2029 -k526-			Bond	1.01	1.01	495,000.00	498,371.59	0.59
Fhlmc 4.508%29 Mbs-cmo Due 7/25/2029 -k528-			Bond	1.02	1.01	195,000.00	196,068.05	0.23
FHLMC 3.43% 1/25/2027			Bond	0.97	0.99	700,000.00	689,612.42	0.81
FHLMC 3.347% 11/25/2026			Bond	0.94	0.95	240,000.00	228,988.92	0.27
FHLMC 2.995% 12/25/2025			Bond	0.94	0.94	250,000.00	235,545.90	0.28
FHLMC 2.653% 9/25/2049			Bond	0.95	0.98	450,000.00	439,859.66	0.52
FHLMC 2.57% 7/25/2026			Bond	0.95	0.98	300,000.00	293,951.40	0.35
FHLMC 1.77% 5/25/2028			Bond	0.88	0.93	500,000.00	464,089.45	0.55
FHLMC 1.336% 9/25/2027			Bond	0.92	0.94	450,000.00	422,923.77	0.50
Federal Ntnl Mortga 5%30 Due 3/27/2030			Bond	1.00	1.00	2,000,000.00	1,999,110.00	2.35
Federal Ntnl Mor 5.05%30 Due 2/13/2030			Bond	1.00	1.00	2,000,000.00	2,000,030.00	2.35
Federal Ntnl Mo 4.181%28 Mbs-cmo Due 7/25/2028 -23m6-			Bond	0.92	0.95	550,000.00	521,719.06	0.61
Federal Ntnl Mo 3.061%27 Mbs-cmo Due 6/25/2027 -17m12-			Bond	0.55	0.57	400,000.00	229,908.96	0.27
Federal Home Ln Mtg 0.00% Mbs-cmo 1/25/2029 -k518-			Bond	1.05	1.04	525,000.00	543,509.61	0.64
Federal Home Ln 4.72%29 Mbs-cmo Due 5/25/2029 --			Bond	1.01	1.01	520,000.00	526,865.14	0.62
Eli Lilly & Co Note Call Make Whole 4.50% 2/9/2027			Bond	1.00	1.01	270,000.00	271,558.17	0.32
Discover Bank, A 4.31% Abs-Cc Due 3/15/2028 -231-			Bond	1.00	1.00	225,000.00	224,689.79	0.26

