

AGENDA

MEETING OF THE BOARD OF COMMISSIONERS

Chair: Holly J. Mitchell

Thursday, November 14, 2024
1:30 PM – 4:30 PM

Meeting Location:

First 5 LA
750 N. Alameda Street
Los Angeles, CA 90012

1. **ACTION**
Call to Order / Roll Call
2. **ACTION**
AB 2449 Request to Participate Remotely Due to Just Cause or Emergency
Circumstances
3. **ACTION**
Consent
 - A. Approve Commission Meeting Summary Action Minutes – October 10, 2024 3
 - B. Approve the Monthly Financial Statements for the Months Ending July 31, August 31, and September 30, 2024 8
 - C. Contract: Approve One (1) Renewal and Authorize Staff to Complete Final Execution of the Agreement Upon Approval from the Board 21
 - D. Approve Policy on Compensation & General Human Resources Procedures 23
 - E. Approve Investment Portfolio Update for Q1 26
4. **INFORMATION** 42
Remarks by the Commission Chair of the Board
- 2025 Board Meeting Calendar
5. **INFORMATION** 43
President/CEO Report
6. **INFORMATION** 59
Strategic Plan Implementation Updates – Initiatives and Tactics

COMMISSIONERS

Los Angeles County Supervisor
Holly J. Mitchell
Chair
Summer McBride
Vice Chair

Presenters: Chrissie M. Castro, Chrissie M. Castro & Associates, Rigoberto Rodriguez, Chrissie M. Castro & Associates; Jenny Kern, Managing Senior Vice President, Spitfire; Celina

EX OFFICIO MEMBERS

Robert Byrd, Psy.D.
Abigail Marquez
Aima Coñtes
Barbara Ferrer, Ph.D.
M.P.H., M.Ed.
Astrid Heger, M.D.
Deanna Tilton Durfee
Jacquelyn McCroskey, DSW
Alejandra Albarran Moses
Brandon Nichols

PRESIDENT & CEO

Karla Pleitez Howell

EXECUTIVE VICE PRESIDENT

John A. Wagner

A PUBLIC ENTITY

Rivas, Program Associate; Alicia Lara, President & CEO, Community Partners

- 7. Break
- 8. **ACTION** **96**
Approval of 2025 Policy Agenda

Presenters: Aurea Montes-Rodriguez, Vice President of Community Engagement and Policy Ofelia Medina, Senior Policy Strategist

- 9. **INFORMATION** **106**
Advancing Equity for Early Childhood in Los Angeles: The First 5 LA Equity Index

Presenters: Aurea Montes-Rodriguez, Vice President of Community Engagement and Policy; Kimberly Hall, Director of Impact and Accountability; John Kim, President & CEO of Catalyst California

- 10. **ACTION** **129**
Approve Lease Agreement with Department of Public Health for the 2nd Floor of the First 5 LA Building
- 11. **INFORMATION**
Public Comment (for items not on the agenda)
- 12. **ACTION**
Adjournment



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SUMMARY ACTION MINUTES

FIRST 5 LA

October 10, 2024

Meeting of the Board of Commissioners

Hybrid of In-Person and Virtual

Special Meeting | Closed Session: 12:15-1:15 pm

Regular Session: 1:30-4:30 pm

COMMISSIONER PRESENT

Commissioners:

Robert Byrd (joined virtually)
Alma Cortes
Barbara Ferrer
Astrid Heger
Summer McBride
Holly Mitchell (Chair)
Maricela Ramirez (joined virtually)
Carol Sigala

Ex-Officio Commissioners:

Jacquelyn McCroskey
Deanne Tilton Durfee
Lisa Whitecrow (Alternate)

COMMISSIONERS ABSENT:

Abigail Marquez
Alejandra Albarran Moses
Brandon Nichols

STAFF PRESENT:

Karla Pleitez Howell, President & CEO
Linda Vo, Board Relations Manager
John Wagner, Executive Vice President

GENERAL COUNSEL:

Serita Young, Attorney-at-Law

CALL TO ORDER / ROLL CALL:

1. Commission Chair Holly Mitchell called the meeting to order at 1:30 pm. Quorum was present.

2. **AB 2449 Request(s) to Participate Remotely Due to Emergency Circumstances and Notice(s) of Remote Participation for Just Cause**

Commissioner Maricela Ramirez joined under AB 2449 due to traveling on behalf of LACOE and Commissioner Byrd joined under AB 2449 due to being sick.

3. **Report out on Closed Session of the Board of Commissioners – October 10, 2024**

There were no reportable actions.

4. **CONSENT**

A. Approve Special Commission Meeting Summary Action Minutes – June 13, 2024

B. Approve the Monthly Financial Statements Month Ending May 31, 2024

C. Contract: Approve One (1) Renewal and Authorize Staff to Complete the Final Execution of the Agreement Upon Approval from the Board.

D. Approve Investment Portfolio Update for Q4

E. Approve Biennial Update to First 5 LA COI Code

F. Approve Annual Comprehensive Financial Report for the Year Ended June 30, 2024

SUMMARY ACTION MINUTES
MEETING OF THE BOARD OF COMMISSIONERS (HYBRID)

October 10, 2024

Special Meeting | Closed Session: 12:15-1:15 pm

Regular Session: 1:30-4:30 pm

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M/S (Alma Cortes/Summer McBride)

Roll Call:

Robert Byrd – Aye
Alma Cortes – Aye
Barbara Ferrer – Aye
Astrid Heger – Aye
Holly Mitchell – Aye
Summer McBride – Aye
Maricela Ramirez – Aye
Carol Sigala – Aye

THE ITEMS WERE APPROVED

COMMISSION: (Items 5– 15)

5. Remarks by the Commission Chair

Remarks were given by Supervisor Holly Mitchell.

6. President & CEO’s Report

A report out was given by Karla Pleitez Howell.

**7. Public Hearing
Approval to Submit First 5 LA Annual Report to First 5 CA**

M/S (Barbara Ferrer/Astrid Heger)

Roll Call:

Robert Byrd – Aye
Alma Cortes – Aye
Barbara Ferrer – Aye
Astrid Heger – Aye
Holly Mitchell – Aye
Summer McBride – Aye
Maricela Ramirez – Aye
Carol Sigala – Aye

THE ITEM WAS APPROVED

There was no further discussion on this item.

8. Approve Proposed Direction on the Long-Term Financial Plan to Align with the Strategic Plan for 2024-2029

The presentation by Mr. Nino and Mr. Ortega focused on the Long-Term Financial Plan (LTFP) and its spending limits, which were initially designed to balance revenue and expenditures for fiscal years 27 and 28. However, it was noted that the LTFP did not account for the impact of

SUMMARY ACTION MINUTES

Proposition 31, which banned flavored tobacco products. The team then reviewed the financial framework for First 5 LA's resources, considering two options for annual funding and projected available fund balances by fiscal years 34 and 35. The options presented were:

- Option 1: \$55 million in annual funding, resulting in an available fund balance of \$84 million by FY 34/35.
- Option 2: \$60 million in annual funding, leading to an available fund balance of \$33 million by FY 34/35.

The team agreed to align resources for fiscal years 27 and 28, with a gradual reduction in funding year-over-year, creating a reasonable glide path. The discussion also included an analysis of the implications of these funding options on the organization's available fund balance and the timing of the alignment.

The team considered two options: the first offering a longer period of service, and the second enabling more proactive and strategic investment. After discussion, the Board expressed a preference for the second option, as it would allow for greater investment in early care and education. A motion was made to proceed with the second option.

The meeting concluded with a call for board action and further discussion on the two funding options. Board Chair Mitchell asked for a motion on the second option (\$60 million).

M/S (Barbara Ferrer/Astrid Heger)

Roll Call:

Robert Byrd – Aye
Alma Cortes – Aye
Barbara Ferrer – Aye
Astrid Heger – Aye
Holly Mitchell – Aye
Summer McBride – Aye
Maricela Ramirez – Aye
Carol Sigala – Aye

THE ITEM WAS APPROVED

There is no further discussion on this item.

9. Consideration of Lease Agreement for the 2nd Floor of the First 5 LA Building

Mr. Nino presented some potentially positive developments regarding a contract with the County Department of Public Health. Specifically, he highlighted that the lease for the second floor of First 5 LA is expected to be completed by mid to late December. The board was asked to review and consider approving the attached lease agreement. Additionally, the board was requested to authorize the President and CEO to proceed with negotiations, make any necessary revisions, and execute the final agreement at the upcoming November Board meeting.

There is no further discussion on this item.

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10. Policy on Compensation & General Human Resources Procedures

Ms. Collins introduced a policy to delegate authority for the administration of human resources to the President & CEO. This includes overseeing organizational structure, personnel management (hiring, discipline, termination, and evaluation), and compensation. The policy follows the Board's approval of the 2024-2029 strategic plan and the subsequent organizational restructuring to align staff functions with the plan's goals. It also responds to a recommendation from the FY 2022/23 audit for greater transparency through a Board-approved policy. Any financial implications related to human resources decisions will continue to be addressed in the annual budget process. The policy was reviewed by the Executive Committee in September 2024 and will be presented as an action item for approval on consent at the November Board meeting.

There is no further discussion on this item.

11. Review of 2025 Policy Agenda

As part of First 5 LA's annual planning process, Ms. Medina and Mr. Zamora presented the proposed 2025 policy agenda, marking a significant shift toward a multi-year approach that aligns with the organization's strategic plan for 2024-2029. This new policy agenda will serve as a comprehensive framework to guide the organization's policy and advocacy efforts over the coming years.

The agenda will help determine the areas where First 5 LA will take a leading role in driving policy change, where it will provide support to ongoing initiatives, and where it will not engage in certain policy issues. By clearly outlining these priorities, the agenda ensures that the organization remains focused on its mission and strategic objectives.

In particular, the 2025 policy agenda is designed to advance First 5 LA's overarching goals of addressing fundamental needs, fostering nurturing relationships, and laying a strong foundation for the well-being, development, and success of children and families. This framework will ensure that the organization's efforts are aligned with its long-term vision, creating lasting impact and positive outcomes for the communities it serves.

The team outlined their plans for the upcoming year, with a focus on the 2025 legislative cycle. They will begin by preparing to analyze and respond to Governor Newsom's proposed budget in early January, while also monitoring new legislation that aligns with their policy priorities. Additionally, they will continue to collaborate with coalition partners to advocate for key issues in anticipation of Governor Newsom's budget release in May. The team expects budget negotiations to commence before June 15 and continue through June 30.

There is no further discussion on this item.

12. Break

13. Annual Review of 2024-29 Strategic Plan

Mr. Wagner informed the Commission that First 5 LA is required by Proposition 10 to conduct an annual review of its strategic plan, submit an annual report, and hold an annual audit as part of the conditions for receiving Proposition 10 funds. This year, there are no proposed

SUMMARY ACTION MINUTES

changes to the strategic plan, so the review will be conducted without a public hearing. The last public hearing took place in September 2023, followed by the adoption of the 2024-2029 strategic plan in November 2023. The current discussion will provide a brief update on the progress made since that adoption, focusing on the development of tactics, and will fulfill the annual review requirement. No further action is required by the Board to meet Proposition 10 requirements.

There is no further discussion on this item.

14. Strategic Plan Implementation Update

Ms. Castro focused on First 5 LA's approved strategic plan, which outlines goals, objectives, strategies, and tactics. The Board emphasized the importance of aligning with the strategic plan, ensuring a focus on families with children under 5, integrating equity-driven processes, and maintaining fiscal responsibility. She provided an overview of the 10-month process staff undertook with consultant partners, involving extensive stakeholder engagement, which helped develop 10 categories of tactics. Stakeholder leadership interviews also contributed to shaping these tactics.

The discussion included a focus on maternal and child welfare, particularly mental health services and education. Some Board comments were made about identifying at-risk mothers and the need for greater education on perinatal mood disorders. Additionally, there was a conversation about the importance of amplifying targeted tactics to support the achievement of broader, universal goals. The next steps involve gathering further feedback, refining the initiatives, and preparing the plan for presentation and seeking the Board's directional endorsement in November.

There is no further discussion on this item.

15. Public Comment (for items not on the agenda)

No general public comments.

ADJOURNMENT:

The Commission adjourned at 4:32 pm.

NEXT MEETING:

The next Commission meeting will take place on Thursday, November 14, 2024, at 1:30 pm.

Meeting details will be posted per Brown Act Requirements

Meeting minutes were recorded by Linda Vo, Board Relations Manager

FIRST 5 LA

SUBJECT:
Monthly Financial Reports

RECOMMENDATION:
Approval of the monthly financial statements for the months ending July 31, August 31, and September 30, 2024.

BACKGROUND:
Staff provides monthly financial reports for the Commission's review and approval to ensure transparency of the financial status of First 5 LA.

DISCUSSION:
For the FY 2023-24 year-end closing purposes, we converted from a cash basis to modified accrual basis and accounted for all assets and liabilities as of June 30, 2024. Beginning July 1, 2024, these statements revert to a cash basis and account for reversals of any accruals for either revenues or expenditures.

July 31, 2024
First 5 LA began the month of July with a cash balance of \$291.6 million. During the month of July 2024, we received \$7,127 in revenues. Tobacco tax revenue for April, May and June in the amount of \$9.8 million was booked as receivable in FY 2023-24. We had \$12,348 in program expenditures, and \$1.0 million in operating expenditures. First 5 LA ended the month with a cash balance of \$290.6 million.

August 31, 2024
First 5 LA began the month of August with a cash balance of \$290.6 million. During the month of August 2024, we received \$796,626 in revenues. We had \$975,567 in program expenditures, and \$1.1 million in operating expenditures. As a result, First 5 LA ended the month with a cash balance of \$289.3 million.

September 30, 2024
First 5 LA began the month of September with a cash balance of \$289.3 million. During the month of September 2024, we received \$472,330 in revenues. We had \$6.3 million in program expenditures, and \$1.1 million in operating expenditures. As a result, First 5 LA ended the month with a cash balance of \$282.4 million.

This report includes detailed financial information for the months ending July 31, August 31, and September 30, 2024. The financial statements are unaudited and reported as a "soft close." All materials in this packet and check registers are available online. Statements in this report include the following:

- **Revenue and Expense Statement:** Summarizes financial statements to highlight the starting cash balance, revenues received, program and operating expenses, and the ending cash balance for the month.
- **Balance Sheet:** Provides a "snapshot" view of the Commission's assets, liabilities and fund balance as of July 31, August 31, and September 30, 2024.
- **Detailed operating and program expenditures:** Shows expenses against the FY 2024-25 Budget approved on June 13, 2024.

**Los Angeles County Children and Family First -
Proposition 10 Commission (aka) First 5 LA
Revenue and Expense Statement
July 31, 2024, Unaudited**

	REVENUES AND EXPENDITURES	
Net Position as of Net Position June 30, 2024	\$ 291,616,345	
Revenue		
Monthly State Allotments	-	(1)
State Commission - Other Program Funds	-	
Interest Income - Unreserved	7,127	
Investment Income - Other	-	
Total Revenue	\$ 7,127	
Expenses		
Program Budget (Attachment A)		
2020-2028 Strategic Plan: Focusing For The Future	\$ 12,348	
Legacy Investments	-	
Total Initiative/Program Expenses	\$ 12,348	
Operation and Administration (Attachment B)		
Personnel	\$ 852,026	
General Operating	174,798	
Consultant Services	-	
Professional Services	-	
Travel Expenses	-	
Professional Development	-	
Capital Improvements	-	
Total Operation and Administration	\$ 1,026,824	
Total Expenses	\$ 1,039,172	
Variance (Revenue - Expenses)	\$ (1,032,045)	
Net Position as of July 31, 2024	\$ 290,584,300	(2)

NOTE:

- 1) Tobacco tax revenue for April, May and June in the amount of \$9.8 million was booked as a receivable in FY 2023-24.
- 2) Net Position excludes fixed assets and liabilities.

LOS ANGELES COUNTY CHILDREN AND FAMILY FIRST - PROPOSITION 10 COMMISSION (AKA FIRST 5 LA)
PROGRAM EXPENDITURES BY FY 2023-24 BUDGET
JULY 31, 2024, UNAUDITED

INITIATIVE/PROGRAM	FY 2024-25 BUDGET	JULY EXPENDITURES	FISCAL YTD EXPENDITURES	BALANCE REMAINING
2020-2028 STRATEGIC PLAN				
Center for Child and Family Impact				
Family Supports	36,597,160	-	-	36,597,160
Communities	12,502,000	-	-	12,502,000
Early Care & Education	5,585,940	7,348	7,348	5,578,592
Health Systems	2,383,000	-	-	2,383,000
Center Support	390,000	-	-	390,000
Office of Government Affairs & Public Policy				
Early Childhood Policy and Advocacy Fund	3,600,000	-	-	3,600,000
Policy Advocacy Fund Technical Assistance Provider	535,000	-	-	535,000
Organization-wide Sponsorships	275,000	5,000	5,000	270,000
Organizational Memberships	160,000	-	-	160,000
Organization-wide Partnerships	160,000	-	-	160,000
Policy & Advocacy Stakeholder Engagement	160,000	-	-	160,000
State Policy and Sustainability Advocate	300,000	-	-	300,000
Strategic Plan Advocacy Strategies	590,000	-	-	590,000
Office of Communications				
Strategic Communications	1,417,825	-	-	1,417,825
Strategic Communications Partnerships	200,000	-	-	200,000
Strategic Marketing	1,100,000	-	-	1,100,000
Office of Data for Action				
Annual Reporting				
Data Requests	5,000	-	-	5,000
Children's Data Network (CDN)	706,000	-	-	706,000
WIC Data Mining Research Partnership	323,000	-	-	323,000
Data Agenda	250,000	-	-	250,000
Impact Framework	153,000	-	-	153,000
Subtotal 2020-2028 Strategic Plan	67,392,925	12,348	12,348	67,380,577
LEGACY INVESTMENTS				
Little by Little/One Step Ahead Program	2,579,000	-	-	2,579,000
Subtotal Legacy Investments	2,579,000	-	-	2,579,000
Emerging Opportunities Fund	150,000	-	-	150,000
TOTAL	70,121,925	12,348	12,348	70,109,577

The FY 2024-25 program budget was approved by the Board of Commissioners on June 13, 2024.

NOTES:

Journal entries for FY 2023-24 accrued expenses were reversed in July 2024. The amounts reported are the actual program expenditures for July 2024.

**Los Angeles County Children and Family First -
Proposition 10 Commission (aka) First 5 LA
Operating & Administrative Budget Update
JULY 31, 2024, UNAUDITED**

OPERATION AND ADMINISTRATION EXPENSE	JULY ACTUAL	FISCAL YTD ACTUAL	FY 2024-25 BUDGET	FISCAL YTD VARIANCE
Personnel Services				
Salaries & Wages	596,801	596,801	12,552,062	11,955,261
Fringe Benefits	255,225	255,225	4,558,568	4,303,343
Total Personnel Services	852,026	852,026	17,110,630	16,258,604
General Operating Expenses				
ADP Payroll Charges	-	-	42,000	42,000
Workers Compensation Insurance	58,163	58,163	70,000	11,837
Utilities	-	-	185,000	185,000
Corporate Insurance	74,079	74,079	140,800	66,721
Mileage, Parking and Other Transportation	-	-	21,463	21,463
Telephones	879	879	70,300	69,421
Cell Phones & Mobile Devices	8,000	8,000	115,400	107,400
Outside Printing & Publishing	-	-	2,450	2,450
Other Supplies	-	-	6,000	6,000
Postage & Delivery	-	-	4,000	4,000
Educational Supplies	-	-	5,200	5,200
Office Supplies	-	-	47,260	47,260
Subscriptions & Publication	-	-	27,065	27,065
Equipment-Rents & Leases	1,002	1,002	16,000	14,998
Building Repair & Maintenance	275	275	172,580	172,305
Equipment Repair & Maintenance	-	-	5,500	5,500
Offsite Storage	-	-	5,200	5,200
Hardware & Software Maintenance	32,259	32,259	374,000	341,741
Miscellaneous/Contingency	-	-	60,000	60,000
Stipend Honorarium	-	-	0	-
Internal Meeting	141	141	102,600	102,459
Divisional Capacity Building	-	-	30,000	30,000
Total General Operating Expenses	174,798	174,798	1,502,818	1,328,020
Consultant Services				
Consultant Fees	-	-	1,369,750	1,369,750
Other Professional Fees	-	-	300,260	300,260
Total Consultant Services	-	-	1,670,010	1,670,010
Professional Services				
Audit	-	-	72,000	72,000
Legal Fees	-	-	200,000	200,000
Professional Dues	-	-	59,150	59,150
Staff Recruitment	-	-	12,000	12,000
Commission Stipends	-	-	20,000	20,000
Web-Based Services	-	-	93,000	93,000
Bank & Other Service Charges	-	-	13,000	13,000
Total Professional Services	-	-	469,150	469,150
Travel Expenses				
Airfare	-	-	105,700	105,700
Lodging	-	-	102,746	102,746
Per Diem	-	-	47,488	47,488
Other Travel Expense	-	-	15,475	15,475
Total Travel Expenses	-	-	271,409	271,409
Professional Development				
Training Material & Supplies	-	-	14,600	14,600
In-house Training	-	-	77,200	77,200
Leadership Programs	-	-	129,700	129,700
Conference/Training Registrations	-	-	98,600	98,600
Outside Training	-	-	62,350	62,350
Total Professional Development	-	-	382,450	382,450
Capital Improvements				
Capital Outlay (Equipment Purchases)	-	-	130,000	130,000
Total Capital Improvements	-	-	130,000	130,000
TOTAL OPERATING EXPENSES	1,026,824	1,026,824	21,536,467	20,509,643

NOTES - OPERATING & ADMINISTRATIVE BUDGET UPDATE:

The administrative expenses are within the maximum authorized under the Board policy.

The FY 2024-25 operating budget was approved by the Board of Commissioners on June 13, 2024.

**Los Angeles County Children and Families First -
Proposition 10 Commission
Statement of Net Assets
July 31, 2024 Unaudited**

Current Assets:

Cash	\$	7,628,169
Cash- Morlin Mgmt Corp		269,660
Investment:		
Operating and Allocated funds		137,510,473
Specific Investment - County Pooled		134,000,000
Advance - Regional Network (RN)		2,757,663
Advance - Various		261,617
Other Receivables		6,914,348
Total Current Assets	\$	289,341,930

Fixed Assets:

Land	\$	2,039,000
Building & Improvements		15,970,799
Furniture & Fixtures		627,671
Computer, Software & Accessories		2,359,548
Office Equipment		346,044
Accumulated Depreciation		(8,070,597)
Total Fixed Assets	\$	13,272,465

Total Assets

\$ 302,614,394

Liabilities and Net Assets

Current liabilities:

Other Liabilities	\$	(17,408) (1)
Total Current Liabilities	\$	(17,408)

Net Assets:

Investment in capital assets	\$	13,272,465
Restricted		289,359,337
Total Net Assets	\$	302,631,802

Total Liabilities and Net Assets

\$ 302,614,394

NOTES:

(1) Other Liabilities include accounts payable, and other related liabilities.

**Los Angeles County Children and Family First -
Proposition 10 Commission (aka) First 5 LA
Revenue and Expense Statement
August 31, 2024, Unaudited**

	REVENUES AND EXPENDITURES	
Net Position as of Net Position July 31, 2024	\$ 290,584,300	
Revenue		
Monthly State Allotments	-	
State Commission - Other Program Funds	-	
Interest Income - Unreserved	796,626	
Investment Income - Other	-	
Total Revenue	\$ 796,626	
Expenses		
Program Budget (Attachment A)		
2020-2028 Strategic Plan: Focusing For The Future	\$ 846,441	
Legacy Investments	129,126	
Total Initiative/Program Expenses	\$ 975,567	
Operation and Administration (Attachment B)		
Personnel	\$ 1,002,278	
General Operating	29,668	
Consultant Services	24,147	
Professional Services	4,942	
Travel Expenses	3,745	
Professional Development	3,544	
Capital Improvements	-	
Total Operation and Administration	\$ 1,068,324	
Total Expenses	\$ 2,043,891	
Variance (Revenue - Expenses)	\$ (1,247,266)	
Net Position as of August 31, 2024	\$ 289,337,034	(1)

NOTE:

1) Net Position excludes fixed assets and liabilities.

LOS ANGELES COUNTY CHILDREN AND FAMILY FIRST - PROPOSITION 10 COMMISSION (AKA FIRST 5 LA)
PROGRAM EXPENDITURES BY FY 2023-24 BUDGET
AUGUST 31, 2024, UNAUDITED

INITIATIVE/PROGRAM	FY 2024-25 BUDGET	AUGUST EXPENDITURES	FISCAL YTD EXPENDITURES	BALANCE REMAINING
2020-2028 STRATEGIC PLAN				
Center for Child and Family Impact				
Family Supports	36,597,160	289,002	289,002	36,308,158
Communities	12,502,000	-	-	12,502,000
Early Care & Education	5,585,940	93,931	101,279	5,484,661
Health Systems	2,383,000	95,478	95,478	2,287,522
Center Support	390,000	50,000	50,000	340,000
Office of Government Affairs & Public Policy				
Early Childhood Policy and Advocacy Fund	3,600,000	-	-	3,600,000
Policy Advocacy Fund Technical Assistance Provider	535,000	-	-	535,000
Organization-wide Sponsorships	275,000	26,000	31,000	244,000
Organizational Memberships	160,000	-	-	160,000
Organization-wide Partnerships	160,000	50,000	50,000	110,000
Policy & Advocacy Stakeholder Engagement	160,000	-	-	160,000
State Policy and Sustainability Advocate	300,000	-	-	300,000
Strategic Plan Advocacy Strategies	590,000	121,800	121,800	468,200
Office of Communications				
Strategic Communications	1,417,825	110,780	110,780	1,307,045
Strategic Communications Partnerships	200,000	-	-	200,000
Strategic Marketing	1,100,000	50	50	1,099,950
Office of Data for Action				
Annual Reporting	63,000	9,400	9,400	53,600
Data Requests	5,000	-	-	5,000
Children's Data Network (CDN)	706,000	-	-	706,000
WIC Data Mining Research Partnership	323,000	-	-	323,000
Data Agenda	250,000	-	-	250,000
Impact Framework	153,000	-	-	153,000
Subtotal 2020-2028 Strategic Plan	67,455,925	846,441	858,789	66,597,136
LEGACY INVESTMENTS				
Little by Little/One Step Ahead Program	2,579,000	129,126	129,126	2,449,874
Subtotal Legacy Investments	2,579,000	129,126	129,126	2,449,874
Emerging Opportunities Fund	150,000	-	-	150,000
TOTAL	70,184,925	975,567	987,915	69,197,010

The FY 2024-25 program budget was approved by the Board of Commissioners on June 13, 2024.

NOTES:

Journal entries for FY 2023-24 accrued expenses were reversed in July 2024. The amounts reported are the actual program expenditures for August 2024.