Name	Account Number	Mgmt. Style	Account/Security Type	Unit Cost	Price	Quantity	Market Value	% Assets
City of Santa Fe Springs - Fixed Income	47275745	Gov SMA		-	-	-	85,072,420.76	100.00
Discover Bank A 4.93% Abs-Cc 6/15/2028 -232-			Bond	1.00	1.01	455,000.00	458,245.24	0.54
Deere John Capital Corp Mtn 2.35% 3/8/2027			Bond	1.00	0.96	125,000.00	120,617.75	0.14
Deere John Cap Corp Medium Term 5.15% 9/8/2026			Bond	1.00	1.01	300,000.00	304,054.50	0.36
Conocophillips Co 4.7%30 Due 1/15/2030			Bond	1.00	1.00	750,000.00	753,636.75	0.89
Commonwealth B5.316% 26f Due 3/13/2026			Bond	1.00	1.01	100,000.00	101,008.30	0.12
Citigroup 1/10/2028			Bond	0.95	0.99	175,000.00	172,862.03	0.20
Citibank NA Note 5.49% 12/4/2026			Bond	1.00	1.02	250,000.00	254,387.25	0.30
CISCO SYS INC SR NOTE			Bond	1.00	1.01	305,000.00	308,466.33	0.36
Chase Issuance Trust Series 2024-A1 Class A 4.60% Due 1/16/2029 Dated 1/31/2024			Bond	1.00	1.01	520,000.00	522,939.35	0.61
Carmax Auto Owner Tr 2021-3 0.55% 6/15/2026			Bond	0.05	0.05	155,000.00	8,038.86	0.01
Carmax Auto Owner 5.34% 8/16/2027			Bond	0.61	0.61	195,000.00	119,372.51	0.14
Capital One Prime Auto 0.77% 9/15/2026			Bond	0.11	0.11	95,000.00	10,085.79	0.01
Capital One Funding 4.42% 5/15/2028			Bond	1.00	1.00	415,000.00	415,288.26	0.49
Capital One 3.92% 9/17/2029			Bond	1.00	0.99	615,000.00	610,432.64	0.72
California St 4.846%27 Go Utx Due 3/1/2027 Xtro Taxbl			Bond	1.00	1.01	265,000.00	268,619.90	0.32
Burlington Northn Santa Fe Cp Bond 3.00% 4/1/2025			Bond	1.08	1.00	110,000.00	109,984.93	0.13
Bp Cap Mkts Amer Inc Note Call Make Whole 5.017% 11/17/2027			Bond	1.00	1.02	380,000.00	385,824.26	0.45
Bmw Veh Owner Tr 5.47%28 Abs-auto Due 2/25/2028 -23a-			Bond	0.94	0.95	115,000.00	109,258.96	0.13
Bank of America, 4.98% Abs-cc 11/15/2028 -232-			Bond	1.00	1.02	230,000.00	233,785.41	0.27
Bank Of America, 4.79% Abs-Cc Due 5/15/2028 -231-			Bond	1.00	1.00	230,000.00	231,096.71	0.27
Bank Of America Corp Note Call Make Whole 1.73% 7/22/2027			Bond	0.96	0.96	500,000.00	481,929.50	0.57
Bank Of America 5.526% Due 8/18/2026			Bond	1.00	1.02	450,000.00	457,378.20	0.54
Bank NY Mellon Corp Ser J Mtn 1.60% 4/24/2025			Bond	1.02	1.00	115,000.00	114,712.16	0.13
Bank NY Mellon Corp Mtn 4.95% 4/26/2027			Bond	1.00	1.01	325,000.00	326,690.00	0.38
Bank America Corp Sr Note Fxd/Var			Bond	0.98	0.98	225,000.00	220,808.70	0.26
Bank Amer Corp Sr Gbl Nt 3.419% 12/20/2028			Bond	0.97	0.97	500,000.00	484,114.50	0.57
BAA-Jp Morgan Chase Bk NA 3.54% 5/1/2028			Bond	0.94	0.98	250,000.00	245,130.75	0.29
Astrazeneca Fin L 4.80% 2/26/2027			Bond	1.00	1.01	175,000.00	176,771.88	0.21

Name	Account Number	Mgmt. Style	Account/Security Type	Unit Cost	Price	Quantity	Market Value	% Assets
City of Santa Fe Springs - Fixed Income	47275745	Gov SMA		-	-	-	85,072,420.76	100.00
Apple Inc Note Call Make Whole 3.20% 5/11/2027			Bond	0.99	0.98	250,000.00	245,412.50	0.29
American Honda Fin Corp Med 2.35% 1/8/2027			Bond	0.92	0.96	250,000.00	240,936.25	0.28
American Honda F 5.25% Due 7/7/2026			Bond	1.00	1.01	155,000.00	156,344.01	0.18
American Express Company 0.000 7/26/2028			Bond	1.00	1.01	70,000.00	70,870.80	0.08
American Express Co Nt Fixed/Fltg 5.282% 7/27/2029			Bond	1.02	1.02	500,000.00	509,947.50	0.60
American Express 4.87% Abs-Cc 5/15/2028 -231-			Bond	1.00	1.01	255,000.00	256,394.88	0.30
American Exp Cr 5.23% 4/16/2029			Bond	1.00	1.02	625,000.00	636,874.19	0.75
Ally Auto Receiv 5.46% Abs-auto 5/15/2028 -231-			Bond	1.00	1.01	250,000.00	251,901.63	0.30

Name	Account Number	Mgmt. Style	Account/Security Type	Unit Cost	Price	Quantity	Market Value	% Assets
City of Santa Fe Springs - MM & CD	98535216	Gov Cash - CD/ MM		-	-	-	1,365,489.55	100.00
Nordea Bk Abp New York Brh 5.53% 11/3/2025			CD	1.00	1.01	325,000.00	327,455.05	23.98
Natixis, New Yor 5.61%26 Cd Fdic Ins Due 9/18/2026 Fr			CD	1.00	1.02	500,000.00	510,210.00	37.36
Credit Agricole 4.76%27 Cd Fdic Ins Due 2/1/2027 Us			CD	1.00	1.01	525,000.00	527,824.50	38.65

DISCLOSURE

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THANK YOU