**Los Angeles County Children and Family First -
Proposition 10 Commission (aka) First 5 LA
Operating & Administrative Budget Update
AUGUST 31, 2024, UNAUDITED**

OPERATION AND ADMINISTRATION EXPENSE	AUGUST ACTUAL	FISCAL YTD ACTUAL	FY 2024-25 BUDGET	FISCAL YTD VARIANCE
Personnel Services				
Salaries & Wages	738,290	1,335,091	12,552,062	11,216,971
Fringe Benefits	263,988	519,213	4,558,568	4,039,355
Total Personnel Services	1,002,278	1,854,304	17,110,630	15,256,326
General Operating Expenses				
ADP Payroll Charges	2,633	2,633	42,000	39,367
Workers Compensation Insurance	-	58,163	70,000	11,837
Utilities	-	-	185,000	185,000
Corporate Insurance	-	74,079	140,800	66,721
Mileage, Parking and Other Transportation	480	480	21,463	20,983
Telephones	8,405	9,284	70,300	61,016
Cell Phones & Mobile Devices	7,800	15,800	115,400	99,600
Outside Printing & Publishing	-	-	2,450	2,450
Other Supplies	1,120	1,120	6,000	4,880
Postage & Delivery	-	-	4,000	4,000
Educational Supplies	-	-	5,200	5,200
Office Supplies	117	117	47,260	47,143
Subscriptions & Publication	64	64	27,065	27,001
Equipment-Rents & Leases	2,135	3,137	16,000	12,863
Building Repair & Maintenance	275	550	172,580	172,030
Equipment Repair & Maintenance	-	-	5,500	5,500
Offsite Storage	282	282	5,200	4,918
Hardware & Software Maintenance	2,816	35,075	374,000	338,925
Miscellaneous/Contingency	26	26	60,000	59,974
Stipend Honorarium	-	-	0	-
Internal Meeting	3,515	3,656	102,600	98,944
Divisional Capacity Building	-	-	30,000	30,000
Total General Operating Expenses	29,668	204,466	1,502,818	1,298,352
Consultant Services				
Consultant Fees	15,022	15,022	1,369,750	1,354,728
Other Professional Fees	9,125	9,125	300,260	291,135
Total Consultant Services	24,147	24,147	1,670,010	1,645,863
Professional Services				
Audit	-	-	72,000	72,000
Legal Fees	-	-	200,000	200,000
Professional Dues	30	30	59,150	59,120
Staff Recruitment	149	149	12,000	11,851
Commission Stipends	-	-	20,000	20,000
Web-Based Services	4,763	4,763	93,000	88,237
Bank & Other Service Charges	-	-	13,000	13,000
Total Professional Services	4,942	4,942	469,150	464,208
Travel Expenses				
Airfare	1,369	1,369	105,700	104,331
Lodging	698	698	102,746	102,048
Per Diem	1,272	1,272	47,488	46,216
Other Travel Expense	406	406	15,475	15,069
Total Travel Expenses	3,745	3,745	271,409	267,664
Professional Development				
Training Material & Supplies	-	-	14,600	14,600
In-house Training	-	-	77,200	77,200
Leadership Programs	-	-	129,700	129,700
Conference/Training Registrations	2,969	2,969	98,600	95,631
Outside Training	575	575	62,350	61,775
Total Professional Development	3,544	3,544	382,450	378,906
Capital Improvements				
Capital Outlay (Equipment Purchases)	-	-	130,000	130,000
Total Capital Improvements	-	-	130,000	130,000
TOTAL OPERATING EXPENSES	1,068,324	2,095,148	21,536,467	19,441,319

NOTES - OPERATING & ADMINISTRATIVE BUDGET UPDATE:

The administrative expenses are within the maximum authorized under the Board policy.

The FY 2024-25 operating budget was approved by the Board of Commissioners on June 13, 2024.

**Los Angeles County Children and Families First -
Proposition 10 Commission
Statement of Net Assets
August 31, 2024 Unaudited**

Current Assets:

Cash	\$	2,302,506
Cash- Morlin Mgmt Corp		269,660
Investment:		
Operating and Allocated funds		133,153,003
Specific Investment - County Pooled		134,000,000
Advance - Regional Network (RN)		2,387,993
Advance - Various		202,750
Other Receivables		6,762,527
Total Current Assets	\$	279,078,438

Fixed Assets:

Land	\$	2,039,000
Building & Improvements		15,970,799
Furniture & Fixtures		627,671
Computer, Software & Accessories		2,359,548
Office Equipment		346,044
Accumulated Depreciation		(8,070,597)
Total Fixed Assets	\$	13,272,465

Total Assets

\$ 292,350,902

Liabilities and Net Assets

Current liabilities:

Other Liabilities	\$	(80,136) (1)
Total Current Liabilities	\$	(80,136)

Net Assets:

Investment in capital assets	\$	13,272,465
Restricted		279,158,573
Total Net Assets	\$	292,431,038

Total Liabilities and Net Assets

\$ 292,350,902

NOTES:

(1) Other Liabilities include accounts payable, and other related liabilities.

**Los Angeles County Children and Family First -
Proposition 10 Commission (aka) First 5 LA
Revenue and Expense Statement
September 30, 2024, Unaudited**

	REVENUES AND EXPENDITURES	
Net Position as of Net Position August 31, 2024	\$ 289,337,034	
Revenue		
Monthly State Allotments	-	
State Commission - Other Program Funds	-	
Interest Income - Unreserved	472,330	
Investment Income - Other	-	
Total Revenue	\$ 472,330	
Expenses		
Program Budget (Attachment A)		
2020-2028 Strategic Plan: Focusing For The Future	\$ 6,243,091	
Legacy Investments	41,953	
Total Initiative/Program Expenses	\$ 6,285,044	
Operation and Administration (Attachment B)		
Personnel	\$ 1,015,176	
General Operating	59,047	
Consultant Services	30,789	
Professional Services	11,346	
Travel Expenses	3,100	
Professional Development	974	
Capital Improvements	1,519	
Total Operation and Administration	\$ 1,121,951	
Total Expenses	\$ 7,406,995	
Variance (Revenue - Expenses)	\$ (6,934,665)	
Net Position as of September 30, 2024	\$ 282,402,369	(1)

LOS ANGELES COUNTY CHILDREN AND FAMILY FIRST - PROPOSITION 10 COMMISSION (AKA FIRST 5 LA)
PROGRAM EXPENDITURES BY FY 2023-24 BUDGET
SEPTEMBER 30, 2024, UNAUDITED

INITIATIVE/PROGRAM	FY 2024-25 BUDGET	SEPTEMBER EXPENDITURES	FISCAL YTD EXPENDITURES	BALANCE REMAINING
2020-2028 STRATEGIC PLAN				
Center for Child and Family Impact				
Family Supports	36,597,160	2,552,200	2,841,202	33,755,958
Communities	12,502,000	596,545	596,545	11,905,455
Early Care & Education	5,585,940	31,751	133,030	5,452,910
Health Systems	2,383,000	92,065	187,543	2,195,457
Center Support	390,000	-	50,000	340,000
Office of Government Affairs & Public Policy				
Early Childhood Policy and Advocacy Fund	3,600,000	2,810,421	2,810,421	789,579
Policy Advocacy Fund Technical Assistance Provider	535,000	12,820	12,820	522,180
Organization-wide Sponsorships	275,000	5,500	36,500	238,500
Organizational Memberships	160,000	70,000	70,000	90,000
Organization-wide Partnerships	160,000	-	50,000	110,000
Policy & Advocacy Stakeholder Engagement	160,000	15,000	15,000	145,000
State Policy and Sustainability Advocate	300,000	-	-	300,000
Strategic Plan Advocacy Strategies	590,000	-	121,800	468,200
Office of Communications				
Strategic Communications	1,417,825	41,939	152,719	1,265,106
Strategic Communications Partnerships	200,000	-	-	200,000
Strategic Marketing	1,100,000	-	50	1,099,950
Office of Data for Action				
Annual Reporting	63,000	14,850	24,250	38,750
Data Requests	5,000	-	-	5,000
Children's Data Network (CDN)	706,000	-	-	706,000
WIC Data Mining Research Partnership	323,000	-	-	323,000
Data Agenda	250,000	-	-	250,000
Impact Framework	153,000	-	-	153,000
Subtotal 2020-2028 Strategic Plan	67,455,925	6,243,091	7,101,880	60,354,045
LEGACY INVESTMENTS				
Little by Little/One Step Ahead Program	2,579,000	41,953	171,079	2,407,921
Subtotal Legacy Investments	2,579,000	41,953	171,079	2,407,921
Emerging Opportunities Fund	150,000	-	-	150,000
TOTAL	70,184,925	6,285,044	7,272,959	62,911,966

The FY 2024-25 program budget was approved by the Board of Commissioners on June 13, 2024.

NOTES:

Journal entries for FY 2023-24 accrued expenses were reversed in July 2024. The amounts reported are the actual program expenditures for September 2024.

**Los Angeles County Children and Family First -
Proposition 10 Commission (aka) First 5 LA
Operating & Administrative Budget Update
SEPTEMBER 30, 2024, UNAUDITED**

OPERATION AND ADMINISTRATION EXPENSE	SEPTEMBER ACTUAL	FISCAL YTD ACTUAL	FY 2024-25 BUDGET	FISCAL YTD VARIANCE
Personnel Services				
Salaries & Wages	756,880	2,091,971	12,552,062	10,460,091
Fringe Benefits	258,296	777,509	4,558,568	3,781,059
Total Personnel Services	1,015,176	2,869,480	17,110,630	14,241,150
General Operating Expenses				
ADP Payroll Charges	3,084	5,717	42,000	36,283
Workers Compensation Insurance	-	58,163	70,000	11,837
Utilities	17,923	17,923	185,000	167,077
Corporate Insurance	-	74,079	140,800	66,721
Mileage, Parking and Other Transportation	291	771	21,463	20,692
Telephones	4,661	13,945	70,300	56,355
Cell Phones & Mobile Devices	7,850	23,650	115,400	91,750
Outside Printing & Publishing	-	-	2,450	2,450
Other Supplies	-	1,120	6,000	4,880
Postage & Delivery	70	70	4,000	3,930
Educational Supplies	-	-	5,200	5,200
Office Supplies	2,990	3,107	47,260	44,153
Subscriptions & Publication	342	406	27,065	26,659
Equipment-Rents & Leases	1,533	4,670	16,000	11,330
Building Repair & Maintenance	12,554	13,104	172,580	159,476
Equipment Repair & Maintenance	-	-	5,500	5,500
Offsite Storage	108	390	5,200	4,810
Hardware & Software Maintenance	4,470	39,545	374,000	334,455
Miscellaneous/Contingency	1,624	1,650	60,000	58,350
Stipend Honorarium	-	-	0	-
Internal Meeting	1,547	5,203	102,600	97,397
Divisional Capacity Building	-	-	30,000	30,000
Total General Operating Expenses	59,047	263,513	1,502,818	1,239,305
Consultant Services				
Consultant Fees	4,192	19,214	1,369,750	1,350,536
Other Professional Fees	26,597	35,722	300,260	264,538
Total Consultant Services	30,789	54,936	1,670,010	1,615,074
Professional Services				
Audit	-	-	72,000	72,000
Legal Fees	6,396	6,396	200,000	193,604
Professional Dues	3,477	3,507	59,150	55,643
Staff Recruitment	86	235	12,000	11,765
Commission Stipends	300	300	20,000	19,700
Web-Based Services	1,087	5,850	93,000	87,150
Bank & Other Service Charges	-	-	13,000	13,000
Total Professional Services	11,346	16,288	469,150	452,862
Travel Expenses				
Airfare	241	1,610	105,700	104,090
Lodging	1,851	2,549	102,746	100,197
Per Diem	504	1,776	47,488	45,712
Other Travel Expense	504	910	15,475	14,565
Total Travel Expenses	3,100	6,845	271,409	264,564
Professional Development				
Training Material & Supplies	-	-	14,600	14,600
In-house Training	-	-	77,200	77,200
Leadership Programs	250	250	129,700	129,450
Conference/Training Registrations	249	3,218	98,600	95,382
Outside Training	475	1,050	62,350	61,300
Total Professional Development	974	4,518	382,450	377,932
Capital Improvements				
Capital Outlay (Equipment Purchases)	1,519	1,519	130,000	128,481
Total Capital Improvements	1,519	1,519	130,000	128,481
TOTAL OPERATING EXPENSES	1,121,951	3,217,099	21,536,467	18,319,368

NOTES - OPERATING & ADMINISTRATIVE BUDGET UPDATE:

19
The administrative expenses are within the maximum authorized under the Board policy.

The FY 2024-25 operating budget was approved by the Board of Commissioners on June 13, 2024.

**Los Angeles County Children and Families First -
Proposition 10 Commission
Statement of Net Assets
September 30, 2024 Unaudited**

Current Assets:

Cash	\$	676,199
Cash- Morlin Mgmt Corp		269,660
Investment:		
Operating and Allocated funds		131,888,051
Specific Investment - County Pooled		134,000,000
Advance - Regional Network (RN)		2,183,780
Advance - Various		202,750
Other Receivables		1,992,910
Total Current Assets	\$	271,213,350

Fixed Assets:

Land	\$	2,039,000
Building & Improvements		15,970,799
Furniture & Fixtures		627,671
Computer, Software & Accessories		2,359,548
Office Equipment		346,044
Accumulated Depreciation		(8,070,597)
Total Fixed Assets	\$	13,272,465

Total Assets

\$ 284,485,815

Liabilities and Net Assets

Current liabilities:

Other Liabilities	\$	(79,783) (1)
Total Current Liabilities	\$	(79,783)

Net Assets:

Investment in capital assets	\$	13,272,465
Restricted		271,293,133
Total Net Assets	\$	284,565,598

Total Liabilities and Net Assets

\$ 284,485,815

NOTES:

(1) Other Liabilities include accounts payable, and other related liabilities.

First 5 LA

SUBJECT:

Contracts for approval

RECOMMENDATION:

Approve one (1) renewal and authorize staff to complete the final execution of the agreement upon approval from the Board.

BACKGROUND:

Pursuant to the Procurement Policy adopted on September 9, 2021, contracts and amendments over \$150,000 in the aggregate shall be presented to the Board of Commissioners as an item under Consent for approval prior to execution.

First 5 LA's proposed programmatic budget for FY 2024-25 totals \$70,184,925 and the operating budget totals \$ 21,536,467. Funding for the renewing agreement is included in the FY 24-25 budget approved at the June 13, 2024, Board of Commissioners meeting.

The Contractor is proposed for renewal to continue or complete a multiyear project. A description of the contractor's project and scope of work for FY 24-25 is provided in Attachment A. Staff analyzed the progress of the contractor and determined whether this contractor is making or will be expected to make satisfactory progress towards completion of the objectives in the current agreement by the contract expiration date. This information can be found in the last column of Attachment A. Upon approval of the agreement presented below, staff will complete the final execution of the agreement.

For contracts that span fiscal years, the estimated spending amount for each fiscal year will be included in First 5 LA's annual budgets for approval. Pursuant to contract terms, if the Commission does not appropriate funds for the agreement in future fiscal years, First 5 LA may terminate the agreement.

DISCUSSION:

Staff seeks the Commission's approval of the agreement summarized in Attachment A.

Attachment A
November 2024

RENEWALS											
	DEPARTMENT	DEPARTMENT/ INITIATIVE/STRATEGY / PROGRAM	CONTRACT (PROJECT) INFORMATION	PROCUREMENT METHOD	PROJECT LENGTH	ESTIMATED TOTAL PROJECT COST	CONTRACT AMOUNT	ANTICIPATED CONTRACT START DATE	ANTICIPATED CONTRACT END DATE	ANTICIPATED PROJECT END DATE	*SATISFACTORY PROGRESS ACHIEVED BY CONTRACTOR?
1	Public Policy and Early Care & Education	Public Policy and Early Care & Education/Policy Agenda/Advocacy/State Policy and Sustainability Advocate	<p>CALIFORNIA STRATEGIES & ADVOCACY, LLC (10357) The Contractor will develop and execute advocacy strategies to help advance First 5 LA state policy priorities. Their primary purpose will be to support First 5 LA's early childhood policy and advocacy efforts in the state policy arena, while employing a variety of strategies and activities to support the organization's policy agenda priorities to strengthen systems of support for children ages prenatal to 5-years old. During the contract period of December 1, 2023 – November 30, 2024, the contractor supported First 5 LA's advocacy efforts and strategies in support of state budget and legislative proposals aligned with the organization's policy agenda, which included but not limited to state budget increases in the early learning field (child care spaces and workforce support), support for Medi-Cal continuous eligibility, and protection of CalWORKs supports, including Home Visiting. During this new contract period (December 1, 2024-November 30, 2025), the contractor will again support these advocacy efforts during the 2025 state legislative session.</p> <p>Part of the funding for this agreement was included in the FY 24-25 budget approved on June 13, 2024. The remaining funding for this contract will be included in the FY 25-26 budget which is anticipated to be presented to the Board for approval at the June 2025 Meeting of the Board of Commissioners.</p>	RFQ	5 years	\$1,830,000	<p>\$278,000</p> <p>Estimated FY 24-25 Spending: \$162,167</p> <p>Impact to FY 25-26 Budget: \$115,833</p>	12/1/2024	11/30/2025	11/30/2027	<p>22</p> <p>Yes</p>

*Satisfactory progress is based on whether contractors and grantees are making or will be expected to make satisfactory progress towards completion in the current agreement by the contract expiration date.

FIRST 5 LA

SUBJECT:

Compensation & General Human Resources Procedures Policy

RECOMMENDATION:

Approve the Compensation & General Human Resources Procedures Policy at the November Board Meeting

BACKGROUND:

With the Board of Commissioner's approval of the new 2024-2029 strategic plan in November of 2023, followed by the organizational restructuring that occurred to align internal staff functions to the goals, objectives and strategies identified in the strategic plan, it's timely to bring forward a policy clarifying the delegation of authority to the President & CEO for general administration of human resources, including: (1) organizational structure, (2) personnel, and (3) compensation.

In addition, in a management letter provided to the organization as part of the FY 2022/23 audit, the auditors recommended a best practice of establishing a Board-approved policy clarifying this delegation of responsibility to the President & CEO to ensure maximum transparency.

Any financial impact of decisions made in general human resources administration, personnel, or compensation will continue to be clearly spelled out as part of the annual budget development process.

Staff presented this item to the Executive Committee on September 12, 2024. This item was also presented as information to Commissioners at the October 10 Commission Meeting. We are now presenting it for action on Consent at today's Commission meeting on November 14, 2024.

DISCUSSION:

Upon adoption of the proposed policy, authority for general administration of human resource functions shall be clearly delegated to the President and & CEO.

Los Angeles County Children and Families First Proposition 10 Commission

PURPOSE

In addition to regularly managing the human resources of an organization, it is considered a best practice to periodically review an organization's compensation framework in comparison to the external market. This policy clarifies the delegation of authority to the President & CEO for general administration and management of human resources, including but not limited to areas described within this policy. Except for the President & CEO who reports to the Board of Commissioners, this policy covers all First 5 LA employees, reporting to the President & CEO.

BACKGROUND

For purposes of this policy, the general administration and management of human resources is delegated to the President & CEO and includes planning, management, and oversight of: (1) the internal organizational structure, (2) personnel, and (3) compensation.

Internal Organizational Structure:

Internal organizational structure includes but is not limited to hierarchy of authority (chain of command, span of control), decision making and delegation of authority within the organization, division of work (determination of jobs, departments, functions, and job placement within the organization), job reclassifications, job descriptions, organizational culture (norms, practices, values, and beliefs of an organization).

Personnel

Personnel refers to policies, procedures, and practices impacting recruitment and hiring, onboarding and orientation, employment terms, performance management, training and development, employee conduct, health and safety, employee relations, termination and resignation, employee records and privacy, and diversity, equity, and inclusion.

Compensation:

Compensation includes both salaries and benefits. Compensation refers to but is not limited to salaries and wages, adjustments to salary, updates to salary structure and ranges, promotions, pay for performance (merit), and cost of living adjustments (COLA). Benefits include but are not limited to any form of indirect compensation to employees, in addition to base salaries and wages, such as medical, dental and vision insurance, employee assistance program (EAP), life insurance, disability insurance, retirement plans, wellness programs, commuter benefits, general leave (holidays, vacation days, sick leave, bereavement, etc.), health/flexible savings accounts (H/FSA's), relocation benefits, etc. *

In 2014, First 5 LA undertook a comprehensive Compensation Study. On October 9, 2014, the Board of Commissioners approved the organization's Compensation Philosophy, which provides guidelines for how the President & CEO should approach the overall administration of the compensation of staff, taking into account:

1. **External Competitiveness**
2. **Alignment with Best Practices**

3. **Internal Equity**
4. **Reward for Performance**

In addition to approving the Compensation Philosophy, the Board endorsed a formal salary classification system and modified salary and benefits system which, with regular adjustments, continues to this day. Furthermore, First 5 LA's overall administration of Human Resources is regularly updated to comply with all applicable local, state, and federal laws.

When modifying or updating compensation and benefits, accountability for public funds is always taken into consideration.

APPLICATION

These guidelines apply to all employees of First 5 LA, below the level of the President & CEO. The President & CEO will work with their leadership team to update internal policies and procedures, as needed in the areas of general administration of human resources, personnel and compensation. Any fiscal impacts to the organization's budget will be clearly presented as part of the annual budget development process to the Board.

The Executive Committee will provide advice and feedback to the President & CEO regarding personnel and compensation issues as aligned to the organization's Bylaws.

****Any such reference is discretionary on the part of F5LA and no right or expectation shall be inferred or implied from the existence from this policy.***

Executive Committee Discussion: September 12, 2024

Board Discussion: October 10, 2024

Board Action: November 14, 2024

Memo

To: Board of Commissioners

From: Raoul Ortega, Director of Finance

Date: October 25, 2024

Copies To: Karla Pleitéz Howell, President & CEO
JR Nino, VP, Operations & Sustainability

Subject: **INVESTMENT PORTFOLIO REPORT –
QUARTER ENDED SEPTEMBER 30, 2024**

RECOMMENDATION:

Receive and file the Investment Portfolio report as of September 30, 2024.

BACKGROUND:

First 5 LA has the ability to invest outside the Los Angeles County’s Treasurer Surplus Investment Pool in Specifically Invested Portfolio per the adopted investment policy. A report on all investments including the Specifically Invested Portfolio must be presented to the Board quarterly.

During November 2022, First 5 LA, with approval from the Executive Committee, transferred \$134 million from the County’s Treasurer Surplus Investment Pool to a 3-year Specific Investment. This investment has a 3.80% rate of return and an annualized estimated amount of \$7.0 million in interest over a 3-year period. This investment is reflected in our balance sheet effective November 2022.

DISCUSSION:

The earnings rate for the Treasurer Pooled Surplus Investment Portfolio for the month of September 2024 was 3.96% with an annualized rate from January 2024 to September 2024 of 4.11%. As of September 2024, First 5 LA had \$125.3 million invested in the Treasurer Pooled Surplus Investment.

The 3-year Specific Investment has been earning approximately \$581,000 in monthly interest and a year-to-date interest totaling approximately \$5.23 million from January through September 2024. As of the August 2024 report from the Treasurer’s office, this investment had a market value of \$134.02 million.

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Karla Pleitéz Howell

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John A. Wagner



**COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR**

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 437
Los Angeles, California 90012
Telephone: (213) 974-3385 Fax: (213) 626-1812
ttc.lacounty.gov and propertytax.lacounty.gov

ELIZABETH BUENROSTRO GINSBERG
TREASURER AND TAX COLLECTOR

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Second District

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Third District

JANICE HAHN
Fourth District

KATHRYN BARGER
Fifth District

August 7, 2024

Raoul Ortega, Director of Finance
First 5 LA
750 N. Alameda Street, Suite 300
Los Angeles, CA 90012

Email: ROrtega@first5la.org

Dear Raoul Ortega:

**FIRST 5 LA
MONTHLY INVESTMENT REPORTS**

Enclosed are the First 5 LA Portfolio Income Report (Earnings Report), Custom Position Report and Purchase Detail Report for the month ended July 31, 2024, for your review and reference.

Should you have questions, you may contact Ms. Marivic Liwag, Assistant Operations Chief, of my staff at (213) 584-1252, or mliwag@ttc.lacounty.gov.

Very truly yours,

ELIZABETH BUENROSTRO GINSBERG
Treasurer and Tax Collector


Jennifer Koai
Operations Chief

JK:ML:bh

Enclosures



Income Report - FIRST5LA

07/01/2024 - 07/31/2024

Specific Purpose Invest Agg (299402)

Dated: 08/02/2024

SPI

Original Lot ID	Detailed Description	CUSIP	Coupon Rate	PAR Value	Interest/Dividend Received	Accretion Income	Amortization Expense	Interest Income	Net Gain/Loss	Net Income
941898663	FREDDIE MAC 5.210 11/14/25 '24 MTN	3134GX6S8	5.210	50,000,000.00	0.00	0.00	0.00	217,083.33	0.00	217,083.33
932316984	FHLBANKS 5.200 11/03/25 '24	3130ATS81	5.200	50,000,000.00	0.00	0.00	0.00	216,666.67	0.00	216,666.67
932316983	FHLBANKS 5.200 11/03/25 '24	3130ATS81	5.200	34,000,000.00	0.00	0.00	0.00	147,333.33	0.00	147,333.33
---	---	---	5.204	134,000,000.00	0.00	0.00	0.00	581,083.33	0.00	581,083.33

* Grouped by: Aggregate Accounts. * Groups Sorted by: Aggregate Accounts. * Filtered By: LA Fund Number = "FIRST5LA". * Weighted by: Ending Market Value + Accrued. * Holdings Displayed by: Lots without MMF Collapse.



Custom Position Report - FIRST5LA

As of 07/31/2024

Specific Purpose Invest Agg (299402)

Dated: 08/02/2024

SPI

Original Lot ID	Detailed Description	CUSIP	Coupon Rate	Final Maturity	Purchase Yield	PAR Value	Amortized Cost	Historical Cost	Net Accumulated Amortization/Accretion
932316984	FHLBANKS 5.200 11/03/25 '24	3130ATS81	5.200	11/03/2025	5.200	50,000,000.00	50,000,000.00	50,000,000.00	0.00
932316983	FHLBANKS 5.200 11/03/25 '24	3130ATS81	5.200	11/03/2025	5.200	34,000,000.00	34,000,000.00	34,000,000.00	0.00
941898663	FREDDIE MAC 5.210 11/14/25 '24 MTN	3134GX6S8	5.210	11/14/2025	5.210	50,000,000.00	50,000,000.00	50,000,000.00	0.00
---	---	---	5.204	11/07/2025	5.204	134,000,000.00	134,000,000.00	134,000,000.00	0.00

* Grouped by: Aggregate Accounts. * Groups Sorted by: Aggregate Accounts. * Filtered By: LA Fund Number = "FIRST5LA". * Weighted by: PAR Value. * Holdings Displayed by: Lots without MMF Collapse.



Purchase Detail Report - First5LA

Specific Purpose Invest Agg (299402)

07/01/2024 - 07/31/2024

Dated: 08/02/2024

<i>LA Fund Number</i>	<i>Original Lot ID</i>	<i>Description</i>	<i>Settle Date</i>	<i>Final Maturity</i>	<i>Coupon Rate</i>	<i>PAR Value</i>	<i>Principal</i>	<i>Purchased Accrued Income</i>	<i>Settlement Amount</i>
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* Grouped by: Aggregate Accounts. * Groups Sorted by: Aggregate Accounts. * Filtered By: Settle Date ≥ 07/31/2024 and Settle Date ≤ 07/31/2024 and LA Fund Number = "FIRST5LA". * Weighted by: Ending Market Value + Accrued. * Holdings Displayed by: Lot.

* Purchased Accrued Income = -[Purchased Accrued Income], Summary Calculation: Sum. * Settlement Amount = [Ending Original Cost]+(-[Purchased Accrued Income]), Summary Calculation: Sum.



**COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR**

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 437
Los Angeles, California 90012
Telephone: (213) 974-3385 Fax: (213) 626-1812
ttc.lacounty.gov and propertytax.lacounty.gov

ELIZABETH BUENROSTRO GINSBERG
TREASURER AND TAX COLLECTOR

Board of Supervisors
HILDA L. SOLIS
First District
HOLLY J. MITCHELL
Second District
LINDSEY P. HORVATH
Third District
JANICE HAHN
Fourth District
KATHRYN BARGER
Fifth District

September 5, 2024

Raoul Ortega, Director of Finance
First 5 LA
750 N. Alameda Street, Suite 300
Los Angeles, CA 90012

Email: ROrtega@first5la.org

Dear Raoul Ortega:

**FIRST 5 LA
MONTHLY INVESTMENT REPORTS**

Enclosed are the First 5 LA Portfolio Income Report (Earnings Report), Custom Position Report and Purchase Detail Report for the month ended August 31, 2024, for your review and reference.

Should you have questions, you may contact Ms. Marivic Liwag, Assistant Operations Chief, of my staff at (213) 584-1252, or mliwag@ttc.lacounty.gov.

Very truly yours,

ELIZABETH BUENROSTRO GINSBERG
Treasurer and Tax Collector

Jennifer Koai
Operations Chief

JK:ML:mn

Enclosures



Income Report - FIRST5LA

08/01/2024 - 08/31/2024

Specific Purpose Invest Agg (299402)

Dated: 09/03/2024

SPI

Original Lot ID	Detailed Description	CUSIP	Coupon Rate	PAR Value	Interest/Dividend Received	Accretion Income	Amortization Expense	Interest Income	Net Gain/Loss	Net Income
941898663	FREDDIE MAC 5.210 11/14/25 '24 MTN	3134GX6S8	5.210	50,000,000.00	0.00	0.00	0.00	217,083.33	0.00	217,083.33
932316984	FHLBANKS 5.200 11/03/25 '24	3130ATS81	5.200	50,000,000.00	0.00	0.00	0.00	216,666.67	0.00	216,666.67
932316983	FHLBANKS 5.200 11/03/25 '24	3130ATS81	5.200	34,000,000.00	0.00	0.00	0.00	147,333.33	0.00	147,333.33
---	---	---	5.204	134,000,000.00	0.00	0.00	0.00	581,083.33	0.00	581,083.33

* Grouped by: Aggregate Accounts. * Groups Sorted by: Aggregate Accounts. * Filtered By: LA Fund Number = "FIRST5LA". * Weighted by: Ending Market Value + Accrued. * Holdings Displayed by: Lots without MMF Collapse.



Custom Position Report - FIRST5LA

As of 08/31/2024

Specific Purpose Invest Agg (299402)

Dated: 09/03/2024

SPI

Original Lot ID	Detailed Description	CUSIP	Coupon Rate	Final Maturity	Purchase Yield	PAR Value	Amortized Cost	Historical Cost	Net Accumulated Amortization/Accretion
932316984	FHLBANKS 5.200 11/03/25 '24	3130ATS81	5.200	11/03/2025	5.200	50,000,000.00	50,000,000.00	50,000,000.00	0.00
932316983	FHLBANKS 5.200 11/03/25 '24	3130ATS81	5.200	11/03/2025	5.200	34,000,000.00	34,000,000.00	34,000,000.00	0.00
941898663	FREDDIE MAC 5.210 11/14/25 '24 MTN	3134GX6S8	5.210	11/14/2025	5.210	50,000,000.00	50,000,000.00	50,000,000.00	0.00
---	---	---	5.204	11/07/2025	5.204	134,000,000.00	134,000,000.00	134,000,000.00	0.00

* Grouped by: Aggregate Accounts. * Groups Sorted by: Aggregate Accounts. * Filtered By: LA Fund Number = "FIRST5LA". * Weighted by: PAR Value. * Holdings Displayed by: Lots without MMF Collapse.



Purchase Detail Report - FIRST5LA

Specific Purpose Invest Agg (299402)

08/01/2024 - 08/31/2024

Dated: 09/03/2024

<i>LA Fund Number</i>	<i>Original Lot ID</i>	<i>Description</i>	<i>Settle Date</i>	<i>Final Maturity</i>	<i>Coupon Rate</i>	<i>PAR Value</i>	<i>Principal</i>	<i>Purchased Accrued Income</i>	<i>Settlement Amount</i>
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* Grouped by: Aggregate Accounts. * Groups Sorted by: Aggregate Accounts. * Filtered By: Settle Date ≥ 08/01/2024 and Settle Date ≤ 08/31/2024 and LA Fund Number contains "FIRST5LA". * Weighted by: Ending Market Value + Accrued. * Holdings Displayed by: Lot.
 * Purchased Accrued Income = -[Purchased Accrued Income], Summary Calculation: Sum. * Settlement Amount = [Ending Original Cost]+(-[Purchased Accrued Income]), Summary Calculation: Sum.



**COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR**

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ELIZABETH BUENROSTRO GINSBERG
TREASURER AND TAX COLLECTOR

Board of Supervisors

HILDA L. SOLIS
First District

HOLLY J. MITCHELL
Second District

LINDSEY P. HORVATH
Third District

JANICE HAHN
Fourth District

KATHRYN BARGER
Fifth District

October 4, 2024

Raoul Ortega, Director of Finance
First 5 LA
750 N. Alameda Street, Suite 300
Los Angeles, CA 90012

Email: ROrtega@first5la.org

Dear Raoul Ortega:

**FIRST 5 LA
MONTHLY INVESTMENT REPORTS**

Enclosed are the First 5 LA Portfolio Income Report (Earnings Report), Custom Position Report and Purchase Detail Report for the month ended September 30, 2024, for your review and reference.

Should you have questions, you may contact Ms. Marivic Liwag, Assistant Operations Chief, of my staff at (213) 584-1252, or mliwag@ttc.lacounty.gov.

Very truly yours,

ELIZABETH BUENROSTRO GINSBERG
Treasurer and Tax Collector


Jennifer Koi
Operations Chief

JK:ML:cl

Enclosures



Income Report - FIRST5LA

09/01/2024 - 09/30/2024

Specific Purpose Invest Agg (299402)

Dated: 10/01/2024

SPI

Original Lot ID	Detailed Description	CUSIP	Coupon Rate	PAR Value	Interest/Dividend Received	Accretion Income	Amortization Expense	Interest Income	Net Gain/Loss	Net Income
941898663	FREDDIE MAC 5.210 11/14/25 '24 MTN	3134GX6S8	5.210	50,000,000.00	0.00	0.00	0.00	217,083.33	0.00	217,083.33
932316984	FHLBANKS 5.200 11/03/25 '24	3130ATS81	5.200	50,000,000.00	0.00	0.00	0.00	216,666.67	0.00	216,666.67
932316983	FHLBANKS 5.200 11/03/25 '24	3130ATS81	5.200	34,000,000.00	0.00	0.00	0.00	147,333.33	0.00	147,333.33
---	---	---	5.204	134,000,000.00	0.00	0.00	0.00	581,083.33	0.00	581,083.33

* Grouped by: Aggregate Accounts. * Groups Sorted by: Aggregate Accounts. * Filtered By: LA Fund Number = "FIRST5LA". * Weighted by: Ending Market Value + Accrued. * Holdings Displayed by: Lots without MMF Collapse.



Custom Position Report - FIRST5LA

As of 09/30/2024

Specific Purpose Invest Agg (299402)

Dated: 10/01/2024

SPI

Original Lot ID	Detailed Description	CUSIP	Coupon Rate	Final Maturity	Purchase Yield	PAR Value	Amortized Cost	Historical Cost	Net Accumulated Amortization/Accretion
932316984	FHLBANKS 5.200 11/03/25 '24	3130ATS81	5.200	11/03/2025	5.200	50,000,000.00	50,000,000.00	50,000,000.00	0.00
932316983	FHLBANKS 5.200 11/03/25 '24	3130ATS81	5.200	11/03/2025	5.200	34,000,000.00	34,000,000.00	34,000,000.00	0.00
941898663	FREDDIE MAC 5.210 11/14/25 '24 MTN	3134GX6S8	5.210	11/14/2025	5.210	50,000,000.00	50,000,000.00	50,000,000.00	0.00
---	---	---	5.204	11/07/2025	5.204	134,000,000.00	134,000,000.00	134,000,000.00	0.00

* Grouped by: Aggregate Accounts. * Groups Sorted by: Aggregate Accounts. * Filtered By: LA Fund Number = "FIRST5LA". * Weighted by: PAR Value. * Holdings Displayed by: Lots without MMF Collapse.



Purchase Detail Report - First5LA

Specific Purpose Invest Agg (299402)

09/01/2024 - 09/30/2024

Dated: 10/01/2024

<i>LA Fund Number</i>	<i>Original Lot ID</i>	<i>Description</i>	<i>Settle Date</i>	<i>Final Maturity</i>	<i>Coupon Rate</i>	<i>PAR Value</i>	<i>Principal</i>	<i>Purchased Accrued Income</i>	<i>Settlement Amount</i>
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* Grouped by: Aggregate Accounts. * Groups Sorted by: Aggregate Accounts. * Filtered By: Settle Date ≥ 09/01/2024 and Settle Date ≤ 09/30/2024 and LA Fund Number = "FIRST5LA". * Weighted by: Ending Market Value + Accrued. * Holdings Displayed by: Lot.
 * Purchased Accrued Income = -[Purchased Accrued Income], Summary Calculation: Sum. * Settlement Amount = [Ending Original Cost]+(-[Purchased Accrued Income]), Summary Calculation: Sum.

LOS ANGELES COUNTY TREASURER
 TREASURER PORTFOLIO COMPARED TO MARKET VALUE
 FOR THE PERIOD: JULY 1, 2024 TO JULY 31, 2024
 FUND: SPECIFIC PURPOSE INVESTMENTS
 ATTACHMENT X

Security ID	CUSIP	Description	Final Maturity	Face Rate	PAR	Amortized Cost	Historical Cost	Market Value
AVCCD-ANTELOPE VALLEY CCD								
821801195	3130AJTQ2	FEDERAL HOME LOAN BANKS	07/27/2040	2.030	25,230,000.00	25,230,000.00	25,230,000.00	17,036,052.90
FHLB TOTAL					25,230,000.00	25,230,000.00	25,230,000.00	17,036,052.90
AVCCD TOTAL					25,230,000.00	25,230,000.00	25,230,000.00	17,036,052.90
EL SEGUNDO UNIFIED SCHOOL DIST.								
821801197	3133EH4Z3	FEDERAL FARM CREDIT BANKS FUNDING CORP	12/27/2039	3.250	9,000,000.00	9,000,000.00	9,000,000.00	7,462,188.00
821801199	3133EH5A7	FEDERAL FARM CREDIT BANKS FUNDING CORP	12/26/2041	3.270	7,000,000.00	7,000,000.00	7,000,000.00	5,683,370.00
FFCB TOTAL					16,000,000.00	16,000,000.00	16,000,000.00	13,145,558.00
ESUSD TOTAL					16,000,000.00	16,000,000.00	16,000,000.00	13,145,558.00
FIRST5LA								
932316984	3130ATS81	FEDERAL HOME LOAN BANKS	11/03/2025	5.200	50,000,000.00	50,000,000.00	50,000,000.00	50,009,500.00
932316983	3130ATS81	FEDERAL HOME LOAN BANKS	11/03/2025	5.200	34,000,000.00	34,000,000.00	34,000,000.00	34,006,460.00
FHLB TOTAL					84,000,000.00	84,000,000.00	84,000,000.00	84,015,960.00
941898663	3134GX6S8	FEDERAL HOME LOAN MORTGAGE CORP	11/14/2025	5.210	50,000,000.00	50,000,000.00	50,000,000.00	49,972,000.00
FHLMC TOTAL					50,000,000.00	50,000,000.00	50,000,000.00	49,972,000.00
FIRST5LA TOTAL					134,000,000.00	134,000,000.00	134,000,000.00	133,987,960.00
GF - GENERAL FUND								
821801187	35272RPVLAC	RPV TAX ALLOCATION BOND 1997	12/02/2027	5.000	2,060,000.00	2,060,000.00	2,060,000.00	2,060,000.00
LONG TERM BDS TOTAL					2,060,000.00	2,060,000.00	2,060,000.00	2,060,000.00
GF TOTAL					2,060,000.00	2,060,000.00	2,060,000.00	2,060,000.00
PHHPA-PH HABITAT PRESERVATION AU								
821801198	3133EMW65	FEDERAL FARM CREDIT BANKS FUNDING CORP	07/29/2041	2.500	22,675,000.00	22,675,000.00	22,675,000.00	16,054,126.75
FFCB TOTAL					22,675,000.00	22,675,000.00	22,675,000.00	16,054,126.75
821801196	3134GWSD9	FEDERAL HOME LOAN MORTGAGE CORP	08/27/2043	2.000	9,500,000.00	9,500,000.00	9,500,000.00	5,959,350.00
FHLMC TOTAL					9,500,000.00	9,500,000.00	9,500,000.00	5,959,350.00
1265565669	912797LC9	UNITED STATES TREASURY	11/07/2024	5.140	4,100,000.00	4,042,631.89	3,993,459.22	4,044,165.38
UST BILL TOTAL					4,100,000.00	4,042,631.89	3,993,459.22	4,044,165.38
PHHPA TOTAL					36,275,000.00	36,217,631.89	36,168,459.22	26,057,642.13
SCP61 - SCAQMD - GENERAL FUND								
951495021	3133EN3M0	FEDERAL FARM CREDIT BANKS FUNDING CORP	12/05/2024	4.625	10,000,000.00	10,003,137.07	10,018,200.00	9,969,700.00
FFCB TOTAL					10,000,000.00	10,003,137.07	10,018,200.00	9,969,700.00
1302540523	912796ZV4	UNITED STATES TREASURY	12/26/2024	5.120	20,000,000.00	19,581,866.67	19,482,311.11	19,609,360.60
1221234606	912797HP5	UNITED STATES TREASURY	11/29/2024	4.800	10,000,000.00	9,840,000.00	9,645,333.33	9,834,987.50
1163559893	912797HP5	UNITED STATES TREASURY	11/29/2024	4.660	10,000,000.00	9,844,666.67	9,554,711.11	9,834,987.50
UST BILL TOTAL					40,000,000.00	39,266,533.34	38,682,355.55	39,279,335.60
SCP61 - SCAQMD GENERAL FUND TOTAL					50,000,000.00	49,269,670.41	48,700,555.55	49,249,035.60
SCP66 - SCAQMD CMP AB SPE REV FD								
1302540522	912796ZV4	UNITED STATES TREASURY	12/26/2024	5.120	10,000,000.00	9,790,933.34	9,741,155.56	9,804,680.30
1163559883	912797HP5	UNITED STATES TREASURY	11/29/2024	4.660	10,000,000.00	9,844,666.67	9,554,711.11	9,834,987.50
UST BILL TOTAL					20,000,000.00	19,635,600.01	19,295,866.67	19,639,667.80
SCP66 - SCAQMD CMP AB SPE REV FD TOTAL								
SCP6G - SCAQMD - INVESTMENT								
1221234607	912797HP5	UNITED STATES TREASURY	11/29/2024	4.800	10,000,000.00	9,840,000.00	9,645,333.33	9,834,987.50
UST BILL TOTAL					10,000,000.00	9,840,000.00	9,645,333.33	9,834,987.50
SCP6G - SCAQMD INVESTMENT TOTAL					10,000,000.00	9,840,000.00	9,645,333.33	9,834,987.50
SCP9A - SCAQMD - FD66 SPE REV FD								
1221234608	912797HP5	UNITED STATES TREASURY	11/29/2024	4.800	20,000,000.00	19,680,000.00	19,290,666.67	19,669,975.00
UST BILL TOTAL					20,000,000.00	19,680,000.00	19,290,666.67	19,669,975.00
SCP9A - SCAQMD - FD66 SPE REV FD TOTAL					20,000,000.00	19,680,000.00	19,290,666.67	19,669,975.00

LOS ANGELES COUNTY TREASURER
 TREASURER PORTFOLIO COMPARED TO MARKET VALUE
 FOR THE PERIOD: AUGUST 1, 2024 TO AUGUST 31, 2024
 FUND: SPECIFIC PURPOSE INVESTMENTS
 ATTACHMENT X

Security ID	CUSIP	Description	Final Maturity	Face Rate	PAR	Amortized Cost	Historical Cost	Market Value
AVCCD-ANTELOPE VALLEY CCD								
821801195	3130AJTQ2	FEDERAL HOME LOAN BANKS	07/27/2040	2.030	25,230,000.00	25,230,000.00	25,230,000.00	17,626,687.20
FHLB TOTAL					25,230,000.00	25,230,000.00	25,230,000.00	17,626,687.20
AVCCD TOTAL					25,230,000.00	25,230,000.00	25,230,000.00	17,626,687.20
EL SEGUNDO UNIFIED SCHOOL DIST.								
821801197	3133EH4Z3	FEDERAL FARM CREDIT BANKS FUNDING COF	12/27/2039	3.250	9,000,000.00	9,000,000.00	9,000,000.00	7,746,012.00
821801199	3133EH5A7	FEDERAL FARM CREDIT BANKS FUNDING COF	12/26/2041	3.270	7,000,000.00	7,000,000.00	7,000,000.00	5,858,790.00
FFCB TOTAL					16,000,000.00	16,000,000.00	16,000,000.00	13,604,802.00
ESUSD TOTAL					16,000,000.00	16,000,000.00	16,000,000.00	13,604,802.00
FIRST5LA								
932316984	3130ATS81	FEDERAL HOME LOAN BANKS	11/03/2025	5.200	50,000,000.00	50,000,000.00	50,000,000.00	50,039,000.00
932316983	3130ATS81	FEDERAL HOME LOAN BANKS	11/03/2025	5.200	34,000,000.00	34,000,000.00	34,000,000.00	34,026,520.00
FHLB TOTAL					84,000,000.00	84,000,000.00	84,000,000.00	84,065,520.00
941898663	3134GX6S8	FEDERAL HOME LOAN MORTGAGE CORP	11/14/2025	5.210	50,000,000.00	50,000,000.00	50,000,000.00	49,955,500.00
FHLMC TOTAL					50,000,000.00	50,000,000.00	50,000,000.00	49,955,500.00
FIRST5LA TOTAL					134,000,000.00	134,000,000.00	134,000,000.00	134,021,020.00
GF - GENERAL FUND								
821801187	35272RPVLAC	RPV TAX ALLOCATION BOND 1997	12/02/2027	5.000	2,060,000.00	2,060,000.00	2,060,000.00	2,060,000.00
LONG TERM BDS TOTAL					2,060,000.00	2,060,000.00	2,060,000.00	2,060,000.00
GF TOTAL					2,060,000.00	2,060,000.00	2,060,000.00	2,060,000.00
PHHPA-PH HABITAT PRESERVATION AU								
821801198	3133EMW65	FEDERAL FARM CREDIT BANKS FUNDING COF	07/29/2041	2.500	22,675,000.00	22,675,000.00	22,675,000.00	16,579,733.25
FFCB TOTAL					22,675,000.00	22,675,000.00	22,675,000.00	16,579,733.25
821801196	3134GWSD9	FEDERAL HOME LOAN MORTGAGE CORP	08/27/2043	2.000	9,500,000.00	9,500,000.00	9,500,000.00	6,166,640.00
FHLMC TOTAL					9,500,000.00	9,500,000.00	9,500,000.00	6,166,640.00
1265565669	912797LC9	UNITED STATES TREASURY	11/07/2024	5.140	4,100,000.00	4,060,778.94	3,993,459.22	4,061,708.05
UST BILL TOTAL					4,100,000.00	4,060,778.94	3,993,459.22	4,061,708.05
PHHPA TOTAL					36,275,000.00	36,235,778.94	36,168,459.22	26,808,081.30
SCP61 - SCAQMD - GENERAL FUND								
951495021	3133EN3M0	FEDERAL FARM CREDIT BANKS FUNDING COF	12/05/2024	4.625	10,000,000.00	10,002,365.25	10,018,200.00	9,986,500.00
FFCB TOTAL					10,000,000.00	10,002,365.25	10,018,200.00	9,986,500.00
1302540523	912796ZV4	UNITED STATES TREASURY	12/26/2024	5.120	20,000,000.00	19,670,044.44	19,482,311.11	19,692,231.20
1221234606	912797HP5	UNITED STATES TREASURY	11/29/2024	4.800	10,000,000.00	9,881,333.33	9,645,333.33	9,878,140.20
1163559893	912797HP5	UNITED STATES TREASURY	11/29/2024	4.660	10,000,000.00	9,884,794.44	9,554,711.11	9,878,140.20
UST BILL TOTAL					40,000,000.00	39,436,172.21	38,682,355.55	39,448,511.60
SCP61 - SCAQMD GENERAL FUND TOTAL					50,000,000.00	49,438,537.46	48,700,555.55	49,435,011.60
SCP66 - SCAQMD CMP AB SPE REV FD								
1302540522	912796ZV4	UNITED STATES TREASURY	12/26/2024	5.120	10,000,000.00	9,835,022.23	9,741,155.56	9,846,115.60
1163559883	912797HP5	UNITED STATES TREASURY	11/29/2024	4.660	10,000,000.00	9,884,794.44	9,554,711.11	9,878,140.20
UST BILL TOTAL					20,000,000.00	19,719,816.67	19,295,866.67	19,724,255.80
SCP66 - SCAQMD CMP AB SPE REV FD TOTAL					20,000,000.00	19,719,816.67	19,295,866.67	19,724,255.80
SCP6G - SCAQMD - INVESTMENT								
1221234607	912797HP5	UNITED STATES TREASURY	11/29/2024	4.800	10,000,000.00	9,881,333.33	9,645,333.33	9,878,140.20
UST BILL TOTAL					10,000,000.00	9,881,333.33	9,645,333.33	9,878,140.20
SCP6G - SCAQMD INVESTMENT TOTAL					10,000,000.00	9,881,333.33	9,645,333.33	9,878,140.20
SCP9A - SCAQMD - FD66 SPE REV FD								
1221234608	912797HP5	UNITED STATES TREASURY	11/29/2024	4.800	20,000,000.00	19,762,666.67	19,290,666.67	19,756,280.40
UST BILL TOTAL					20,000,000.00	19,762,666.67	19,290,666.67	19,756,280.40
SCP9A - SCAQMD - FD66 SPE REV FD TOTAL					20,000,000.00	19,762,666.67	19,290,666.67	19,756,280.40

LOS ANGELES COUNTY TREASURER
TREASURER PORTFOLIO COMPARED TO MARKET VALUE
FOR THE PERIOD: SEPTEMBER 1, 2024 TO SEPTEMBER 30, 2024
FUND: SPECIFIC PURPOSE INVESTMENTS
ATTACHMENT X

Security ID	CUSIP	Description	Final Maturity	Face Rate	PAR	Amortized Cost	Historical Cost	Market Value
<u>AVCCD-ANTELOPE VALLEY CCD</u>								
821801195	3130AJTQ2	FEDERAL HOME LOAN BANKS	07/27/2040	2.030	25,230,000.00	25,230,000.00	25,230,000.00	17,908,506.30
FHLB TOTAL					25,230,000.00	25,230,000.00	25,230,000.00	17,908,506.30
AVCCD TOTAL					25,230,000.00	25,230,000.00	25,230,000.00	17,908,506.30
<u>EL SEGUNDO UNIFIED SCHOOL DIST.</u>								
821801197	3133EH4Z3	FEDERAL FARM CREDIT BANKS FUNDING CORP	12/27/2039	3.250	9,000,000.00	9,000,000.00	9,000,000.00	7,902,990.00
821801199	3133EH5A7	FEDERAL FARM CREDIT BANKS FUNDING CORP	12/26/2041	3.270	7,000,000.00	7,000,000.00	7,000,000.00	5,947,480.00
FFCB TOTAL					16,000,000.00	16,000,000.00	16,000,000.00	13,850,470.00
ESUSD TOTAL					16,000,000.00	16,000,000.00	16,000,000.00	13,850,470.00
<u>FIRSTSLA</u>								
932316984	3130ATS81	FEDERAL HOME LOAN BANKS	11/03/2025	5.200	50,000,000.00	50,000,000.00	50,000,000.00	50,013,000.00
932316983	3130ATS81	FEDERAL HOME LOAN BANKS	11/03/2025	5.200	34,000,000.00	34,000,000.00	34,000,000.00	34,008,840.00
FHLB TOTAL					84,000,000.00	84,000,000.00	84,000,000.00	84,021,840.00
941898663	3134GX6S8	FEDERAL HOME LOAN MORTGAGE CORP	11/14/2025	5.210	50,000,000.00	50,000,000.00	50,000,000.00	50,037,500.00
FHLMC TOTAL					50,000,000.00	50,000,000.00	50,000,000.00	50,037,500.00
FIRSTSLA TOTAL					134,000,000.00	134,000,000.00	134,000,000.00	134,059,340.00
<u>GF - GENERAL FUND</u>								
821801187	35272RPVLAC	RPV TAX ALLOCATION BOND 1997	12/02/2027	5.000	2,060,000.00	2,060,000.00	2,060,000.00	2,060,000.00
LONG TERM BDS TOTAL					2,060,000.00	2,060,000.00	2,060,000.00	2,060,000.00
GF TOTAL					2,060,000.00	2,060,000.00	2,060,000.00	2,060,000.00
<u>PHHPA-PH HABITAT PRESERVATION AU</u>								
821801198	3133EMW65	FEDERAL FARM CREDIT BANKS FUNDING CORP	07/29/2041	2.500	22,675,000.00	22,675,000.00	22,675,000.00	16,838,001.50
FFCB TOTAL					22,675,000.00	22,675,000.00	22,675,000.00	16,838,001.50
821801196	3134GWS09	FEDERAL HOME LOAN MORTGAGE CORP	08/27/2043	2.000	9,500,000.00	9,500,000.00	9,500,000.00	6,273,515.00
FHLMC TOTAL					9,500,000.00	9,500,000.00	9,500,000.00	6,273,515.00
1265565669	912797LC9	UNITED STATES TREASURY	11/07/2024	5.140	4,100,000.00	4,078,340.61	3,993,459.22	4,080,243.08
UST BILL TOTAL					4,100,000.00	4,078,340.61	3,993,459.22	4,080,243.08
PHHPA TOTAL					36,275,000.00	36,253,340.61	36,168,459.22	27,191,759.58
<u>SCP61 - SCAQMD - GENERAL FUND</u>								
951495021	3133EN3M0	FEDERAL FARM CREDIT BANKS FUNDING CORP	12/05/2024	4.625	10,000,000.00	10,001,618.33	10,018,200.00	9,994,700.00
FFCB TOTAL					10,000,000.00	10,001,618.33	10,018,200.00	9,994,700.00
1302540523	912796ZV4	UNITED STATES TREASURY	12/26/2024	5.120	20,000,000.00	19,755,377.78	19,482,311.11	19,788,036.00
1221234606	912797HP5	UNITED STATES TREASURY	11/29/2024	4.800	10,000,000.00	9,921,333.33	9,645,333.33	9,924,218.00
1163559893	912797HP5	UNITED STATES TREASURY	11/29/2024	4.660	10,000,000.00	9,923,627.78	9,554,711.11	9,924,218.00
1368966564	912797KJ5	UNITED STATES TREASURY	03/20/2025	4.270	30,000,000.00	29,395,083.34	29,377,291.67	29,410,035.90
UST BILL TOTAL					70,000,000.00	68,995,422.23	68,059,647.22	69,046,507.90
SCP61 - SCAQMD GENERAL FUND TOTAL					80,000,000.00	78,997,040.56	78,077,847.22	79,041,207.90
<u>SCP66 - SCAQMD CMP AB SPE REV FD</u>								
1302540522	912796ZV4	UNITED STATES TREASURY	12/26/2024	5.120	10,000,000.00	9,877,688.89	9,741,155.56	9,894,018.00
1368966563	912797KJ5	UNITED STATES TREASURY	03/20/2025	4.270	20,000,000.00	19,596,722.22	19,584,861.11	19,606,690.60
1163559883	912797HP5	UNITED STATES TREASURY	11/29/2024	4.660	10,000,000.00	9,923,627.78	9,554,711.11	9,924,218.00
UST BILL TOTAL					40,000,000.00	39,398,038.89	38,880,727.78	39,424,926.60
SCP66 - SCAQMD CMP AB SPE REV FD TOTAL					40,000,000.00	39,398,038.89	38,880,727.78	39,424,926.60
<u>SCP6G - SCAQMD - INVESTMENT</u>								
1368966561	912797KJ5	UNITED STATES TREASURY	03/20/2025	4.270	10,000,000.00	9,798,361.12	9,792,430.56	9,803,345.30
1221234607	912797HP5	UNITED STATES TREASURY	11/29/2024	4.800	10,000,000.00	9,921,333.33	9,645,333.33	9,924,218.00
UST BILL TOTAL					20,000,000.00	19,719,694.45	19,437,763.89	19,727,563.30
SCP6G - SCAQMD INVESTMENT TOTAL					20,000,000.00	19,719,694.45	19,437,763.89	19,727,563.30
<u>SCP6H - SCAQMD - FD 07 DEBT SERVICE FUND</u>								
1369855852	912797KJ5	UNITED STATES TREASURY	03/20/2025	4.270	5,000,000.00	4,899,180.56	4,896,215.28	4,901,672.65
UST BILL TOTAL					5,000,000.00	4,899,180.56	4,896,215.28	4,901,672.65
SCP6H - SCAQMD - FD 07 DEBT SERVICE FUND					5,000,000.00	4,899,180.56	4,896,215.28	4,901,672.65

Board Meeting Schedule 2025		
Date	Meeting Type	Time
No Meetings in January		
February 13, 2025	Board of Commissioners	1:30-4:30 pm
March 13, 2025	Board of Commissioners (Closed)	12:15-1:15 pm
	Board of Commissioners	1:30-4:30 pm
April 24, 2025	Executive Committee (Closed Session)	12:15-1:15 pm
	Program and Planning Committee	1:30-4:30 pm
May 8, 2025	Executive Committee (Closed Session)	12:15-1:15 pm
	Board of Commissioners	1:30-4:30 pm
June 12, 2025	Board of Commissioners (Closed)	11:15-1:15 pm
	Board of Commissioners	1:30-4:30 pm
No meetings in July and August -Summer Break-		
September 25, 2025	Program and Planning Committee	1:30-4:30 pm
October 9, 2025	Board of Commissioners (Closed)	12:15-1:15 pm
	Board of Commissioners	1:30-4:30 pm
November 13, 2025	Board of Commissioners (Closed)	12:15-1:15 pm
	Board of Commissioners	1:30-4:30 pm
No meeting in December -Winter break-		

NOTE: The Executive and Budget & Finance Committee meeting is anticipated to take place in early May. Executive and Budget & Finance Committee members will be informed once the date is confirmed.

COMMISSIONERS

Los Angeles County Supervisor Holly J. Mitchell <i>Chair</i> Summer McBride Vice Chair	Robert Byrd, Psy.D Alma Cortes Barbara Ferrer, Ph.D., M.P.H., M.Ed. Astrid Heger, M.D.	Abigail Marquez Maricela Ramirez, Ed. D. Carol Sigala
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EX OFFICIO MEMBERS

Deanne Tilton Durfee
Jacquelyn McCroskey, DSW
Alejandra Albarran Moses
Brandon Nichols

PRESIDENT & CEO

Karla Pleitez Howell

EXECUTIVE VICE PRESIDENT

John A. Wagner

Memo

To: Board of Commissioners
From: Karla Pleitéz Howell, President & CEO
Date: November 14, 2024
Subject: **PRESIDENT & CEO'S REPORT**

I. PRESIDENT & CEO'S HIGHLIGHTS

Strategic Plan Implementation and the Urgency of This Moment

As we implement our 2024-2029 Strategic Plan, our focus is on ensuring that every family in L.A. County can access the resources needed to thrive. This plan is more critical than ever, given the current national landscape. The recent elections have underscored the urgency of addressing systemic barriers like poverty, racial inequities, and economic instability — obstacles that continue to prevent families from accessing essential supports.

The choices made by our leaders will shape the future for young children, making our work to build safe, nurturing, and thriving environments even more vital. Now is the time to push forward, ensuring that families receive the foundational support they need during their children's most formative years. This is a pivotal moment to amplify our commitment, recognizing that what we do today will set the course for generations to come.

Statewide Survey Insights

A recent statewide survey highlights the urgent needs of families in L.A. County. The results reveal that most parents with young children are struggling to meet basic needs. In May 2024, 71% of L.A. County parents reported experiencing difficulties in areas like food, housing, utilities, healthcare, and child care. Economic stability is fundamental to families' ability to access these necessities, which directly impacts the healthy development of their children.

Initiatives for Board Direction

Today, we will present the four key initiatives and ten tactics that will guide the implementation of our strategic plan. These initiatives serve as our roadmap for translating our vision into action, focused on uplifting the well-being of children under five across L.A. County.

I want to extend my sincere gratitude to our commissioners, partners, and community stakeholders. Your insights, dedication, and collaborative spirit have been instrumental in shaping how we approach this work. Together, we are building a brighter, more equitable future for all children in L.A. County.

COMMISSIONERS

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Chair
 Summer McBride
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PRESIDENT & CEO

Karla Pleitéz Howell

EXECUTIVE VICE PRESIDENT

John A. Wagner

Thank you for your continued support and partnership as we work towards our shared vision.

II. UPDATES FROM THE TEAM – WHAT HAS FIRST 5 LA BEEN UP TO?

Advancing First 5 LA’s policy priorities and building relationship with policymakers

The Governor’s deadline to sign or veto any legislative bills passed by the Legislature was September 30, 2024. AB 2319 (Wilson) related to requiring implicit bias training for medical staff, was one of two First 5 LA support bills that passed the legislature this year and was signed by Governor Newsom (see here for a list of First 5 LA support positions <https://www.first5la.org/first-5-advocacy-agenda-2024/>). Additionally, First 5 LA engaged in a series of candidate educational briefings to educate Los Angeles County candidates running for state office to learn how First 5 LA strengthens early childhood systems of support. At the federal level, in November, First 5 LA began conducting several congressional legislative meetings with members and staff of the LA County congressional delegation to advocate for federal early childhood priorities within the organization-wide Policy Agenda. Congress is negotiating several of these priorities within the Fiscal Year 25 Appropriations package. First 5 LA also recently signed-on to a congressional letter in support of an expanded Child Tax Credit which is now expected to be negotiated next year when the current tax law expires. (See the full letter in attachment 1 - Congressional Letter CTC).

Environmental Justice and Early Childhood Lunch and Learn for Staff

On Thursday October 17th, approximately 30 First 5 LA staff members came together over lunch for an optional opportunity to learn and dialogue about environmental justice and early childhood. The event arose from a Strategic Partnership with East Yard Communities for Environmental Justice (East Yard) in which the local non-profit led 1) a toxic tour around the Long Beach Port and 710 freeway, 2) the Fighting for Life Academy that strengthens capacity around environmental justice knowledge, and 3) network building across Region 1 Central East and Region 4 Port Cities. The issue of Environmental Justice was uplifted by community long before Best Start began, and the grant catalyzed increased systems change efforts across the regions. At the gathering, folks from various departments learned about the significant impacts of air, water, and soil contamination on the development and health of young children and families throughout LA County but particularly in the Wilmington, Long Beach, Southeast LA County, and East LA communities. In fact, over 50% of households report a member with asthma, a rate that is 3 times the US average. Research conducted by East Yard and USC Environmental Health Centers found that 100% of children’s teeth within a 2-mile radius of the Exide plant contained unsafe levels of lead. Toxic pollution in the air children breathe, the water they drink, and the soil they play in has a compounding effect with devastating impacts on the health and well-being of children prenatal to age 5 and their families who face multiple illnesses while trying to work and care for their loved ones. The comprehensiveness and systemic nature of the problem weighed on participations, and group dialogue centered around the severity of the impact, First 5 LA’s potential role, the value of local partners, and the clear alignment to First 5 LA’s Strategic Plan. Issues of exposure to contaminants, limited options to move, accessibility of health care, and food deserts linked to the 9 Objective Areas including parks and open space, infant mortality, developmental delays, healthy foods, poverty, and housing.

III. CONTRACTS EXECUTED LEVERAGING PRESIDENT & CEO DELEGATION AUTHORITY

Pursuant to the Procurement Policy adopted on September 9, 2021, “The Executive Director (or designee) may approve any contract or amendment up to and including \$150,000 in the aggregate and will establish appropriate internal policies and controls for those awards. Contracts that are executed under the Executive Director (or designee) between \$10,000-\$150,000 will be presented as information at the next Board of Commissioners meeting.”

The following agreements and amendments were executed between September 11, 2024, and October 16, 2024, by President & CEO Karla Pleitéz Howell and her designees.

#10450 Southern California Grantmakers – Contract Amount: \$10,000

Contract Period: 09/13/2024 – 01/31/2025

The Community Investment for Families Department (CIFD), in collaboration with six City departments and the Community Care Licensing Division at the California Department of Social Services, has developed a toolkit that outlines the City and State processes necessary for opening and expanding child care programs in the City of Los Angeles. This funding will be used to create the graphic design of the toolkit, as well as to ensure the toolkit is broadly accessible. The deliverables expected of the vendor include design presentation, page mockups, design mockups, three drafts, and final PDFs for web and print.

#10316 Blue Shield of California Promise Health Plan – Contract Amount: \$50,000

Amendment Period: 10/01/2024 – 06/30/2025

Community Investment Agreement is to provide funding to First 5 LA in order to support First 5 LA's Welcome Baby and Select Home Visiting programs.

#10303 Portford Solutions Group, Inc. – Amendment Amount: \$3,000

Amendment Period: 08/1/2024 – 07/31/2027

This amendment adds additional funds in the amount of \$3,000.00 for a total of \$33,342.32 to allow the Vendor to provide hourly consulting that was not included in the initial agreement, so that First 5 LA may receive technical assistance related to the ApplicationExtender software license.

#10415 SHI International, Inc. – Amendment Amount: \$4,982.88

Contract Period: 09/30/2024 – 09/29/2025

This amendment extends the agreement with the Vendor for an additional year and adds \$4,981.88, for a total of \$10,312.50, to continue the subscription to the OneRequest public records management software provided by this agreement.

#10418 Facilitation Corps, LLC – Amendment Amount: \$10,000

Amendment Period: 12/31/2023 – 05/31/2025

This amendment extends the agreement with the Contractor for an additional five months and adds additional funds in the amount of \$10,000 for a total of \$49,955 to allow Contractor to expand focus to include technical assistance and coaching sessions for the Help Me Grow LA (HMG LA) Los Angeles County Department of Public Health as they assume leadership responsibilities from First 5 LA staff.

IV. RECENT AND UPCOMING EVENTS SPONSORED BY FIRST 5 LA

Name: 2024 Adelante Awards

Date: 10/17/2024

Amount: \$2,500

First 5 LA sponsored the InnerCity Struggle's 2024 Adelante Awards, celebrating three decades of community power-building to advance progressive change and promote equity, prosperity, and justice for all. Our sponsorship directly contributed to innovative programs centered on educational justice, leadership development, community mobilization, college preparation and civic engagement in the Eastside.

Name: 2024 Garden Party

Date: 10/23/2024

Amount: \$1,500

First 5 LA sponsored the Western Center on Law & Poverty's 2024 Garden Party, which recognized frontline leaders who have worked to transform policies, dismantle harmful systems, and build a more just California.

Name: 2024 People, Power, Progress Awards

Date: 10/24/2024

Amount: \$5,000

First 5 LA sponsored the Community Coalition's 2024 People, Power, Progress Awards. The Coalition empowers South LA residents to drive tangible changes in education, child welfare, public safety, and fostering a safer and healthier community.

Name: 2024 Joint Hybrid Conference

Date: 10/28/2024 - 10/30/2024 (In-Person) & 11/13/2024 -11/14/2024 (Virtual)

Amount: \$1,500

First 5 LA sponsored the 2024 Joint Hybrid Conference hosted by the California Child Care Resource & Referral Network (R&R Network) and Thriving Families CA (TFC). This year's theme, 'Supporting Families: Working Together to Create Opportunities for All,' focuses on building capacity to better serve communities across California.

Name: 2024 Turkey Trot

Date: 11/02/2024

Amount: \$2,500

First 5 LA sponsored Celiac Disease Foundation's 2024 Turkey Trot, which helps raise funds to support celiac disease research. The Celiac Disease Foundation serves as a key resource for education, patient support, research funding, and advocacy for those affected by celiac disease.

Name: 20th Annual Night with the Stars Gala

Date: 11/08/2024

Amount: \$5,000

First 5 LA sponsored the Pukú Cultural Community Services' 20th Annual Night with the Stars Gala. Pukú has recognized important community work that impacts the lives of Native Americans in Los Angeles, home to the largest Native American population in the country. Sponsoring this event helped support initiatives such as providing emergency food vouchers for families in need, housing programs, and scholarships for Native Americans.

October 15, 2024

The Honorable Brian Fitzpatrick
Chair, Working Families Tax Team
Committee on Ways & Means
U.S. House of Representatives
Washington, DC 20515

The Honorable Nicole Malliotakis
Vice Chair, Working Families Tax Team
Committee on Ways & Means
U.S. House of Representatives
Washington, DC 20515

Dear Chair Fitzpatrick, Vice Chair Malliotakis, and all Members of the Working Families Tax Team:

Poverty can negatively impact every aspect of our children’s lives, including their healthy development, education, safety, and overall well-being, with potential for life-long and intergenerational negative consequences even if experienced for a short time. Supporting policies that reduce and ultimately end child poverty stands as one of the most important actions lawmakers can take to improve the lives and opportunities for our children, and to help ensure our nation’s bright future. The Child Tax Credit (CTC) is a critical tool to improve the economic security of tens of millions of families with low income and in poverty across the country. The American people – across partisan, racial, gender, regional, and generational lines – agree by overwhelming margins that Congress should extend and improve the Child Tax Credit.¹ **The below 92 national organizations and 154 state and local organizations encourage the Working Families Tax Team to use the 2025 tax negotiations as an opportunity to meaningfully and permanently improve the CTC by increasing the maximum credit, making it fully refundable, and adopting other enhancements recommended below to ensure those left behind and most in need receive the full credit.**

The child poverty rate increased to 13.7% (9.96 million children) in 2023, up from 12.4% (9 million children) in 2022 and more than double compared to 2021 at 5.2% (4 million children).² The jump from 2021 to 2022 – when the expanded CTC under the American Rescue Plan Act expired – was the highest one-year increase on record.³ This increase from 2021 to 2023 represents more than 6 million children who were allowed to backslide into poverty within two years. Babies and toddlers experience the highest rates of poverty and are the largest group by age threatened by eviction.⁴

Overwhelming evidence shows that money matters and supports like the CTC are effective in improving children’s near and long-term success. Extensive research underscores that cash assistance for kids and their families struggling to meet basic needs leads to better health outcomes, higher educational attainment, and increased earnings as adults. Research also shows that income support programs reduce household financial stress, improving child-well being and

¹ First Focus on Children (2020, Nov). Voters Have Spoken and They Support Children. <https://firstfocus.org/wp-content/uploads/2020/11/FACT-SHEET-Survey-Shows-Voters-Rank-Kids-As-Top-Priority.pdf>

² Shrider, E.A. (2024, Sep. 10). Poverty in the United States: 2023, U.S. Census Bureau, Current Population Reports, P60-283. <https://www.census.gov/library/publications/2024/demo/p60-283.html>

³ Shrider, E.A. & Creamer, J. (2023, Sep. 12). Poverty in the United States: 2022, U.S. Census Bureau, Current Population Reports, P60-280. <https://www.census.gov/library/publications/2023/demo/p60-280.html>

⁴ Badger, E., Miller, C.C., & Partapiano, A. (2023, Oct. 2). The Americans Most Threatened by eviction: Young Children, NY Times. <https://www.nytimes.com/2023/10/02/upshot/evictions-children-american-renters.html>

allowing parents to invest in their future and even spend more time with their children.⁵ In addition, there is overwhelming evidence of strong rates of return on investment (ROI) when investments are made in children, particularly children in families with low income.⁶

Under the current structure of the CTC, there is substantial inequity in which families have access to the full CTC with families in rural America, families of color, and children living with one parent less likely to receive the full benefit of the CTC. 1 in 3 children in rural areas are left out of the full credit because their families' incomes are too low (compared to around 1 in 4 in metro areas). Similarly, 38% of Black children, 40% of Latino children, and almost a half of all children living with a single mom were ineligible for the full credit due to insufficient income.⁷

We should support our nation's children and not punish children or babies for the circumstances or zip code in which they are born. The upcoming negotiations and expiration of the current CTC maximum credit under the *Tax Cuts and Jobs Act of 2017* (TCJA) present an opportunity for Congress to prioritize policy choices that make significant headway towards reducing child poverty. We encourage the Working Families Tax Team to include the following policies in a permanently expanded CTC:

- *Fully refundable*: The expansion of the CTC as part of the *American Rescue Plan Act of 2021* (ARPA) made the credit fully refundable, eliminating the earnings requirement needed to receive the refundable portion of the credit and enabling previously ineligible families in poverty to receive the full credit for 2021. This provision in particular addressed long-standing racial inequalities in child poverty rates by boosting the finances of low-income households, among which Black and Hispanic children are overrepresented.⁸ Currently, the refundable portion of the CTC is limited to 15 percent of earnings above \$2,500 with a maximum credit of \$2,000. Such a means test limits the credit for families with the lowest incomes, punishing the children who could most benefit from the full credit. We recommend that the Committee make the CTC fully refundable so as to reach the children and families in greatest need.
- *Increase maximum credit for children ages 6 through 17*: The TCJA temporarily expanded the maximum annual credit from \$1,000 to \$2,000 per child under 17, which, in conjunction with other adjustments, provided modest tax benefits to families.⁹ The ARPA further

⁵ National Commission on Children (1991), *Beyond Rhetoric: A New American Agenda for Children and Families*; Greg J. Duncan and Jeannie Brooks-Gunn (1997), *Consequences of Growing Up Poor*, Russell Sage Foundation; National Academy of Sciences, Engineering, and Medicine (2019), *A Roadmap to Reducing Child Poverty*, eds. Greg Duncan and Suzanne Le Menestrel; *First Focus on Children* (2023, Jun.), Child Investment Research Hub; Center on Budget and Policy Priorities (2023, May), *Research Reinforces: Providing Cash to Families in Poverty Reduces Risk of Family Involvement in Child Welfare*.

⁶ Hendren, Nathaniel and Ben Sprung-Keyser (2020, Mar.), *A Unified Welfare Analysis of Government Policies*, *The Quarterly Journal of Economics*, Vol. 135, No. 3, 1209-1318.

⁷ Collyer, Sophie, Megan Curran, David Harris, and Christopher Wimer. 2023. [Children Left Behind by the Child Tax Credit in 2022](https://www.povertycenter.columbia.edu/publication/2023/children-left-behind-by-the-child-tax-credit-in-2022). *Poverty and Social Policy Brief*, Vol. 7, No. 4. Access at www.povertycenter.columbia.edu/publication/2023/children-left-behind-by-the-child-tax-credit-in-2022

⁸ The Joint Economic Committee Democrats (2022, Nov. 30). *The Expanded Child Tax Credit Dramatically Reduced Child Poverty in 2021*. <https://www.jec.senate.gov/public/index.cfm/democrats/2022/11/the-expanded-child-tax-credit-dramatically-reduced-child-poverty-in-2021>

⁹ Tax Policy Center: Urban Institute & Brookings Institution (2024, Jan.) *Tax Policy Center Briefing Book: Key Elements of the U.S. Tax System*. <https://www.taxpolicycenter.org/briefing-book/how-did-tcja-change-taxes-families-children>

increased the maximum credit to \$3,000 per child – including 17 year olds – for 2021, only. These ARPA temporary CTC improvements benefitted low- and middle-income households and the positive outcomes of the increased credit are well-documented: child poverty decreased by nearly half, reaching 62 million children and benefitting an additional 2.1 million children who would have otherwise remained in poverty.¹⁰ We recommend the Committee increase the maximum annual credit to at least \$3,000 per child ages 6 through 17, designating 17-year olds as “qualifying children,” and maintain the real value of the 2021 expansion as reflected in H.R.3899, the *American Family Act*.

- *Expanded credit for children under age 6:* Families with children under the age of 6 face myriad financial hurdles – not the least of which includes the sky-high costs associated with child care – at a time when they also are often challenged by increased caregiving responsibilities and lower wages. Furthermore, the ZERO TO THREE *State of Babies Yearbook: 2023* found that nearly one in five infants and toddlers live in poverty, making economic insecurity – and the resulting stress – the norm during the period of most rapid brain development across the lifespan.¹¹ In recognition of the valuable role the first six years of life play in shaping future developmental trajectories, we recommend the Committee increase the maximum annual credit to at least \$3,600 per child ages birth through 6.
- *Increased credit for families with newborns:* The first year of a child’s life is often associated with a significant increase in costs in combination with a decrease in earnings due to inconsistent access to paid parental leave. Research has found that women can experience a dramatic loss of income during pregnancy, through the peripartum period, and for months and even years afterwards, impacting a family’s long-term economic security.¹² Additionally, longitudinal analyses have demonstrated that poverty experienced in the earliest years of children’s lives has a greater impact on developmental trajectories than poverty experienced later in life.¹³ We recommend the Committee provide an additional payment of at least \$2,000 the month in which a child is born, ensure that a family receives the full year’s CTC regardless of the month in which a baby is born, and maintain the real value of this expansion as reflected in H.R.3899, the *American Family Act*.¹⁴
- *Option for monthly installments:* As part of the ARPA CTC expansion, the Internal Revenue Service (IRS) automatically delivered up to half of the anticipated annual credit through monthly payments from July through December 2021 rather than as an annual lump sum. According to a survey conducted by the Urban Institute, 45 percent of nonelderly adults

¹⁰ *Ibid.*

¹¹ Cole, P., Trexberg, K., & Schaffner, M. (2023). State of Babies Yearbook 2023, ZERO TO THREE.

https://zerotothree.wpenginepowered.com/wp-content/uploads/2023/09/SOBY2023_Yearbook_Full_v4.pdf

¹² Stanczyk, Alexandra B. (2016, Oct.), The dynamic of household economic circumstances around a birth, Washington Center for Equitable Growth working paper series.

¹³ Duncan, G. J. & Magnuson, K. (2011). The long reach of early childhood poverty. Stanford Center on Poverty and Inequality.

https://inequality.stanford.edu/sites/default/files/PathwaysWinter11_Duncan.pdf

¹⁴ Curran, M., Harris, D., & Wimer, C. (2024, Jul.). Equalizing the Child Tax Credit for Babies: How the 2023 American Family Act Treats Infants, Center on Poverty & Social Policy at Columbia University. <https://scholars.org/contribution/equalizing-child-tax-credit-babies-how-2023>

living with children who received the advanced CTC payments reported they preferred receiving the credit as a monthly payment, and respondents with lower incomes were also more likely to prefer the monthly installments.¹⁵ Many families have reported that the monthly payments allowed them to purchase basic needs (e.g. food, diapers), cover educational costs (e.g. tutoring, extracurriculars), and make timely housing and utilities payments.¹⁶ We recommend that the Committee directs the IRS to provide low- and middle-income families with a monthly installment option for the CTC and authorizes a “safe harbor” to protect low- and moderate-income households from being required to remit excess payments that could arise from changes in the number of qualifying children and marital status, and events affecting employment or income.

Make the CTC inclusive of all children: The TCJA temporarily restricted the CTC to children with Social Security Numbers (SSNs) from 2018 through 2025, excluding children with Individual Tax Identification Numbers (ITINs) and Adoption Tax Identification Numbers (ATINs).¹⁷ It is estimated that approximately one million children who do not have SSNs, but are eligible for ITINs, are currently unable to access the benefits of the CTC.¹⁸ We recommend that the Committee restore access to the CTC for all children, including those with ITINs and AITNs.

- *Parity for territories:* Families residing in U.S. territories have experienced uneven access to the CTC. While the ARPA took steps towards rectifying this discrepancy (e.g. permanently expanded CTC to families with qualifying children in Puerto Rico), further legislative action is needed to ensure that American children are not penalized for the location in which they’re born and raised.¹⁹ We recommend the Committee take all steps necessary to ensure the children residing in *all* U.S. territories can access the full CTC in parity with children residing in states.
- *Indexed to inflation:* The tax code does not currently adjust the CTC maximum credit amount of \$2,000 for inflation and, thus, the value of the credit decreases over time. We recommend that the Committee index the maximum credit amount to inflation annually.

¹⁵ Maag, E. & Karpman, M. (2022, Jun.) Many Adults with Lower Income Prefer Monthly Child Tax Credit Payments, Urban Institute and Robert Wood Johnson Foundation. https://www.taxpolicycenter.org/sites/default/files/publication/164064/many_adults_with_lower_income_prefer_monthly_child_tax_credit_payments.pdf

¹⁶ Hamilton, L., Roll, S., Despard, M. et al. (2022, Apr.) The impacts of the 2021 expanded child tax credit on family employment, nutrition, and financial well-being: Findings from the Social Policy Institute’s Child Tax Credit Panel (Wave 2), Global Economy and Development at Brookings. https://www.brookings.edu/wp-content/uploads/2022/04/Child-Tax-Credit-Report-Final_Updated.pdf

¹⁷ Crandall-Hollick, M.L., Lunder, E.K. (2021, Dec. 16). The Child Tax Credit and Individual Taxpayer Identification Numbers (ITINs), Congressional Research Service. <https://crsreports.congress.gov/product/pdf/IN/IN11830#:~:text=In%202017%2C%20P.L.%20115-97,ID%20requirement%20for%20the%20taxpayer>

¹⁸ Martinez, V. (2021, May 4). A Permanent Child Tax Credit Must Include Immigrant Families, Center for the Study of Social Policy. <https://cssp.org/2021/05/a-permanent-child-tax-credit-must-include-immigrant-families/>

¹⁹ Corbin, K. (2022, May 11). Take a closer look at how IRS is working to serve residents of Puerto Rico, IRS. <https://www.irs.gov/about-irs/a-closer-look-expanding-access-in-puerto-rico>

An expanded CTC is not a solitary fix to solving child poverty and low income, but rather the north star in a constellation of tax credits and other economic initiatives supporting families. We encourage the Working Families Tax Team to work across the Committee Tax Teams to identify additional avenues to alleviate tax burden for parents and caregivers, e.g. the Child and Dependent Tax Credit and Earned Income Tax Credit. These tax reforms should not impact children and their families' eligibility for means-tested programs. Additionally, we strongly urge you to prioritize the well-being of all our nation's children during the broader negotiations to reform the tax code, including through opportunities to raise revenue to invest in the CTC and other critical family support programs such as child care and nutrition assistance.

Child poverty is a policy choice – and Congress has the power to reduce it. An expanded CTC is a proven method to lower child poverty and has widespread support from voters across the political, economic, and geographic spectrums. Addressing economic insecurity not only impacts the lives of children and families now, but also has far-reaching consequences for the long-term wellbeing and prosperity of our nation. We thank you for your consideration and look forward to working with the Working Families Tax Team to support the economic security of all of America's children and families.

Signed,

National organizations

AFT

Alliance to End Hunger

American Academy of Pediatrics

American Friends Service Committee

American Muslim Health Professionals

Americans for Democratic Action (ADA)

Americans for Tax Fairness

Association of Maternal & Child Health Programs

Autistic Self Advocacy Network

Big Cities Health Coalition

Black Women's Health Imperative

Caring Across Generations

CASA

Center for Law and Social Policy (CLASP)

Center for the Study of Social Policy

Children's Advocacy Institute

Children's Defense Fund

Children's HealthWatch

Children's Home Society of America

Children's National Hospital

Coalition on Human Needs

Common Sense Media

Community Change Action

Congregation of Our Lady of Charity of the Good Shepherd, U.S. Provinces
Congregation of Sisters of St Joseph
Division for Early Childhood of the Council for Exceptional Children (DEC)
Economic Security Project Action
Educare Learning Network
E Pluribus Unum
Family Centered Treatment Foundation
Family Forward
Feeding America
First Five Years Fund
First Focus Campaign for Children
Friends Committee on National Legislation
Food Research & Action Center
Futures Without Violence
HealthyWomen
Holy Spirit Missionary Sisters, JPIC-USA
Hunger Free America
Income Movement
Independent Restaurant Coalition
Institute for Educational Leadership
Institute for Policy Studies, Poverty Project
Legal Momentum
LIFT, Inc.
Low Income Investment Fund
MAZON: A Jewish Response to Hunger
Mental Health America
MomsRising
National Advocacy Center of the Sisters of the Good Shepherd
National Association for Family Childcare
National Association of Counsel for Children
National Association of Pediatric Nurse Practitioners
National Association of Social Workers
National Council of Jewish Women
National Diaper Bank Network
National Employment Law Project
National Immigration Law Center
National Resource Center on Domestic Violence
NETWORK Lobby for Catholic Social Justice
Oxfam America
Parents as Teachers National Center
Parents Together Action
People Power United
Policy Center of Maternal Mental Health
Prevent Child Abuse America

Public Advocacy for Kids (PAK)
RESULTS
Rural Progress
Save the Children
SchoolHouse Connection
Share Our Strength
Small Business Majority
Southern Education Fund
Start Early
The Expectations Project
The Institute for Human Services
TOOTRiS Child Care On-Demand
Trust for America's Health
UNICEF USA
Unitarian Universalist for Social Justice
United Church of Christ
Voices for Adoption
Voices for Progress
Youth and Women for Change in Eswatini
Youth Villages
ZERO TO THREE
20/20 Vision

State and local organizations (by state)

Alabama

Feeding Alabama
RESULTS – Alabama

Alaska

RESULTS - Alaska

Arizona

RESULTS – Arizona
Seedlings Health
Southwest Human Development
Women's Health Innovation of Arizona

Arkansas

Arkansas Community Organizations

California

Black Californians United for Early Care and Education
Brighter Beginnings
California Association of Food Banks
California Center for Rural Policy

California Child Care Resource & Referral Network
Childhood Obesity Initiative
Community Action Partnership of Orange County
End Poverty in California (EPIC)
Families in Schools
First 5 LA
Golden State Opportunity
GRACE – End Child Poverty CA
Kidango
Maternal and Child Health Access
OC Food Bank
Orange County United Way
RESULTS - California
RESULTS – Sierra Nevada
San Diego Community Birth Center
San Diego for Every Child, California
The Children’s Partnership
United Ways of California
Ventures

Colorado

Colorado Children’s Campaign
RESULTS - Colorado

Connecticut

Five Corner Cupboard Food Pantry

Delaware

Children & Families First DE
RESULTS – Delaware Chapter

District of Columbia

DC Action
RESULTS – DC/MD

Florida

Florida Policy Institute
RESULTS - Miami
RESULTS - NSU
RESULTS - Orlando
Temple Glow Wellness

Georgia

Agency for Humanity
GEAARS: Georgia Early Education Alliance for Ready Students
RESULTS - Georgia
Southern Women in Motion

Hawaii

Hawaii Children's Action Network Speaks!

Idaho

Idaho Hunger Relief Task Force
RESULTS - Idaho

Illinois

Prevent Child Abuse Illinois
Raising Illinois PN3 Coalition
RESULTS - Chicago

Indiana

Indiana Justice Project
Indy Hunger Network
Lafayette Urban Ministry
RESULTS - Indiana

Iowa

American Academy of Pediatrics – Iowa Chapter
Common Good Iowa
Postpartum Support International – Iowa
RESULTS - Iowa

Louisiana

Louisiana Partnership for Children and Families
Louisiana Policy Institute for Children

Maine

Maine People's Alliance

Maryland

Cedar Lane Unitarian Universalist Congregation Environmental Justice Ministry
RESULTS – DC/MD

Massachusetts

Boston Medical Center
Cambridge Economic Opportunity Committee
East Boston Social Centers
La Colaborativa
Mass. PPD Fund
MLPB
Neighborhood Villages
RESULTS - Massachusetts
Strategies for Children
The Greater Boston Food Bank

Together for Kids Coalition

Michigan

Michigan League for Public Policy

Mississippi

Mississippi Early Learning Alliance

Mississippi Low Income Child Care Initiative

Missouri

Kids Win Missouri

Missouri Children's Trust Fund

RESULTS – Kansas City

Water Signs Community Services

Montana

Hearts and Hands Midwifery and Family Healthcare

Zero to Five Montana

Nebraska

Nebraska Appleseed

Nevada

Children's Advocacy Alliance

New Jersey

New Jersey Association for the Education of Young Children

New Mexico

Kelly's Learning Academy LLC

RESULTS - Albuquerque

New York

Center for Independence of the Disabled, New York (CIDNY)

Grand Street Settlement

Mohawk Valley Community Action Agency, Inc.

Public Health Solutions

The Children's Agenda

North Carolina

Black Child Development Institute - Carolinas

Little Listeners LLOTG

NC Budget & Tax Center

NC Child

NC Matters

WZA Consultant

Ohio

bi3

Equitas Health
Groundwork Ohio
RESULTS – Central Ohio
RESULTS – Northeast Ohio
Village of Healing

Oklahoma
Healthy Communities Healthy Children Coalition
Oklahoma Institute for Child Advocacy
Potts Family Foundation
Regional Food Bank of Oklahoma
Resilient Payne County
RESULTS - Oklahoma

Oregon
Prevent Child Abuse Oregon
RESULTS - Oregon

Pennsylvania
Central Pennsylvania Food Bank
Children First
Feast of Justice
Feeding Pennsylvania
Lion of Judah Enterprises
Maternity Care Coalition
Mattie N Dixon Community Cupboard
Mi Salud Wellness Center
MontCo Anti-Hunger Network
Philabundance
RESULTS – Central and Western PA
RESULTS - Philadelphia
Wayne Presbyterian Church Social Justice Committee

Rhode Island
Adoption Rhode Island
MLPB
Rhode Island KIDS COUNT
Right from the Start Campaign

South Carolina
RESULTS – South Carolina
South Carolina Program for Infant/Toddler Care
Trending Joy, PLLC

Tennessee
RESULTS - Tennessee

Texas

Children at Risk

RESULTS - Dallas

RESULTS – Fort Worth

RESULTS – Houston Domestic

Unitarian Universalist Fellowship of Hidalgo County, TX

Vermont

Voices for Vermont’s Children

Virginia

New Virginia Majority

RESULTS – Virginia

Virginia Interfaith Center for Public Policy

Virginia Organizing

Voices for Virginia’s Children

Washington

RESULTS – Bremerton/North Kitsap Chapter

RESULTS – Cascades WA

RESULTS - Seattle

RESULTS – South Kitsap/Gig Harbor, WA

RESULTS – Southwest Washington

RESULTS – Topeka

West Virginia

RESULTS – West Virginia

West Virginia Center on Budget and Policy



First 5 LA Strategic Plan

Implementation Update

November 14, 2024

PURPOSE

Provide an update on *First 5 LA's 2024-2029 Strategic Plan Implementation.*

OBJECTIVES

1. **REVIEW** First 5 LA Initiatives for the next phase of strategic plan implementation
2. **DISCUSS** 2025 Board presentations
3. **REVIEW** Communications, Engagement and Advocacy tactics
4. **OUTLINE** next steps and **CELEBRATE**

Vision: We envision a future where every child is born healthy and thrives in a nurturing, safe and loving community.

Mission: We advocate for children and their families, amplify community voice and partner for collective impact so that every child in Los Angeles County reaches their full developmental potential throughout the critical years of prenatal to age 5.

GOALS

OBJECTIVES

STRATEGIES

TACTICS

Children prenatal to age 5 and their families have their basic needs met.

Reduce

- Infant Mortality
- Poverty
- Housing Insecurity

Children prenatal to age 5 have nurturing relationships and environments.

Increase

- Supports for Maternal Depression
- Choices for Healthy Foods
- Parks & Open Space

Children prenatal to age 5 have a solid foundation for well-being, lifelong learning and success.

Increase

- Early Care & Education
- Early Intervention Services
- Culturally Affirming Services

Catalyze **public policies** efforts at the local, state, and federal levels that prioritize the needs of children prenatal to age 5 and their families.

Collaborate with partners to **strengthen public systems,** services, and supports for children prenatal to age 5 and their families.

Partner with **communities to collaboratively grow a social movement** that elevates the needs of children prenatal to age 5 and their families.

The four initiatives will serve as the roadmap for translating First 5 LA's strategic plan into action that uplifts the well-being of children age 5 and younger across L.A. County.

- Access
- Advocacy
- Capacity Building
- Communications
- Coordination/Alignment
- Data/Planning
- Engagement
- Research
- Workforce
- Curriculum

Prevention First:
Centering Community Strengths to Address Root Causes and Keep Families Thriving Together

Vibrant Environments:
Ensuring Access to Healthy Foods and Welcoming Outdoor Spaces for Play

Maternal & Child Well-Being:
Ensuring Holistic Care for Mothers and Children Age 5 and Younger

Whole Child, Bright Futures:
Universal Quality Early Care and Education that Meets Every Family's Needs

FIRST 5 LA INITIATIVES

<p>PREVENTION FIRST: Centering Community Strengths to Address Root Causes and Keep Families Thriving Together</p>	<p>OBJECTIVE 1.2</p> <p>OBJECTIVE 1.3</p>	<p>Reduce the annual percent of households with children prenatal through age 5 in Los Angeles County living in poverty.</p> <p>Reduce the annual percent of households with children prenatal through age 5 in Los Angeles County who experience housing insecurity.</p>
<p>VIBRANT ENVIRONMENTS: Ensuring Access to Healthy Foods and Welcoming Outdoor Spaces for Play</p>	<p>OBJECTIVE 2.2</p> <p>OBJECTIVE 2.3</p>	<p>Increase the annual percent of children prenatal to age 5 in Los Angeles County with access to sufficient choices for healthy foods.</p> <p>Increase the annual percent of children prenatal to age 5 in Los Angeles County who have access to parks and open spaces.</p>
<p>MATERNAL & CHILD WELL-BEING: Ensuring Holistic Care for Mothers and Children Age 5 and Younger</p>	<p>OBJECTIVE 1.1</p> <p>OBJECTIVE 2.1</p> <p>OBJECTIVE 3.2</p>	<p>Reduce the rate of infant mortality per live births.</p> <p>Increase access to mental health services for pregnant and postpartum individuals identified as at-risk for maternal depression.</p> <p>Ensure more children with developmental delays receive early intervention services.</p>
<p>WHOLE CHILD, BRIGHT FUTURES: Universal Quality Early Care and Education that Meets Every Family's Needs</p>	<p>OBJECTIVE 3.1</p> <p>OBJECTIVE 3.3</p>	<p>Increase the annual percent of children prenatal to age 5 in Los Angeles County receiving publicly funded early care and education in a mixed-delivery system.</p> <p>Increase annual percent of households with children prenatal to age 5 in Los Angeles County receiving culturally affirming services and supports.</p>

INITIATIVE 1: PREVENTION FIRST

The Initiative aims to expand affordable housing options, provide direct financial assistance through poverty alleviation programs, and improve access to supportive services from both safety net programs and trusted community groups and agencies including family resource centers. It aims to increase poverty prevention efforts that align and strengthen the network of services available to children in the first five years and their families, thereby reducing harms, such as risks of family separation and child welfare involvement.

2025 work will include:

- Coordination through the Prevention Committee
- Targeted Research for Housing Policy
- Engagement of Communities for Service Connection and Advocacy for Systems Change

INITIATIVE 2: VIBRANT ENVIRONMENTS

The Initiative will improve enrollment in food assistance programs, expand urban farming, and increase community awareness about resources and why they matter for healthy child development. Additionally, this initiative focuses on creating safe and accessible parks and open spaces for young children by advocating for equitable land use policies, improving maintenance, and increasing the availability of play areas.

65

2025 work will include:

- Building an Equity-Focused Advocacy Agenda for Green Spaces
- Advocacy, Research, and Communications for Culturally Appropriate Healthy Food

INITIATIVE 3: MATERNAL & CHILD WELL-BEING

The Initiative aims to improve access to health care services, mental health support, and early screenings, focusing on the strengths and unique needs of families most impacted by barriers. The initiative will further address the crucial role mental health plays in maternal and child well-being and how stressors and barriers to care are exacerbated by discrimination based on race and ethnicity and factors that have a disparate impact on families with low income.

2025 work will include:

- Engagement and Communication Narrative Transformations through the African American Infant and Maternal Mortality Prevention Initiative (AAIMM)
- Access, Coordination and Workforce through Home Visiting

INITIATIVE 4: WHOLE CHILD, BRIGHT FUTURES

The Initiative will increase subsidies for families with low incomes, increase family engagement and involvement in shaping program and policy, and expand culturally affirming programs and curricula. Access to care will be increased with attention to cultural affirmation, such as multilingual immersion programs, support for the early learning workforce including centers, licensed family child care and family friend and neighbor care, and partnerships with community-based organizations.

67

2025 work will include:

- Advocacy for Expanding Early Care and Education Access and Policy Coordination
- Strengthening the Early Care and Education Workforce
- Coordination, Curriculum Innovation and Multi –Language Programs



DISCUSSION

What information would be most helpful to you as Board Members to effectively fulfill your role as the Board of Commissioners?

Are there presenters you'd like to hear from, such as community members, researchers, etc.?

Tactics: Deep Dive

1. Advocacy
2. Access
3. Capacity Building
4. Communications
5. Coordination
6. Curriculum Innovation
7. Data
8. Engagement
9. Research
10. Workforce



Power of Communications

70

Presented by Spitfire Strategies

November 14, 2024



2024-2029 Strategic Plan



Strategic Plan | 2024-2029

Building a future where every child is born healthy and thrives in nurturing, safe and loving communities.



Voice and Language Guide



VOICE & LANGUAGE GUIDE



The order of messaging is important. It shapes how your audience responds to ideas. While it is common to start off by emphasizing the need to address a problem, it is more effective to name a shared value that your audience agrees with. This helps activate emotions and opens up your audience to what we will say next. By not leading with problems as the hook to activate your audience, we also lay groundwork for the problem to feel solvable.

We use asset-based language that defines people by their aspirations and contributions before noting the challenges they face. This doesn't mean you can't discuss problems, but order matters. It is all about sequencing. First, start with aspirations and contributions (tomorrow's problem-solvers), and then name the systems and structures that harm this community (systemic racism and years of underfunding). Taking an asset-based approach does not preclude us from being specific about which communities face greater obstacles.

EMBRACE

REPLACE

All families want what is best for their children. The rich diversity of families in Los Angeles County is a strength for our county and within each family, but too many face systemic barriers.

Example from our strategic plan.



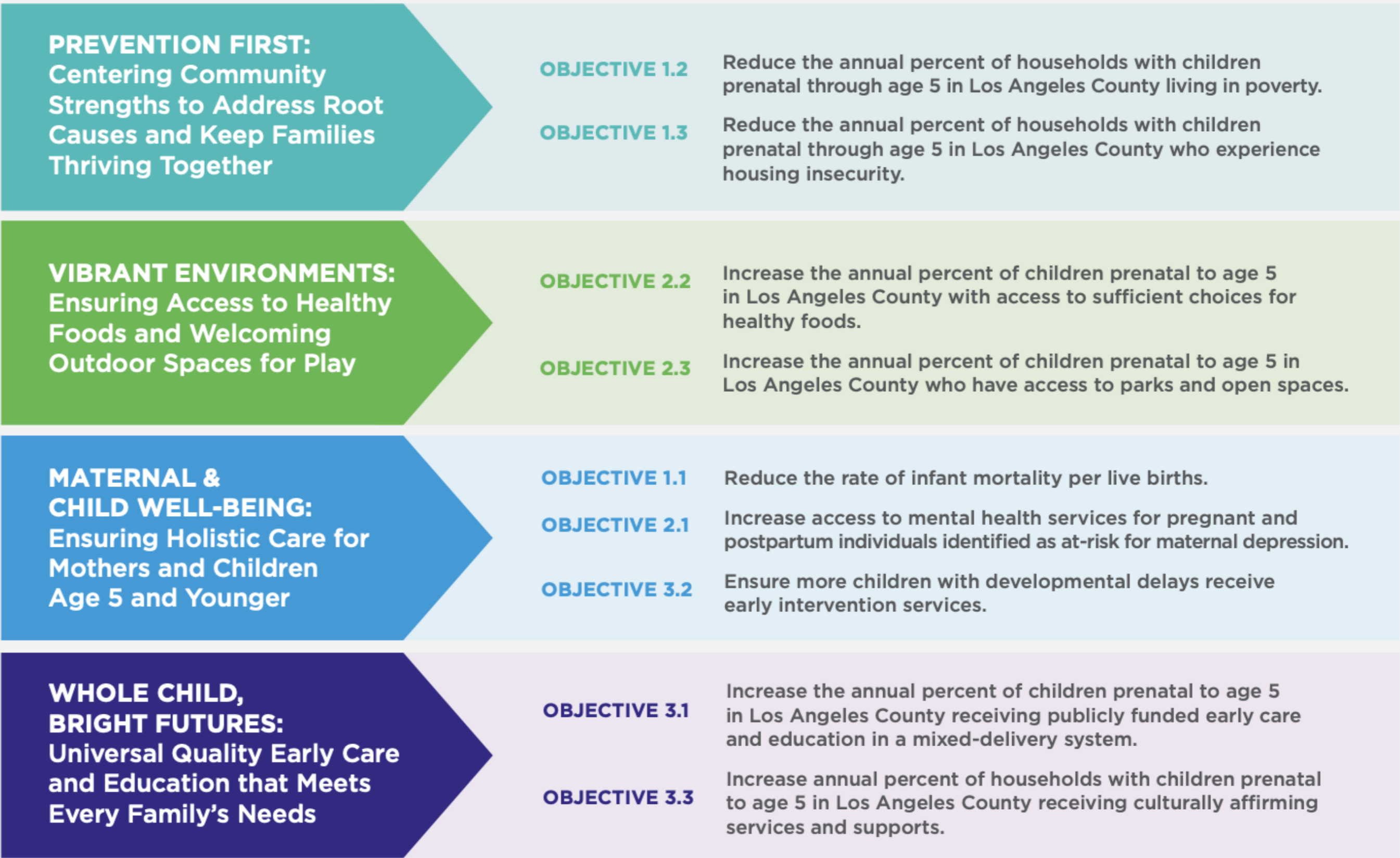
“vulnerable communities”
“marginalized families”
“at-risk youth”



Bringing Vision to Action

Initiatives that Advance First 5 LA Strategic Plan Objectives

First 5 LA's 2024-2029 Strategic Plan includes objectives that articulate a measurable level of desired change and are a starting point based on existing measurements. The strategic plan objectives demonstrate we have much to do to address structural racism and historic and present-day oppression. First 5 LA is committed to the progress of our youngest children and their families by tracking these objectives.

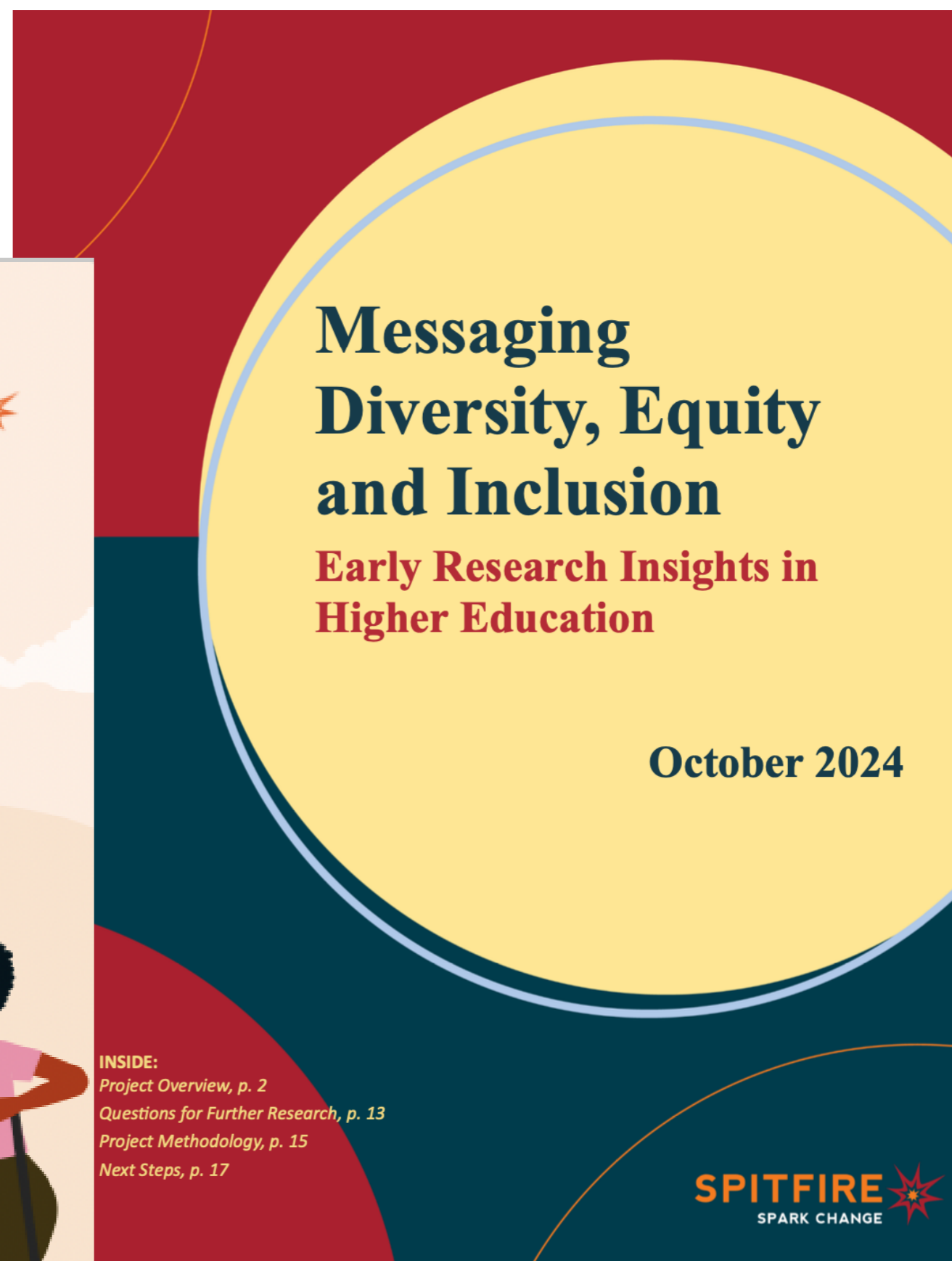
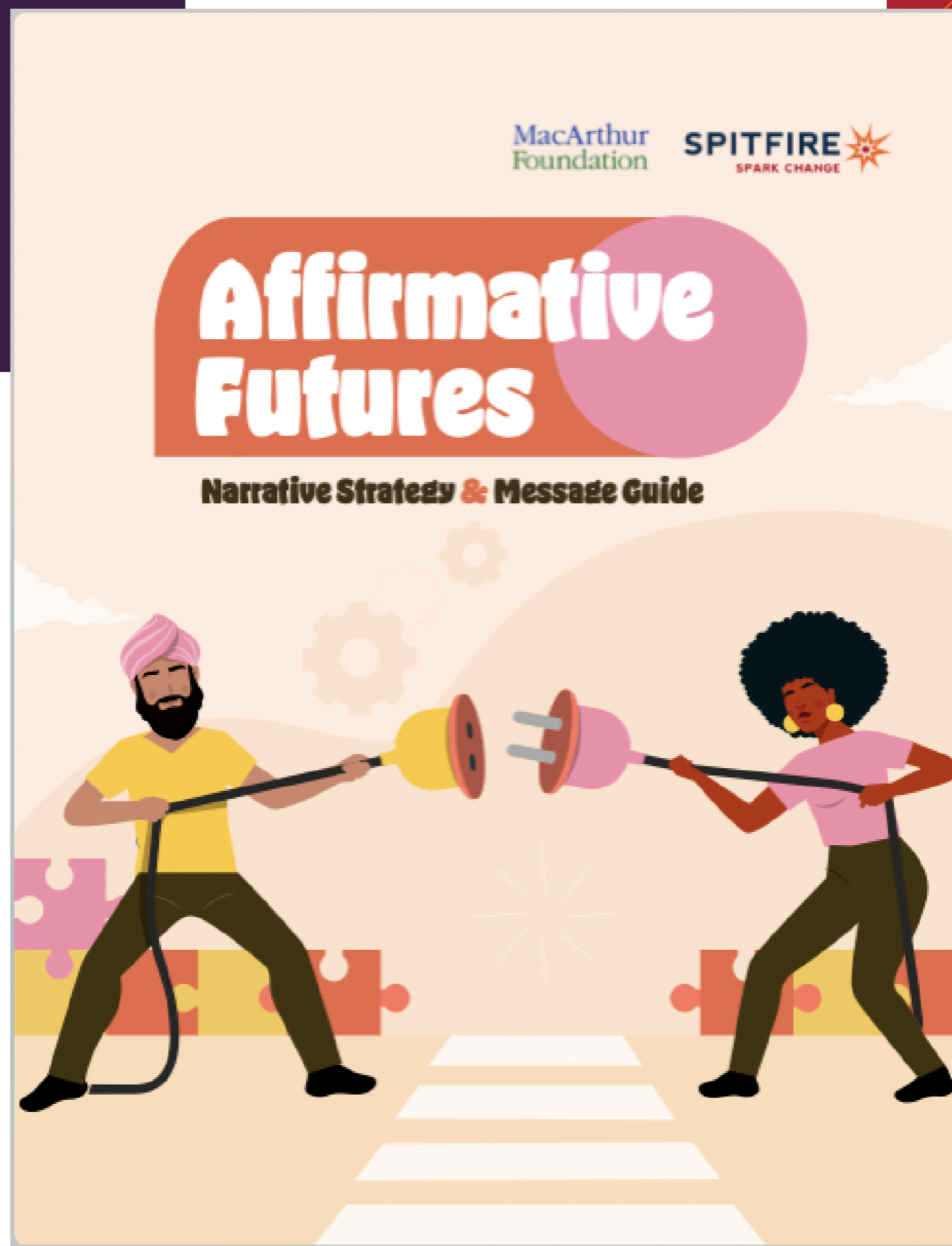


Building Narrative Power

We know achieving your goals requires changing hearts and minds so that the deeply held world views dictating how we make decisions and treat each other reflect our values.

To do this, we must operate in frames of abundance, rather than scarcity; forge environments that attract others; we must reckon with how we got here and dream about where we can go, rather than accepting the status quo as inevitable.

Building Narrative Power



DEEP DIVE – ENGAGEMENT



- Engagement points with community partners
- Values-driven process: collaboration, equity, and learning
- Moving Forward

Advocacy and Engagement Deep Dive

Presented by Alicia Lara
President and CEO of Community Partners

NEXT STEPS

- Future Board Presentations
 - May and June Budget
 - Continued Discussion on Initiatives
- Continued Engagement with Board members in areas of alignment



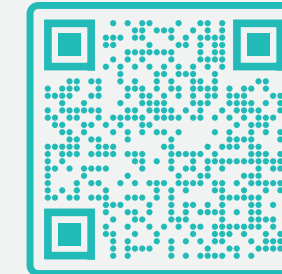
FIRST 5 LA 2024 - 2029 STRATEGIC PLAN INITIATIVES AND TACTICS

Bringing Vision to Action: Creating a Brighter Future for Every Child in L.A. County



Acknowledgments

Scan or click the QR code to view the full list of acknowledgements.



As First 5 LA works in partnership to make the vision of our 2024-2029 Strategic Plan a reality for every child in L.A. County, we acknowledge the contributions that have helped shape the actions we will take to create meaningful, long-lasting change for our youngest children. These collective efforts have helped shape how First 5 LA organizes and communicates our shared work, rooted in partnerships and the strengths of our current collaborations. We are grateful for the guidance and insights of our board of commissioners, partners, community members and system and policy leaders. We share appreciations to the dedicated First 5 LA team and our consultants for leading the critical engagement work.

First 5 LA Board of Commissioners

Holly J. Mitchell,
Los Angeles County Supervisor,
Second District, Chair

Summer McBride
Vice Chair, Appointed by L.A.
County Supervisor Holly J. Mitchell,
Second District

Robert Byrd, Psy.D.,
Los Angeles County
Department of Mental Health

Alma Cortes,
Appointed by Supervisor
Lindsey Horvath, Third District

Astrid Heger, M.D.,
Appointed by Kathryn Barger,
Fifth District

Barbara Ferrer, Ph.D., M.P.H., M.Ed.,
Los Angeles County Department
of Public Health

Abigail R. Marquez
Appointed by: Supervisor
Janice Hahn, Fourth District

Maricela Ramirez,
Los Angeles County Office
of Education

Carol Sigala,
Appointed by Supervisor
Hilda Solis, First District

Ex Officio Members

Alejandra Albarran Moses,
Policy Roundtable for Child
Care and Development

Brandon Nichols
Los Angeles County Department
of Children & Family Services

Jacquelyn McCroskey, DSW,
Appointed by Commission for
Children and Families

Deanne Tilton Durfee,
Inter-Agency Council on
Child Abuse and Neglect (ICAN)

Board of Commission Alternates

Mary Romero Barraza
Los Angeles County Department
of Mental Health

Luis Bautista,
Los Angeles County Office
of Education

Priya Batra
Los Angeles County
Department of Public Health

Victor Manalo
Appointed by Supervisor
Janice Hahn, Fourth District

Frank Ramos,
Los Angeles County
Department of Children
and Family Services

Kristin McGuire
Appointed by: Supervisor
Hilda Solis, First District

Winnie Wechsler,
Appointed by Supervisor
Kathryn Barger, Fifth District

Sylvia Swilley,
Appointed by Supervisor
Holly J. Mitchell,
Second District

Julie Taren,
Appointed by Supervisor
Horvath, Third District

A letter from our President and CEO

Dear Partners,

Every child holds incredible potential, and together, we have the opportunity to champion their growth and success. With First 5 LA's 2024-2029 Strategic Plan, we're setting ambitious goals to build a bright foundation for Los Angeles County's youngest children. Join us in the journey to support their well-being, lifelong learning and limitless possibilities.

Creating lasting change for children and families requires that we ground our work in a holistic approach that addresses immediate needs and tackles the deep-seated barriers that create inequities. At First 5 LA, we are committed to uplifting the voices of L.A. County's richly diverse communities across geography, economics, and racial and ethnic background. We embrace a collaborative approach by working with public agencies, non-profits, philanthropy and communities to support an inclusive future that reflects the strengths and dreams of every child and family in L.A. County.

For 25 years, First 5 LA has championed children and their needs during the critical first five years of life, advocating

for safe, stable and nurturing relationships and environments that help build a strong foundation for lifelong well-being. Looking ahead to the next quarter century, we're excited to work even more closely with partners to advance regional, economic and racial justice by leveraging opportunities that uplift every child and family. Together, we can thoughtfully honor the rich diversity of family structures, cultures, identities and abilities across L.A. County, leveraging these tremendous assets to build a future where every child has the support they need to thrive.

We are deeply grateful for the insight and guidance of our board, partners and community, whose contributions have helped move our 2024-2029 Strategic Plan from vision to action. Phase one focused on engaging the community in a process centered on equity, honoring the strengths, insights and leadership of those with lived expertise as essential in shaping our work. Based on the invaluable input from our community and partners, we have developed four key

initiatives that will guide our actions in year two of the strategic plan, turning our shared vision into impactful change. Thank you for the important work you do every day. By aligning our expertise and commitment, we can ensure that every child has the opportunity to thrive.

Sincerely,
Karla Pleitéz Howell



President and Chief Executive Officer



Introduction



Building a Brighter Future Together for Every Child in L.A. County

Imagine the impact that the largest county in the country can make for our youngest children if we come together to change their future. First 5 LA is working as a partner committed to L.A. County's potential to shine as a region that prioritizes what it will take for every child to be born healthy and thrive in a nurturing, safe and loving community. The foundations we build for our youngest citizens today will uphold all leaders of tomorrow. Knowing that we will only achieve bold goals together, we invite continued and new partnerships to advance a co-created vision for children in the critical first five years of life.

To make the greatest impact, First 5 LA embraces a targeted universalism approach that grounds the work in objectives for the universal well-being of every child age 5 and younger and their families in

L.A. County. We identify the barriers to our shared vision of every child's well-being, including the withdrawal of community investments, poverty and systemic racism — factors that hinder families from having the resources they need to thrive. We analyze data to identify disproportionate child outcomes and carry out targeted tactics to support young children and families. Our targeted approach focuses resources and support where they are needed most. By doing this, we move closer to our universal goals of making sure every child and family have basic needs met, safe and healthy relationships, and the opportunity to thrive. For example, below you will see that in the Maternal and Child Well-Being Initiative, we set universal objectives: ensuring that every mother and child have comprehensive healthcare, mental health support and early screenings.

Recognizing that these services are not equitably accessible across all communities, we are targeting specific efforts to address the needs of those most affected by disparities. One example of these targeted efforts is addressing infant and maternal mortality. Together, we partner with L.A. County departments, community organizations and funders to reduce disparities to ensure healthy, joyous births for Black families. This targeted approach helps us advance our universal objectives, creating equitable outcomes for all families by prioritizing resources where they are most urgently needed.

Building on this targeted approach, we are excited to introduce the four key initiatives that will translate First 5 LA's 2024-2029 Strategic Plan into meaningful action for children age 5 and younger across L.A. County. Each initiative builds

upon our partnerships; activates targeted tactics; and, most importantly, creates the conditions for families to flourish. In the sections that follow, you will find detailed examples of planned work for 2025, along with opportunities for collaboration to bring these initiatives to life and realize our shared vision for children. These examples represent our commitment to achieving impactful results while allowing space for growth, adaptation and innovation.

Initiatives that Advance First 5 LA Strategic Plan Objectives

First 5 LA's 2024-2029 Strategic Plan includes objectives that articulate a measurable level of desired change and are a starting point based on existing measurements. These objectives serve as clear markers of progress, ensuring that children grow up healthier and better supported. The strategic plan objectives demonstrate we have much to do to address poverty, structural racism and historic and present-day oppression. First 5 LA is committed to the progress of our youngest children and their families by tracking these objectives.

<p>PREVENTION FIRST: Centering Community Strengths to Address Root Causes and Keep Families Thriving Together</p>	<p>OBJECTIVE 1.2</p> <p>OBJECTIVE 1.3</p>	<p>Reduce the annual percent of households with children prenatal through age 5 in Los Angeles County living in poverty.</p> <p>Reduce the annual percent of households with children prenatal through age 5 in Los Angeles County who experience housing insecurity.</p>
<p>VIBRANT ENVIRONMENTS: Ensuring Access to Healthy Foods and Welcoming Outdoor Spaces for Play</p>	<p>OBJECTIVE 2.2</p> <p>OBJECTIVE 2.3</p>	<p>Increase the annual percent of children prenatal to age 5 in Los Angeles County with access to sufficient choices for healthy foods.</p> <p>Increase the annual percent of children prenatal to age 5 in Los Angeles County who have access to parks and open spaces.</p>
<p>MATERNAL & CHILD WELL-BEING: Ensuring Holistic Care for Mothers and Children Age 5 and Younger</p>	<p>OBJECTIVE 1.1</p> <p>OBJECTIVE 2.1</p> <p>OBJECTIVE 3.2</p>	<p>Reduce the rate of infant mortality per live births.</p> <p>Increase access to mental health services for pregnant and postpartum individuals identified as at-risk for maternal depression.</p> <p>Ensure more children with developmental delays receive early intervention services.</p>
<p>WHOLE CHILD, BRIGHT FUTURES: Universal Quality Early Care and Education that Meets Every Family's Needs</p>	<p>OBJECTIVE 3.1</p> <p>OBJECTIVE 3.3</p>	<p>Increase the annual percent of children prenatal to age 5 in Los Angeles County receiving publicly funded early care and education in a mixed-delivery system.</p> <p>Increase annual percent of households with children prenatal to age 5 in Los Angeles County receiving culturally affirming services and supports.</p>

To drive each initiative forward, we use 10 main tactics — clear, organized activities that build meaningful change. Developed in partnership with our community, these tactics are designed to elevate equity and address the highest needs identified by those we serve. Essential to our targeted universalism approach, these tactics focus resources and actions where they are most needed to achieve our nine strategic plan objectives noted in the table on pg. 7. Together, these tactics drive our initiatives forward, creating the targeted impact needed to ensure every child can thrive.

1. **Advocacy:** We seek comprehensive public policy change, ensuring adequate investment and effective, equitable implementation of policies and programs across sectors, including land use policy.
2. **Access:** We seek to impact systems change by broadening service availability and utilization, ensuring that services are responsive to community needs and draw on community strengths.
3. **Capacity Building:** We will work to partner to strengthen organizational skills and infrastructure in communities and local and county-based organizations to deliver services and engagement.
4. **Communications:** We will promote narrative change to support movement building around policy and systems change, respect for the families' strengths, and community voices. We will also engage in communications campaigns to ensure families have information about available services.
5. **Coordination:** While recognizing the need for increased investment, we seek to change systems through more efficient coordination and integration, leveraging public policy and policy implementation opportunities.
6. **Curriculum Innovation in Early Education Instruction:** We seek to transform systems by embedding culturally responsive, multilingual and developmentally appropriate educational approaches in early childhood settings. By shaping early mental models around equity, inclusion and diversity, we aim to influence how children and families perceive and interact with systems, ensuring that educational frameworks reflect our communities' rich cultural and linguistic diversity. This includes but is not limited to early learning curriculum and foundations.
7. **Data:** We seek to change systems through a data agenda that improves practice, coordination, integration and alignment and is accessible to all.
8. **Engagement:** We will support building a movement for policy and systems change, with our value of equity guiding us, honoring the wisdom of our communities, recognizing that their assets hold the key to dismantling systemic barriers and forging a path to racial justices as we champion opportunity for all.
9. **Research:** We seek to generate accessible information on particular issues to support systems and policy change, including participatory and quality research.
10. **Workforce:** We seek to change systems through partnerships and investments to develop compensation, equity, skills, knowledge, values, practices and overall number of workers in the fields that are so critical to children and families.

Initiative 1

Prevention First

A young boy with glasses is sitting on the ground in front of a colorful mural. The mural features a large, stylized eye or spiral design. The boy is wearing a dark blue shirt and shorts. The overall scene is bright and artistic.

Centering Community Strengths to Address Root Causes and Keep Families Thriving Together

Every child and family should have safe, reliable and dignified housing, and economic stability to provide for children’s essential needs. By investing in prevention, we can address root causes of unmet basic needs early, ensuring families thrive together. The Prevention First initiative draws on our communities’ strengths and existing resources to provide the needed support for families facing barriers linked to their geography, economics, and racial and ethnic identities, fostering resilience and long-term well-being.

For too long, historical bias and structural racism have shaped policies, practices and inequitable investments that are primary contributors to a scarcity of affordable housing; intergenerational poverty; wage discrimination; and closures of businesses, schools, churches and community-based supports for children and families. These systemic inequities have created barriers to family stability, leaving too many families to struggle to meet their basic needs, creating stress, and undermining a sense of control and stability for both children and adults. This stress adds an undue burden to families who are struggling, and they may contribute to developmental delays in children and family separations. Families who face challenges in meeting their basic needs are also at higher risk of involvement in the public systems that address crisis, such as child welfare. To support the strengths of families and communities, we must address root causes of unmet basic needs by prioritizing prevention efforts that keep families strong and together.

Currently, 46 percent of households in L.A. County with children under 5 are housing insecure.¹ Disparities in poverty and housing insecurity disproportionately impact Black, Latino and Native American families in L.A. County, where more than 50 percent of Black and Latino households with children under 5 report spending 30 percent or more of their monthly income on housing expenses.² These disparities are not accidental; they stem from long-standing systemic racism, wage discrimination and purposeful withdrawal of investments in communities, which can lead to decline of businesses, neighborhoods and shared spaces.

The Prevention First Initiative pursues universal goals for all families around housing and economic stability. This initiative aims to expand affordable housing options, provide direct financial assistance through poverty alleviation programs, and improve access to supportive services from child safety net programs and trusted community groups and agencies, including family resource centers. It aims to increase poverty prevention efforts that align and strengthen the network of services available to children in the first five years and their families, thereby reducing harms such as risks of family separation and child welfare involvement.

^{1,2} American Community Survey Public Use Microdata 1-Year Estimates, 2022

Our 2025 work will include the following areas of action, among others, to support family stability:

Coordination through the Prevention Committee:

We will work closely with L.A. County's Prevention and Promotion Systems Governing Committee to align efforts, particularly leveraging L.A.'s Family First Prevention Services program to coordinate services across sectors. By establishing a clear prevention framework that identifies children at high risk, we will streamline access to resources and ensure that families are supported from the start.

Targeted Research for Housing Policy:

Housing insecurity is a critical driver of family instability. Through research on housing needs, we will build a policy agenda that advocates for more affordable housing options. This research will leverage our current work and partnerships to push for systemic change, ensuring families have access to safe and affordable housing.

Engagement of Communities for Service Connection and Advocacy for Systems Change:

We will continue to leverage current work to enhance coordination by partnering with trusted community entities, community-based organizations and schools to help families access and navigate services more easily. Through these partnerships, we will engage communities and ensure services are responsive to family needs while recognizing their strengths. Our advocacy efforts will focus on public policy changes to remove barriers and streamline eligibility and other processes, including expanding economic supports like guaranteed basic income and promoting equitable access to essential resources, opportunities and services. By integrating community voices and coordinating across sectors, we aim to prevent crises and foster long-term family stability.



Initiative 2

Vibrant Environments



Ensuring Access to Healthy Foods and Welcoming Outdoor Spaces for Play

Every family should have what makes their community healthy and vibrant: environments where children in their critical first five years of life have reliable access to affordable, culturally preferred, and healthy fresh food and produce and safe, well-maintained parks, play areas and open spaces. Healthy foods and safe outdoor spaces foster physical, cognitive and social development for young children in L.A. County.

Policies, practices and inequitable investments — rooted in historical bias and still affecting people today — contribute to limited availability of healthy food options, including complex eligibility requirements for food assistance programs and a lack of investment in stores serving neighborhoods with residents with low incomes. Limited or uncertain access to nutritious food, including fresh food and produce that families want to eat, is a barrier to the health and development of young children, with long-term negative impacts on well-being.

Likewise, policies, practices and inequitable investments contribute to the limited availability of parks, inadequate maintenance of recreational spaces, lack of adequate trees and shading, and a lack of community involvement in land-use planning, especially impacting densely built neighborhoods where residents have low incomes. In certain areas of L.A. County, safety concerns, pollution and poor maintenance of parks prevent families from using the few spaces that do exist, further limiting access to outdoor areas where children can engage in physical activities and play. About 49 percent of children under age 5 in L.A. County have limited access to parks.³

The Vibrant Environments Initiative aims to promote access to healthy food through improving enrollment in food assistance programs, expanding urban farming, and increasing community awareness about resources and why they matter for healthy child development. Additionally, this initiative focuses on creating safe and accessible parks and open spaces for young children by advocating for equitable land use policies, improving maintenance and increasing the availability of play areas.

³ Los Angeles County Department of Parks and Recreation, 2016 (park data); ESRI, 2023 (population data)

Our 2025 work will include the following areas of action, among others, to support healthy foods and safe outdoor spaces:

Building an Equity-Focused Advocacy Agenda for Green Spaces:

First 5 LA is committed to leading research and development of an Equity Index tool that will map access to parks and green spaces for L.A. County families with children age 5 and younger. This work will lay the foundation for coordinating an advocacy agenda focused on closing gaps in access to safe, welcoming green spaces for young children. Additionally, with L.A. set to host the 2028 Olympics, we will advocate for and build the capacity of community-based organizations to ensure that infrastructure investments, including parks and green spaces, leave a lasting legacy for families with young children. By leading this effort, we aim to create vibrant spaces where all children can thrive through outdoor play and developmentally rich experiences while strengthening community organizations to sustain these efforts long term.

Advocacy, Research, and Communications for Culturally Appropriate Healthy Food:

Through the Vibrant Environments Initiative, First 5 LA is actively advancing a research-driven advocacy agenda to ensure equitable access to culturally appropriate and healthy fresh food and produce for families with young children. We are leveraging data to identify food access gaps and preparing to partner with key stakeholders to address these disparities in high-need areas. In parallel, this initiative will have a communications campaign to ensure families with children age 5 and younger are informed about and can fully utilize programs like WIC and SNAP. By driving policy change and building strong community partnerships, we are committed to creating environments where all children have access to nutritious, culturally preferred food that supports their healthy growth and development.



Initiative 3

Maternal & Child Well-Being



Ensuring Holistic
Care for Mothers
and Children
Age 5 and Younger

Every mother, birthing person and child, regardless of geography, economics, and racial and ethnic background in L.A. County, should have access to high-quality health care, mental health services and early intervention for developmental challenges. Services must be rooted in families' and communities' strengths.

Significant challenges to maternal and child well-being in L.A. County include high rates of infant mortality, perinatal depression and anxiety, isolation and inadequate assessment of and access to early intervention services for children with developmental delays. Limited access to culturally affirming mental health care, the absence of a racially and ethnically diverse mental health workforce, and widespread stigma around mental health impede the adequate support that can benefit many birthing people.

More specifically, chronic stress from systemic racism, along with reduced access to resources and opportunities, contributes to alarmingly high mortality rates of Black infants. The infant mortality rate of children between birth and age one in L.A. County is 3.7 deaths per 1,000 live births. Black infants experience a substantially higher mortality rate with 6.8 deaths per every 1,000 live births.⁴ Similarly, Native American and Pacific Islander infants face severe mortality disparities that are frequently overlooked and currently not well tracked in regional public health data. Scarce availability of culturally relevant birth services, insufficient representation of Black and Native American professionals and community workers in maternal care and racist practices that generally exclude Black, Pacific Islander and Native American communities from decision-making processes, also contribute to these disparities.

Black and Pacific Islander children are less likely to receive early developmental screenings during the first three years of life. Barriers to accessing services include lack of regular, age-appropriate developmental screenings and referrals to early intervention services and inadequate workforce capacity. Furthermore, regional centers spend less on Black infants and toddlers compared to other racial and ethnic groups, further perpetuating disparities in early intervention services.⁵

The Maternal and Child Well-Being Initiative will target efforts to improve access to health care services, mental health support and early developmental screenings, focusing on the strengths and unique needs of families most impacted by barriers. The initiative will further address the crucial role that mental health plays in maternal and child well-being and how stressors and barriers to care are exacerbated by discrimination based on race and ethnicity and factors that have a disparate impact on families with low incomes. It aims to expand access to culturally affirming services such as midwifery, doula support and birthing centers as well as promote accountability and quality standards in perinatal care.

⁴ California Department of Public Health, Vital Statistics 2011-2021 Birth Cohort Files as analyzed by Children's Data Network

⁵ Children Now, Developmental Screening and Well-Child Visit Rates for Children Enrolled in Medi-Cal Managed Care, by Race/Ethnicity: Measurement Year 2020. Available at <https://www.childrennow.org/wp-content/uploads/2023/05/dev-screening-and-well-child-final.pdf>

Our 2025 work will include the following areas of action, among others, to support maternal health and child well-being:

Engagement and Communications Narrative Transformations Through the African American Infant and Maternal Mortality(AAIMM) Prevention Initiative:

As a core member of the AAIMM Coalition, we partner with county departments, community members, and organizations and funders to address the unacceptably high rates of Black infant and maternal deaths and to ensure healthy and joyous births for Black families in L.A. County. Our continued contribution to this collective effort will focus on communications narrative transformations, seeking to foster awareness and promote the importance of healthy and joyous births for Black mothers and birthing people, strengthen knowledge of available resources for Black families, as well as spread awareness of how systemic racism has impacted Black families and the systems of supports. This investment includes engagement of parents and stakeholders through support of the AAIMM Community Action Teams, which are regionally based collaboratives that develop locally based initiatives to address birth equity. Emerging work going forward will focus on advocacy in local, state and federal spaces that work to prioritize maternal health and child health.

Access, Coordination and Workforce through Home Visiting:

Through our investment in maternal and child well-being, we will continue our efforts to improve maternal health and increase access to early intervention services for children with developmental delays. Specifically, through our partnership with the Welcome Baby program in participating hospitals and Select Home Visiting partners, families participate in regular screenings that help identify needs, including mental health, anxiety and age-appropriate developmental screenings. Throughout families' participation in the program, the home visiting program staff facilitate access to needed services, including early intervention, mental health and basic needs, as appropriate. This includes communications efforts around recognizing the early signs and symptoms of perinatal mood and anxiety disorders to ensure access to licensed practitioners for appropriate diagnosis and wraparound support. The investment in home visiting also includes funding for a Family Strengthening Oversight Entity, which provides access to data and is able to ensure a high-quality workforce by providing training, technical assistance and other supports across this network of hospital and community-based providers.



Initiative 4

Whole Child, Bright Futures



Universal Quality Early Care
and Education that Meets
Every Family's Needs

Every child in L.A. County deserves access to quality early care and education that nurtures their physical, emotional, social and cognitive development to its fullest potential. To support this, families and caregivers should be engaged and empowered as a child's first teachers. Achieving this goal requires equitable access to quality early care and education, with a focus on addressing the challenges of poverty, racism and regional disparities. Furthermore, early care and education should be available through a mixed-delivery system — which includes family child care homes; family, friend and neighbor care; and center-based programs — that prioritizes parental choice, includes parental leave and offers diverse early learning settings.

Access to culturally affirming early learning supports — connecting children's learning to their languages and cultures — helps children develop language skills, builds confidence and fosters positive attitudes toward diversity. These supports include developmentally appropriate curricula that celebrate and reflect the diverse backgrounds of young children and their families; active parent engagement in program planning; connections to additional resources; and recognition of the importance of stable, responsive care, especially for families with low incomes.

Early care and education, like K-12 education, should be embraced as a public good and shared responsibility — an essential investment that strengthens communities and lays the foundation for every child to thrive. Current systemic policies, practices and beliefs contribute to structural barriers and underfunding, which results in inequitable access to culturally and linguistically affirming quality early care and education, inadequate subsidies for families with low income, geographic disparities and inadequate workforce compensation. Only one out of five income-eligible children under age 5 in L.A. County is enrolled in publicly funded early care and education. These opportunities decrease significantly for our youngest learners, with only 8 percent of infants and toddlers under age 3 enrolled in publicly funded early learning.⁶

The Whole Child, Bright Futures Initiative will engage targeted efforts to address disparities by increasing subsidies for families with low incomes, increasing family engagement and involvement in shaping program and policy, and expanding culturally affirming programs and curricula. Access to care will be increased with attention to cultural affirmation, such as multilingual immersion programs; support for the early learning workforce, including centers, licensed family child care, and family friend and neighbor care; and partnerships with community-based organizations that understand the strengths and unique needs of families that have faced barriers and obstacles based on race, ethnicity, region and economic inequities.

⁶ American Institutes for Research Early Learning Needs Assessment Tool (ELNAT), 2020

Our 2025 work will include the following areas of action, among others, to support quality early care and education:

Advocacy for Expanding Early Care and Education Access and Policy Coordination:

First 5 LA is a critical voice in advocacy efforts to expand access to publicly funded early care and education in L.A. County, focusing on securing increased funding and addressing child care deserts, which are areas of high needs for services. As part of our state advocacy agenda, we will educate public officials at the local, state and federal level, including gubernatorial candidates, about the importance of investing in early care and education responsive to the needs of children and working parents, highlighting the need for a well-compensated workforce, culturally affirming care, paid family leave and equitable access. By integrating our advocacy with broader systemic priorities such as poverty alleviation and racial equity, we aim to secure long-term investments and improvements for children age 5 and younger.

Strengthening the Early Care and Education Workforce:

A core focus of First 5 LA's work is on strengthening the early childhood education workforce, which is predominantly composed of women of color. We will advocate for higher wages, career pathways and equitable licensing practices to address issues of recruitment and retention. Pay parity and professional respect are central to our efforts, ensuring that early childhood educators are acknowledged as experts and fairly compensated for their critical role in supporting children's growth and development. This work is essential to maintaining a high-quality, equitable early care and education system that reflects the diversity of L.A. County.

Coordination, Curriculum Innovation and Multilingual Learning:

First 5 LA is committed to ensuring that early childhood education settings are culturally and linguistically responsive to the needs of diverse families. Through advocacy and coordination with systems partners, including the K-12 education system, we will lay the foundation to support the future expansion of multi-language programs. Our communications campaign is focused on building public will and awareness to promote the benefits of multilingualism while advocating for culturally affirming curricula that reflect the diversity of the communities served. By continuing to work with partners to align California's new universal transitional kindergarten grade into the broader mixed delivery system we aim to coordinate and create a seamless early care and learning support for children and families. This dual focus on curriculum innovation and systems coordination is essential to building an early care system that supports the cognitive, cultural and social development of young children in L.A. County, ensuring every child is prepared for success in school and life. This work includes support of developmentally appropriate curricula inclusive of social emotional learning to ensure our youngest build a critical foundation for future learning.



Creating Long-Lasting Impact



We envision a future where every child is born healthy and thrives in a nurturing, safe and loving community. The initiatives we put forth are more than actions for goals in a strategic plan; they represent a shared responsibility to create a legacy of opportunities and equity for our youngest citizens.

We know that one organization alone cannot achieve this vision — it requires the shared commitment of all who believe in a brighter future for children and families. These initiatives are grounded in community insights to ensure we are responsive to the changing world. This work calls upon us all to come together to collaboratively grow a social movement that centers young children at its heart.

Together, we can build a society that invests fully in every child's potential. These initiatives are First 5 LA's commitments to children and families and an invitation to partners to join in laying the foundation for a vibrant future for L.A. County's next generation.



Vision: We envision a future where every child is born healthy and thrives in a nurturing, safe and loving community.

Mission: We advocate for children and their families, amplify community voice and partner for collective impact so that every child in Los Angeles County reaches their full developmental potential throughout the critical years of prenatal to age 5.





To continue to learn more about First 5 LA's 2024 - 2029 Strategic Plan, please visit [First5LA.org](https://www.First5LA.org).



First 5 LA

SUBJECT:

Request to approve the 2025-2029 First 5 LA Policy Agenda.

RECOMMENDATION:

First 5 LA staff recommends the Commission approve the 2025-2029 First 5 LA Policy Agenda.

BACKGROUND:

First 5 LA's Public Policy and Early Care & Education (PPECE) department executes policy and advocacy strategies to advance policies that strengthen early childhood systems of support at the local, state, and federal levels of government on behalf of LA County's youngest children and their families. The Board of Commissioners approve First 5 LA's policy agendas to authorize First 5 LA staff to take positions on specific policy proposals.

First 5 LA uses the Policy Agenda to inform and prioritize legislative, budget, and administrative advocacy efforts to align with the organization's strategic priorities, and to clarify the local, state, and federal policy proposals in which First 5 LA engages. PPECE uses the Policy Agenda as the guide for formal policy analysis and as a blueprint to develop recommendations.

2025-2029 Policy Agenda

The creation of the 2025-2029 Policy Agenda is informed by First 5 LA's 2024-2029 Strategic Plan. Our strategic plan goals are reflected in the framework of the 2025-2029 Policy Agenda by focusing on the overarching goals that families have their basic needs met, have nurturing relationships and environments, and have a solid foundation for well-being, lifelong learning, and success. Embedded within these goals are specific objectives and tactics, which directly guides how PPECE identifies policy opportunities at the beginning of the next legislative and budget cycle, and through 2029.

2025-2029 POLICY AGENDA

Children prenatal to age 5 and their families have their basic needs met.

- Support policies to address the access, sustainability, and accountability of perinatal care systems to reduce maternal and infant mortality and ensure healthy and joyous births.
- Strengthen safety net policies that provide long-term support to reduce poverty and promote economic stability.
- Promote comprehensive housing policies and systems to ensure access to stable homes.

Children prenatal to age 5 have nurturing relationships and environments.

- Ensure policy efforts increase mental health screening, treatment, and accountability to address challenges faced by birthing and postpartum people
- Promote policies and practices that increase access to healthy food options and food security.
- Elevate policies aimed at enhancing and funding access to safe parks and open spaces

Children prenatal to age 5 have a solid foundation for well-being, lifelong learning and success.

- Advance policies, practices, and public investment to strengthen the mixed-delivery system and increase family choice.
- Amplify policies that ensure health systems are robust and coordinated, and accountable for delivering early intervention services.

- Advocate for policies that support culturally affirming care, services, and supports that meet diverse needs.

Overall, the 2024-2029 Policy Agenda reflects First 5 LA's values – striving for *impact*, operationalizing *equity*, informed through *partnership*, and underscored by *integrity* and the effective use of our resources. Moreover, the Policy Agenda recognizes that communities face different opportunities and challenges – as such, a targeted universalism approach will help focus on multiple forms of engagement in all policy areas but also leverage these opportunities to tailor our advocacy efforts to the needs of specific communities, in order to support equitable outcomes for all children and families in LA County.

PPECE will continue to develop an annual Advocacy Agenda detailing the budget, legislative, and administrative policy priorities for the year and we will bring those priorities to the Board to ensure alignment to F5LA's 2024-2029 Strategic Plan.



2025-2029 Policy Agenda

Aurea Montes-Rodriguez, VP of Community
Engagement and Policy
Ofelia Medina, Senior Policy Strategist

November 14, 2024

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Discussion Overview

Policy Agenda Purpose

Strategic Plan Alignment

2025-2029 F5LA Policy Agenda

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First 5 LA Policy Agenda: Purpose

HIGH-LEVEL POLICY GOALS THAT ALIGN WITH AND ADVANCE THE 2024-2029 STRATEGIC PLAN.

Authorizes First 5 LA's policy and advocacy work, informing where First 5 LA leads, supports or does not engage on policy issues.

Recognizes the full range of policy changes necessary to achieve desired outcomes, including budget items, legislation, and administrative change.

Guides First 5 LA public policy analysis and policy proposal development.

Supports efforts to both advance long-term policy change and respond to short-term needs, issues, and opportunities.

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Alignment to 2024-2029 Strategic Plan

2025-2029 Policy Agenda aligns with First 5 LA's 2024-2029 Strategic Plan.

- Guided by Values
- Targeted Universalism Approach

Goals frame the Policy Agenda and Policy Priorities reflect each objective.

- PPECE will develop, and share with the Board, an annual Advocacy Agenda and that will include budget, legislative, and administrative priorities

2025-2029 Policy Agenda



Children prenatal to age 5 and their families have their basic needs met.

- Support policies to address the access, sustainability, and accountability of perinatal care systems to reduce maternal and infant mortality and ensure healthy and joyous births.
- Strengthen safety net policies that provide long-term support to reduce poverty and promote economic stability.
- Promote comprehensive housing policies and systems to ensure access to stable homes.

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2025-2029 Policy Agenda



Children prenatal to age 5 have nurturing relationships and environments.

- Ensure policy efforts increase mental health screening, treatment, and accountability to address challenges faced by birthing and postpartum people
- Promote policies and practices that increase access to healthy food options and food security.
- Elevate policies aimed at enhancing and funding access to safe parks and open spaces.

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2025-2029 Policy Agenda



Children prenatal to age 5 have a solid foundation for well-being, lifelong learning and success.

- Advance policies, practices, and public investment to strengthen the mixed-delivery system and increase family choice.
- Amplify policies that ensure health systems are robust and coordinated, and accountable for delivering early intervention services.
- Advocate for policies that support culturally affirming care, services, and supports that meet diverse needs.

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FIRST 5 LA

SUBJECT:

Advancing Equity for Early Childhood in Los Angeles: The First 5 LA Equity Index

BACKGROUND

First 5 LA is advancing its commitment to addressing racial and geographic disparities in early childhood well-being through the development of an early childhood equity index for Los Angeles County. First 5 LA intends to use the index to prioritize future resources and investments. This effort is in response to the Board's emphasis on the importance of prioritizing resources in ways that address disparities resulting from historic under-investment and systemic inequities in communities across L.A. County and in the context of First 5 LA's fiscal reality of declining revenue. In April 2024, staff introduced the equity index with a unique focus on early childhood to the Program and Planning Committee of the Board of Commissioners (PPC). Board members expressed strong support, noting their aspirations for how this tool can drive future decision-making.

DISCUSSION:

During the November Board of Commissioners meeting, staff will reaffirm the critical importance of developing an early childhood equity index, particularly in light of our declining revenue. The index will ensure that resources are prioritized in the communities facing the greatest need, allowing us to maximize impact despite financial constraints. We will also share the vision for the index, which includes:

Focus of the Index: Enhancing the well-being of young children and their families in Los Angeles County.

Purpose of the Index:

- Provide a comprehensive measure of well-being that incorporates multiple indicators
- Highlight disparities in the well-being of young children and their families across communities
- Guide resource allocation and support advocacy efforts for First 5 LA

Goal of the Index: To advance equity by directing resources toward improving the well-being of young children and families, prioritizing communities experiencing the greatest disparities.

This presentation will also highlight partner collaboration to develop the equity index. Building on our previous stakeholder engagement during tactic development, we will now extend those efforts into the development of the equity index. This presentation will outline guiding principles for engagement—raising awareness, fostering collaboration in building the equity index, and gathering meaningful input from critical stakeholders.

NEXT STEPS:

As we move forward, this work will remain closely aligned with the Board's directive to prioritize communities most in need. By ensuring that our fiscal realities are reflected in our approach, we will continue advancing equity for young children. Staff will present final framework for the equity index in the second half of the fiscal year.



Advancing Equity for Early Childhood in Los Angeles: The Building Brighter Futures Index

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Kimberly Hall, First 5 LA Director of Impact & Accountability

John Kim, Catalyst California President & CEO

Aurea Montes-Rodriguez, First 5 LA Vice President of
Community Engagement and Policy

Agenda

Building Brighter Futures: The Case for an Early Childhood Equity Index

Equity Indices in Action and Lessons Learned

Collaborating with Partners

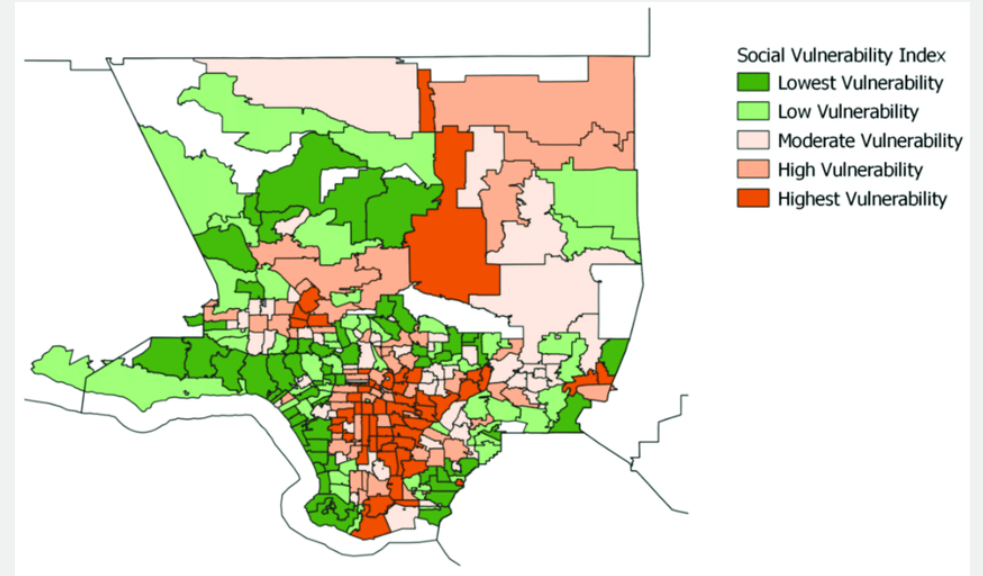
Looking Ahead



Building Brighter Futures: The Case for an Early Childhood Equity Index¹⁰⁹ Index

What is an Equity Index?

- Quantifies conditions across communities
- Uses data to identify gaps and disparities
- Guides effective targeting of resources



- Identify **which** communities have the most significant disparities
- Can be used to inform decisions about:
 - Where to allocate resources
 - Where to implement tactics



- Identify **how** to address the disparities that exist within communities
- Should not be used to:
 - Identify underlying issues that contribute to disparities
 - Identify which tactics to implement
 - Measure progress

Why develop an early childhood equity index?



Prioritize resources for highest need communities to maximize impact



Respond to revenue challenges



Address geographic and racial disparities



Advance 2024-2029 Strategic Plan goals and objectives

What is our vision for the Building Brighter Futures Index?

Focus

Enhancing the well-being of young children and their families in Los Angeles County.

Purpose

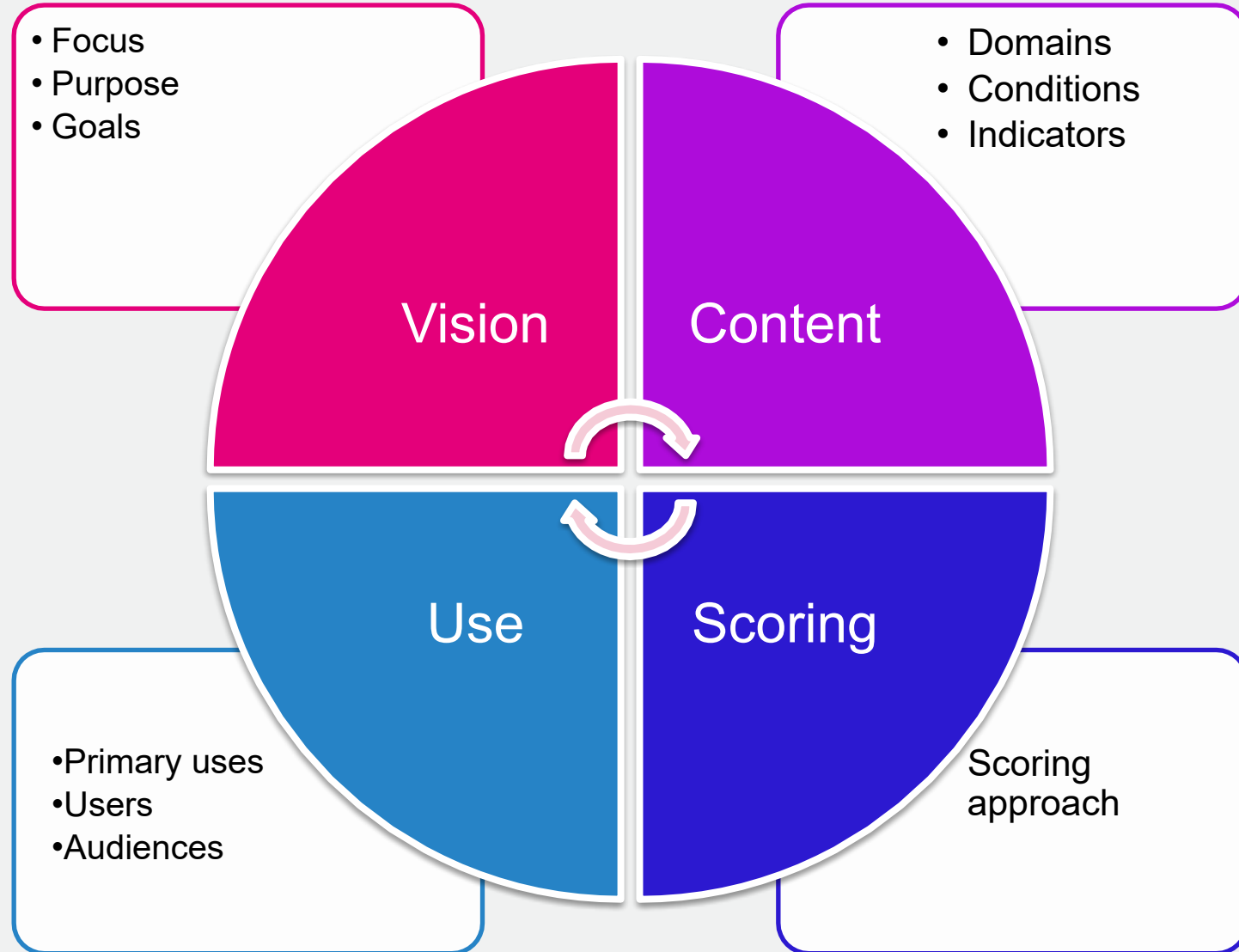
- Provide a comprehensive measure of well-being that incorporates multiple indicators.
- Highlight disparities in the well-being of young children and their families across communities.
- Guide resource allocation and support advocacy efforts for First 5 LA.

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Goal

To advance equity by directing resources toward improving the well-being of young children and families, prioritizing communities experiencing the greatest disparities.

Framework for the Building Brighter Futures Index





Equity Indices in Action and Lessons Learned

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LAUSD Student Equity Need Index (SENI)



- A research-based equity index that uses comprehensive academic- and community-based indicators to identify schools of highest student need.
- Is used to equitably distribute \$700 million annually.

Highest	Index 2.0 Indicators of Need
High	Percentage of Foster Youth
Moderate	Percentage of Homeless Youth
Low	Percentage of English Learners
Lowest	Percentage of Standard English Learners
	Percentage of Low-Income S.W.D.
	Percentage of Unduplicated Students
	Suspension Rates
	1 st Grade DiBELS
	Incoming 6 th /9 th Grade Math SBAC
	Incoming 6 th /9 th Grade ELA SBAC
	Chronic Absenteeism
	I-Star Reports
	Asthma Severity Rate
	Non-Fatal Gun Shot Injuries
	A-G Completion Rate (High School Only)

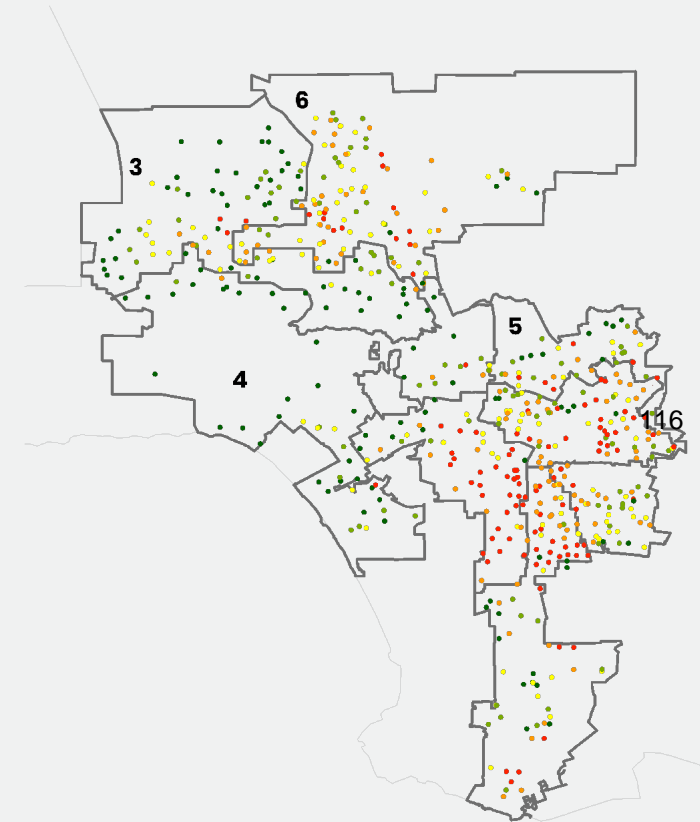
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LAUSD SENI's Impact



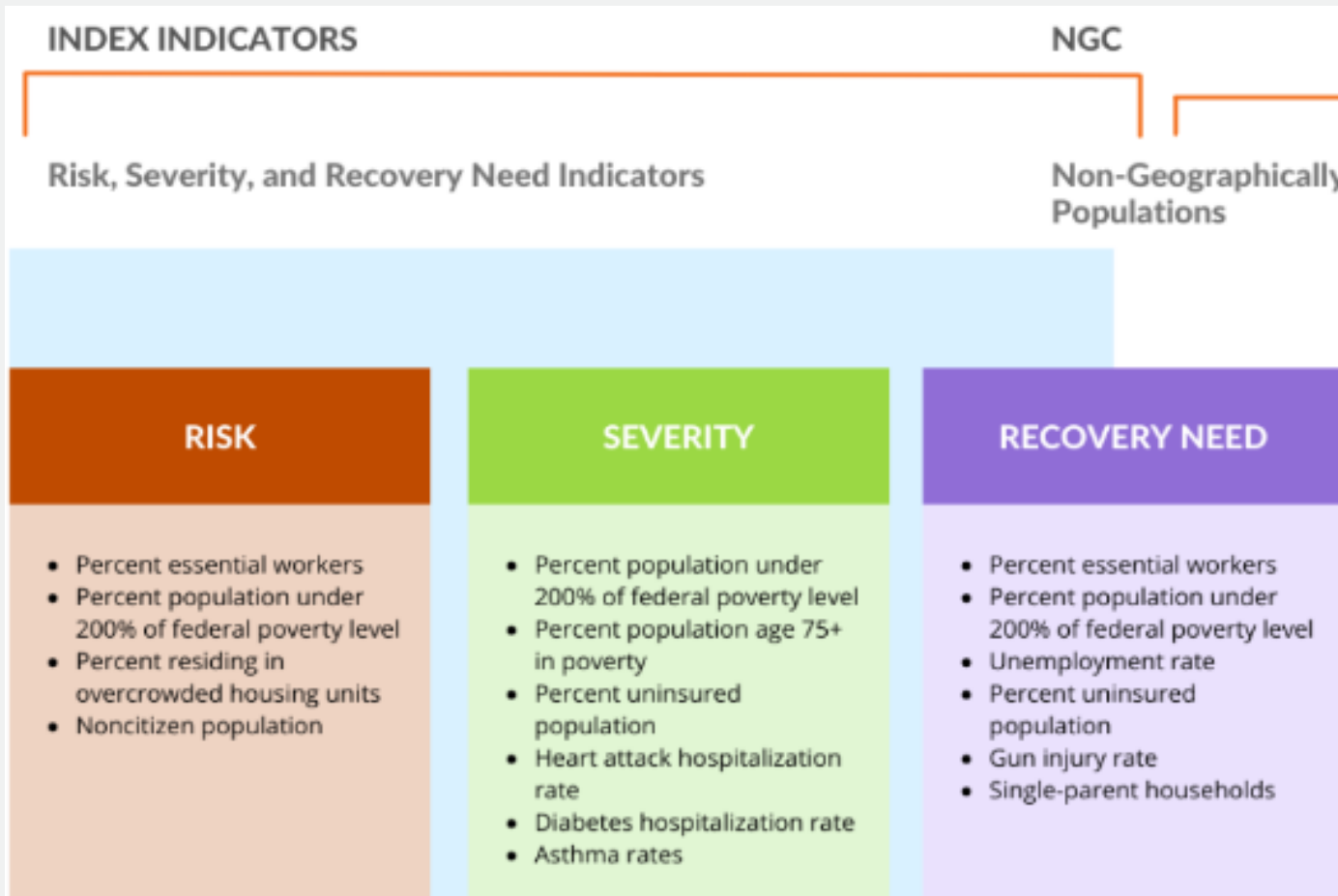
- Helps LAUSD understand the needs of its schools with greater accuracy/nuance.
- Enables LAUSD to effectively target resources to students with the greatest need to address the opportunity gaps.
- Offers an equity tool to guide broader district decisions:
 - Locations for grab & go food centers & vaccination sites during the COVID-19 pandemic
 - Priorities for teacher hiring given staff shortages
- Has been successful because of the deep research & engagement of community and policy partnerships.

LAUSD Student Equity Need In-
by Need Category





LA County COVID-19 Vulnerability and Recovery Index

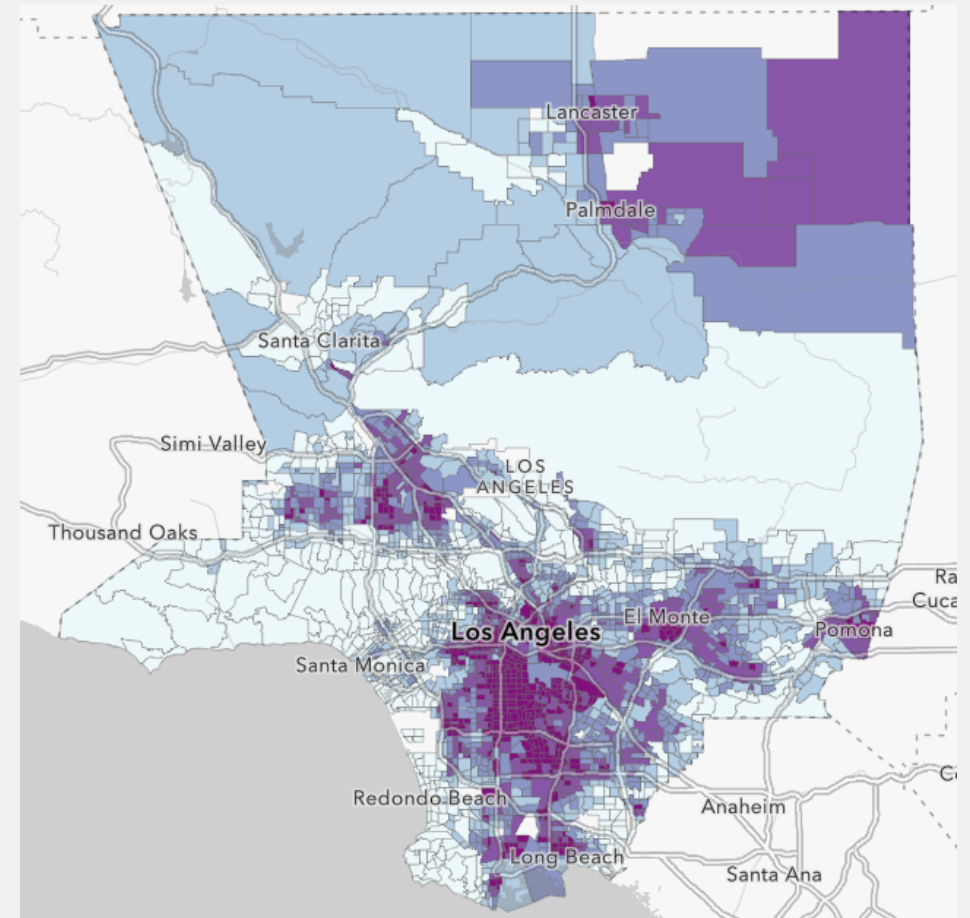


- A research-based equity index that identifies the communities most in need of long-term pandemic and economic relief based on COVID-19 risk, severity, and recovery need.
- Used to distribute \$1.8 billion American Rescue Plan (ARP) funds for:
 - Housing & Homelessness
 - Community Development
 - Justice Diversion, Reentry, and Violence Prevention
 - Immigrant Services and Supports, and more



LA County COVID-19 Index Impact

- Has helped LA County to strategically use ARP funds to maximize benefits for communities suffering disproportionate health and economic impacts from the COVID-19 pandemic.
- Helps the County operationalize its commitment to equity.
- The National Association of Counties (NACo) awarded LA County an Achievement Award in the County Administration and Management category for its equitable administration of ARP resources.



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The Need for a State Whole Child Equity Tool

- **California’s early childhood funds have historically been allocated through limited criteria:**
 - poverty level
 - existing infrastructure to run programs
 - where the state has made previous investments
- **This approach misses the opportunity to impact communities that face more intersectional struggles in addition to poverty.**
- **A “whole child equity” approach grounded in racial and economic justice ensures all children have access to systems/services that promote health, learning, and overall well-being.**
 - **Must intentionally target resources and design policies to support communities facing historic/systemic inequities.**



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Whole Child Community Equity Screening Tool

AB 2832, authored by Speaker Robert Rivas, creates the Whole Child Community Equity Screening Tool that will:

- Help the state to identify communities where multiple compounding factors beyond poverty impact children's growth and development.
- Offer a child-centered, data-driven approach to enable the equitable distribution of resources and monitor progress toward addressing racial and economic inequities in early childhood.¹²⁰
- Provide the data that enables leaders to make informed decisions to target resources and design policies where they would have the greatest impact.



Will be completed by end of 2025 and publicly available for state and local leaders, and the broader community to use.

Opportunities for a First 5 LA Equity Index

- Target First 5 LA's resources towards equity in accordance with its strategic plan in an era of declining resources.
- Fund First 5 LA's initiatives through a data-driven or evidence-based approach that elevates fairness and recognizes that we do not all start from the same place.
- Foster greater transparency and accountability to community stakeholders.
- Align with other equity index efforts in the region and state while uniquely advancing a framework around children 0-5 and their families.
 - Positions First 5 LA to lead implementation of AB 2832 in Los Angeles with a focus on children 0-5, and tailored to First 5 LA's strategic plan



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Collaborating with Partners

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Collaboration Goals

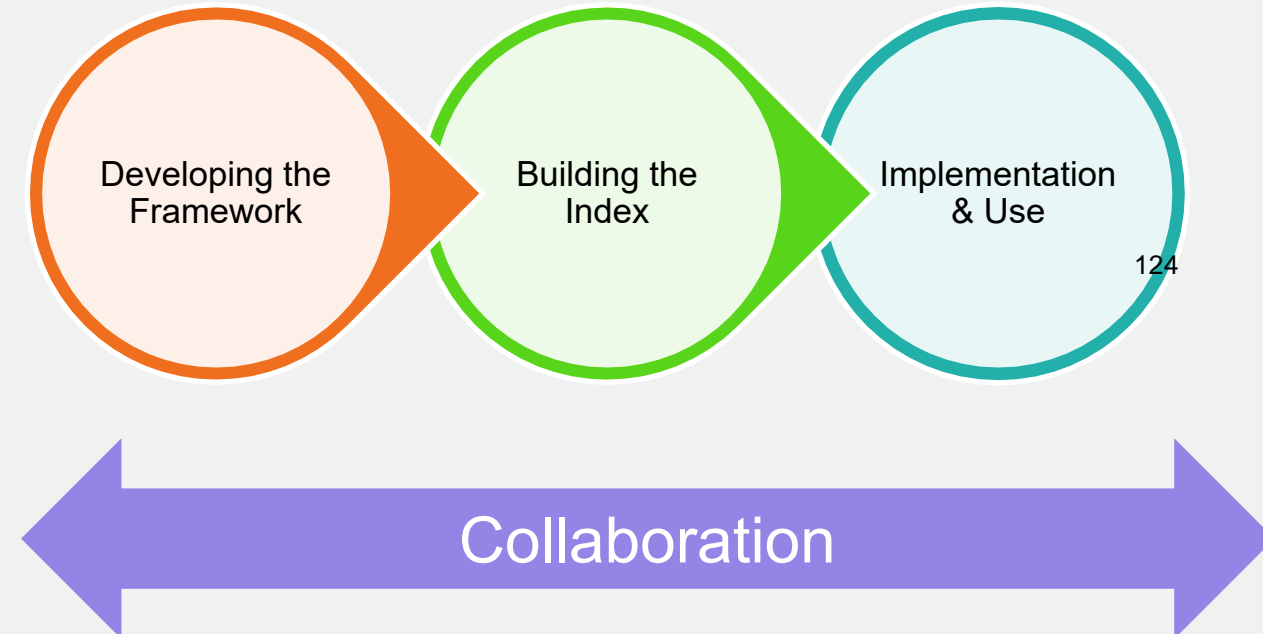
The primary goals of collaborating with partners are to...

- ✓ Gather meaningful input and feedback
- ✓ Raise awareness
- ✓ Foster buy-in



Collaboration Principles

- We will ensure stakeholder perspectives and needs are considered.
- We will engage stakeholders on a range of topics and at various points in the process.
- Engagement will look different and have different areas of emphasis depending on the group.
- We will systematically review, respond to and, when appropriate, integrate input and feedback.
- There will be follow up with stakeholders to share how feedback has been incorporated.
- We will be flexible in our engagement approach and adapt as needed.



Key Stakeholder Groups

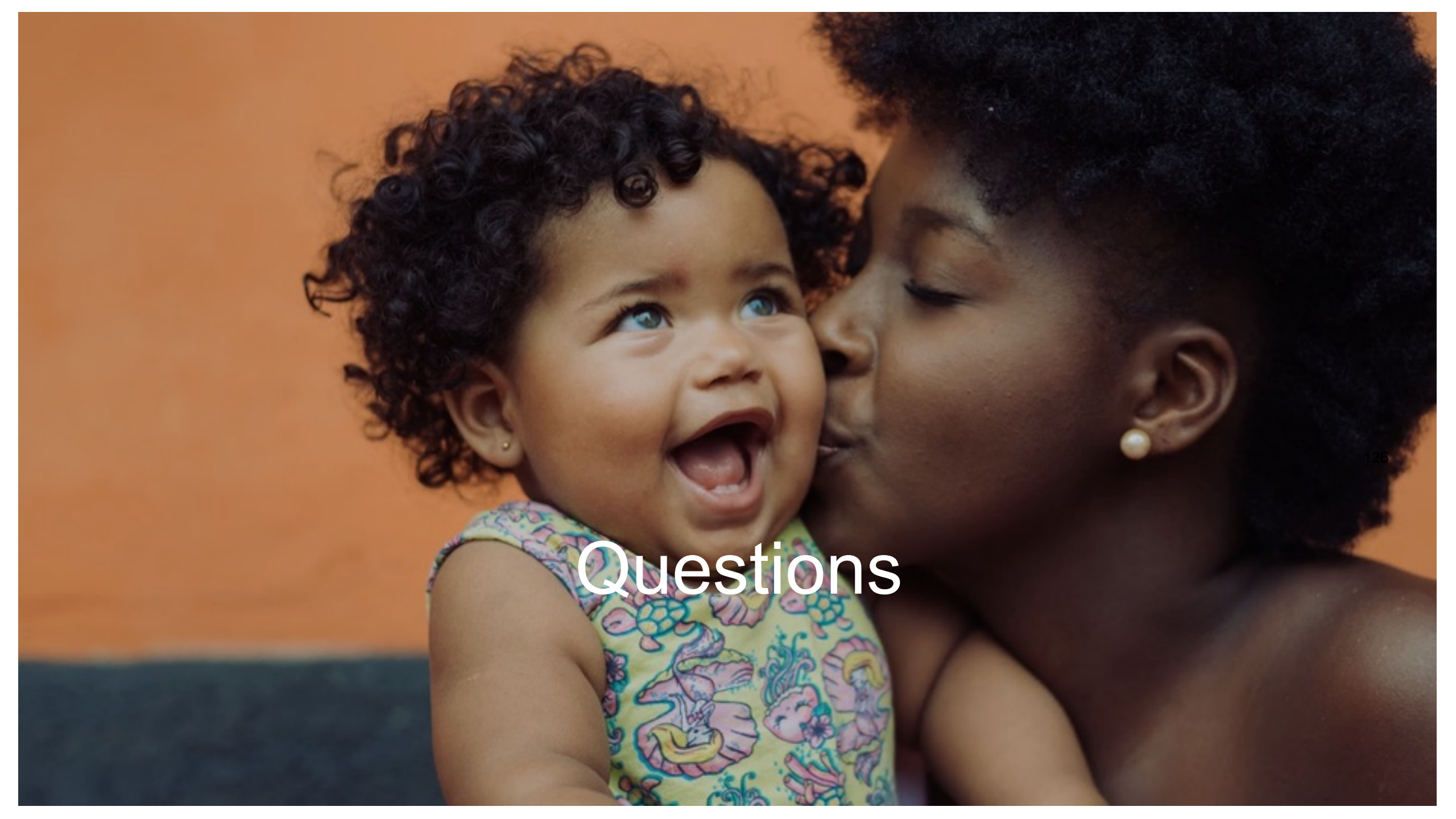
First 5 LA

Community
Leaders

System Leaders

Researchers &
Index Developers

Index Users



Questions



Looking Ahead to Next Steps

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Next Steps

Stakeholder
engagement

Draft equity
index framework

Share framework
with the board in ¹²⁸
2025

FIRST 5 LA

SUBJECT:

Consideration of Lease Agreement with the County of Los Angeles on behalf of the Department of Public Health for the Lease of the 2nd Floor of the First 5 LA Building located at 750 N. Alameda Street, Los Angeles, CA 90012.

RECOMMENDATION:

Approve the proposed Lease Agreement in substantial form with the County of Los Angeles (County) on behalf of the Department of Public Health (DPH) for the lease of the 2nd floor of the First 5 LA building located at 750 N. Alameda Street, Los Angeles, CA 90012, and authorize the First 5 LA President & CEO to further negotiate, revise, finalize, and execute the Lease Agreement on behalf of the Board.

BACKGROUND:

With the passage of Proposition 31 which bans the sale of certain flavored tobacco products, First 5 LA's fiscal reality of already declining revenue will be accelerated. First 5 LA is diligently taking necessary steps to plan for the future given this fiscal reality. At the September 14, 2023 Board of Commissioners meeting, a Sustainability Framework was presented with the purpose to plan ahead. The Framework encompasses a plan to maximize First 5 LA's assets which includes our building. Leasing the 2nd floor would provide additional revenue that would help address the fiscal reality over a multi-year lease term.

First 5 LA has explored leasing opportunities with two potential tenants that are mission aligned. Last September First 5 LA received a non-binding Letter of Intent and draft Lease Agreement for First 5 LA's 2nd floor from the County on behalf of the DPH. The terms are currently in negotiation and are within the guidance set by the Board with respect to price and terms of payment. Both parties are estimating a mid to late December completion date for a fully negotiated Lease Agreement. This will allow lead time for the County approvals for a fully executed lease estimated to be in Q1 of calendar year 2025.

In order to meet these estimated timelines, staff is requesting that the Board approve the attached Lease Agreement in substantial form and authorize the President & CEO to further negotiate, revise, finalize, and execute the Lease Agreement on behalf of the Board with the County on behalf of the DPH for the lease of the 2nd floor of the First 5 LA building at 750 N. Alameda Street, Los Angeles, CA 90012.

LEASE AGREEMENT

COUNTY OF LOS ANGELES - Tenant

Los Angeles County Children and Families First – Proposition 10 Commission (also known as “First 5 LA”), a public entity established under California Health & Safety Code Section 130140.1 and Los Angeles County Code Section 3.72.030 – **Landlord**

750 N. Alameda Street

2nd Floor

Los Angeles, California 90012.

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DRAFT

EXHIBITS

- Exhibit A – Floor Plan of the Premises
- Exhibit B – Commencement Date Memorandum and Confirmation of Lease Terms
- Exhibit C – Heating, Ventilation, and Air Conditioning Standards
- Exhibit D – Cleaning and Maintenance Schedule
- Exhibit E – Subordination, Non-disturbance and Attornment Agreement
- Exhibit F – Tenant Estoppel Certificate
- Exhibit G – Community Business Enterprises Form
- Exhibit H – Memorandum of Lease Terms
- Exhibit I – Landlord's Work Letter

ADDENDUM NO. 1 – Additional Terms to Lease Agreement

DRAFT

LEASE AGREEMENT

This LEASE AGREEMENT ("Lease") is entered into as of the _____ day of _____, 20__ between _____ ("Landlord"), and COUNTY OF LOS ANGELES, a body corporate and politic ("Tenant" or "County").

Landlord and Tenant agree:

1. BASIC LEASE INFORMATION

1.1 Terms

The following terms as used herein shall have the meanings provided in this Section 1, unless otherwise specifically modified by provisions of this Lease:

(a) Landlord's Address for Notices:	_____ _____ _____ Email: _____
(b) Tenant's Address for Notices:	County of Los Angeles Chief Executive Office - Real Estate Division 320 West Temple Street, 7th Floor Los Angeles, CA 90012 Attention: Director of Real Estate With a copy to: County of Los Angeles Office of the County Counsel 648 Kenneth Hahn Hall of Administration 500 West Temple Street, Suite 648 Los Angeles, CA 90012-2713 Attention: Property Division
(c) Premises:	Approximately _____ rentable square feet, designated as Suite(s) _____, in the Building (defined below), as shown on <u>Exhibit A</u> attached hereto.
(d) Building:	The Building located at _____, California, which is currently assessed by the County Assessor as APN _____ (collectively, the "Property");
(e) Term:	_____ years, commencing thirty (30) days after the date of Tenant's Acceptance of the Premises, as defined in Section 4.1 (the "Commencement Date"), and terminating at

	midnight on the day before the _____ annual anniversary of the Commencement Date (the "Termination Date"), subject to earlier termination by Tenant as provided herein. The phrase "Term of this Lease" or "the Term hereof" as used in this Lease, or words of similar import, shall refer to the initial Term of this Lease together with any additional Extension Term for which an option has been validly exercised.
(f) Estimated Commencement Date:	_____, 20__
(g) Irrevocable Offer Expiration Date: (see Section 33)	_____, 20__
(h) Base Rent:	\$_____ per rentable square foot per month (i.e., \$_____ per month or \$_____ per year)
(i) Early Termination (see Section 4.4)	Sixty (60) days' notice on or after _____
(j) Rentable Square Feet in the Premises:	_____ rentable square feet
(k) Initial Departmental Use:	_____, subject to Section 6.
(l) Parking Spaces:	_____ exclusive reserved spaces; and _____ unreserved spaces
(m) Tenant's Hours of Operation:	6 a.m. to 8 p.m. Monday through Friday, and 9 a.m. to 2 p.m. on Saturdays
(n) Asbestos Report:	A report dated _____, 20__ prepared by _____, a licensed California Asbestos contractor.
(o) Seismic Report	A report dated _____, 20__ prepared by [the Department of Public Works].
(p) Disabled Access Survey	A report dated _____, 20__ prepared by [the Department of Public Works].

1.2 Defined Terms Relating to Landlord's Work Letter

(a) Landlord's TI Allowance:	\$ _____
(b) Tenant's TI Contribution:	\$ _____
(c) Tenant's TI Contribution Amortization Rate and Change Authorization Amortization Rate:	Fixed _____ percent (___ %) per annum
(d) Estimated Monthly Payments Attributable to Total TI Costs in Excess of Landlord's TI Allowance	\$ _____ per month, ending on the Termination Date of the Original Term.
(e) Tenant's Work Letter Representative:	_____
(f) Landlord's Work Letter Representative:	_____
(g) Landlord's Address for Work Letter Notices:	_____ _____
(h) Tenant's Address for Work Letter Notices:	County of Los Angeles Chief Executive Office - Real Estate Division 320 West Temple Street, 7th Floor Los Angeles, CA 90012 Attention: Director of Real Estate

<p>1.3 <u>Exhibits to Lease</u></p>	<p>Exhibit A - Floor Plan of Premises Exhibit B - Commencement Date Memorandum and Confirmation of Lease Terms Exhibit C - HVAC Standards Exhibit D - Cleaning and Maintenance Schedule Exhibit E - Subordination, Non-Disturbance and Attornment Agreement Exhibit F - Tenant Estoppel Certificate Exhibit G - Community Business Enterprises Form Exhibit H - Memorandum of Lease Exhibit I - Landlord's Work Letter</p>
<p>1.4 <u>Addendum No. 1</u> (Executed concurrently with this Lease and incorporated herein by this reference):</p>	<p>Additional Terms to Lease Agreement</p>

2. PREMISES

2.1 Lease of Premises

Landlord does hereby lease to Tenant, and Tenant does hereby lease from Landlord, upon the terms and conditions herein set forth, the Premises described in Section 1.1 and depicted on Exhibit A attached hereto.

2.2 Measurement of Premises

Tenant shall have the right at any time during the Term of this Lease to field-measure and verify the exact footage of the Premises and/or the Building. All measurements shall be taken in accordance with the methods of measuring rentable area as described in the Standard Method for Measuring Floor Area in Office Buildings, ANSI/BOMA Z65.1-2010, as promulgated by the Building Owners and Management Association ("BOMA") International, except that no penthouse mechanical room space shall be included in the measurement. Should this measurement be less than the square footage stated above, then Tenant shall have the right to adjust such square footage and reduce the Base Rent in Section 1.1 accomplished by the mutual execution of an amendment to this Lease. Landlord acknowledges the space has been marketed at the above-indicated rental amount and in the event of subsequent physical measurements, Landlord agrees there will be no increase made to the Base Rent if the measured square footage exceeds the amount represented by Landlord.

3. COMMON AREAS

Tenant may use the following areas ("Common Areas") in common with Landlord and any other tenants of the Building: the entrances, lobbies, corridors and other public areas of the Building, walkways, landscaped areas, driveways necessary for access to the Premises, parking areas and other common facilities designated by Landlord from time to time for common use of all tenants of the Building. Tenant shall comply with all

reasonable, non-discriminatory rules and regulations regarding the use of the Common Area established by Landlord.

4. **COMMENCEMENT AND EXPIRATION DATES**

4.1 Term

The term of this Lease shall commence upon the Commencement Date and terminate on the Termination Date. Within thirty (30) days of determining the Commencement Date, Landlord and Tenant shall acknowledge in writing the Commencement Date by executing a Commencement Date Memorandum and Confirmation of Lease Terms in the form attached hereto as Exhibit B. The term "Tenant's Acceptance of the Premises" as used in this Lease shall mean the date upon which the Tenant Improvements and the Premises are Substantially Complete, Tenant has inspected the Premises, and Tenant has accepted the Tenant Improvements and the Premises in writing. The terms "Substantial Completion" or "Substantially Complete" as used in this Lease shall mean compliance with all of the following:

- (a) The shell and core of the Building are complete and in compliance with all applicable laws and codes, and all of the building systems are operational to the extent necessary to service the Premises;
- (b) Landlord has sufficiently completed all the work required to be performed by Landlord in accordance with this Lease and Landlord's Work Letter (if any), including the installation of modular furniture systems, if so required (except minor punch list items which Landlord shall thereafter promptly complete), such that Tenant can conduct normal business operations from the Premises;
- (c) Landlord has obtained a certificate of occupancy for the Building, or a temporary certificate of occupancy for that portion of the Building that includes all of the Premises, or its equivalent;
- (d) Tenant has been provided with the number of parking privileges and spaces to which it is entitled under this Lease; and
- (e) If Landlord is responsible for the installation of telecommunications systems, then such systems shall be completely operational.

[Or:

The term of this Lease shall be for a period of _____ years, commencing upon the first day of the first calendar month following approval of this Lease by the Board of Supervisors and full execution of the Lease by both parties, and ending _____ months thereafter.]

4.2 Termination Right

If the Commencement Date has not occurred within sixty (60) days after the Estimated Commencement Date, subject to Tenant Delays or Force Majeure Delays, as provided in Landlord's Work Letter executed concurrently herewith and attached hereto as Exhibit I and incorporated herein by reference, then Tenant

may thereafter, at any time before the Commencement Date occurs, terminate this Lease effective upon the giving of written notice to Landlord, and the parties shall have no further rights or obligations to one another hereunder.

4.3 Early Entry

Tenant shall be entitled to enter the Premises not less than thirty (30) days prior to the Commencement Date for the purpose of installing Tenant's furniture, fixtures, and equipment in the Premises. Such early entry shall be subject to all provisions hereof, but shall not advance the Termination Date, and Tenant shall not pay Base Rent nor any other charges for such early entry period.

4.4 Early Termination

Tenant shall have the right to terminate this Lease at any time after the Early Termination date specified in Section 1.1, by giving Landlord not less than sixty (60) days prior written notice, executed by Tenant's Chief Executive Officer or his/her designee.

4.5 Lease Expiration Notice

No later than twelve (12) months, nor earlier than eighteen (18) months, prior to the expiration of the Lease Term, Landlord shall provide a written notice to Tenant notifying Tenant of the Termination Date.

5. RENT

5.1 Base Rent

Tenant shall pay Landlord the Base Rent stated in Section 1.1 during the Term hereof within fifteen (15) days after (a) the Commencement Date, and (b) the first day of each calendar month thereafter, provided that at least fifteen (15) business days prior to the Commencement Date, Landlord must provide the Auditor-Controller (A-C) of the County of Los Angeles with the following information: (i) name and address of Landlord or other party to whom Base Rent should be paid, (ii) Landlord's federal tax ID number; (iii) name of contact person and contact information (including phone number) for Landlord; (iv) a completed IRS form W-9, and (v) evidence of insurance in compliance with Section 20.2. If Landlord fails to timely provide the information required pursuant to this Section 5.1, or to provide updates for any changed information, then Tenant shall not be required to pay Base Rent to Landlord until fifteen (15) business days after Landlord provides such information. Base Rent for any partial calendar month during the Term shall be prorated in proportion to the number of days during the Term within such calendar month.

5.2 Method of Payment and Required Information

The Tenant may, at its sole discretion, determine the most appropriate, efficient, secure, and timely form of payment for any amounts due under this Lease. Landlord further agrees that the default form of payment shall be Electronic Funds Transfer (EFT) or direct deposit, unless an alternative method of payment is deemed appropriate by the A-C.

Subject to Section 5.1, the Landlord shall provide the A-C with electronic banking and related information for the Landlord and/or any other payee that the Landlord designates to receive payment pursuant to this Lease. Such electronic banking and related information includes, but is not limited to: bank account number and routing number, legal business name, valid taxpayer identification number or TIN, a working e-mail address capable of receiving remittance advices and other payment related correspondence, 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.

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. Upon the Commencement Date or at any time during the duration of the Lease, a Landlord 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 department(s), shall decide whether to approve exemption requests.

6. USES

Landlord agrees that the demised Premises, together with all appurtenances thereto, shall be used by the Tenant for the government department set forth in Section 1.1, any other County Department the County designates, any other governmental purposes, or other lawful purposes that do not materially adversely interfere with other uses in the Building, during Tenant's Hours of Operation, after Tenant's Hours of Operation, and on weekends and holidays.

7. HOLDOVER

If Tenant remains in possession of the Premises or any part thereof after the expiration of the term of this Lease, such occupancy shall be a tenancy which is terminable only upon ninety (90) days written notice from Landlord or thirty (30) days written notice from Tenant's Chief Executive Officer or his/her designee at the last monthly Base Rent payable under this Lease, plus any other charges payable under this Lease, and subject to all of the terms, covenants and conditions of this Lease.

8. COMPLIANCE WITH LAW

Tenant shall, at Tenant's expense, comply promptly with all applicable statutes, ordinances, rules, regulations, orders and requirements in effect during the term hereof regulating the use, occupancy or improvement of the Premises by Tenant. Landlord, not Tenant, shall, at its sole cost, at all times cause the Premises and the Building to comply with all applicable statutes, ordinances, rules, regulations, orders and requirements in effect and binding upon Tenant or Landlord during the term hereof, including but not limited to the Americans with Disabilities Act ("ADA"), except if such compliance is made necessary as a result of Tenant's particular use of or alterations or improvements to the Premises.

9. **DAMAGE OR DESTRUCTION**

9.1 **Damage**

If any portion of the Premises is damaged by fire or any other cause rendering the Premises totally or partially inaccessible or unusable, and the Premises may be restored to a complete architectural unit of the same value, condition and character that existed immediately prior to such casualty in less than one hundred eighty (180) days, then Landlord shall promptly, at Landlord's expense, repair such damage, and this Lease shall continue in full force and effect. If all or any portion of the Premises shall be made unusable by fire or other casualty, Landlord shall immediately secure the area to prevent injury to persons and/or vandalism to the improvements. Landlord shall promptly, but in any event within ten (10) days, cause an architect or general contractor selected by Landlord to provide Landlord and Tenant with a written estimate of the amount of time required to substantially complete the repair and restoration of the Premises and make the Premises leasable again using standard working methods. The failure to do so shall be a material default hereunder. Base Rent shall abate to the extent that the Premises are unusable by Tenant.

9.2 **Tenant Termination Right**

If any portion of the Premises is damaged by fire or any other cause rendering the Premises totally or partially inaccessible or unusable, and the Premises will not be restored to a complete architectural unit of the same value, condition and character that existed immediately prior to such casualty in less than one hundred eighty (180) days for any reason, then Tenant may terminate this Lease by giving Landlord written notice within ten days after Tenant's receipt of written notice from Landlord or its agents specifying such time period of repair; and this Lease shall terminate and the Base Rent shall be abated from the date the Premises became unusable. If Tenant does not elect to terminate this Lease, then Landlord shall promptly commence and diligently prosecute to completion the repairs to the Building or Premises, provided that insurance proceeds are available to repair the damages.

9.3 **Damage In Last Year**

Notwithstanding the foregoing provisions, if any material destruction to the Premises occurs during the last year of the Term, then either Landlord or Tenant may terminate this Lease by giving written notice to the other not more than thirty (30) days after such destruction, in which case:

- (a) Landlord shall have no obligation to restore the Premises;
- (b) Landlord may retain all insurance proceeds relating to such destruction, and
- (c) This Lease shall terminate as of the date which is thirty (30) days after such written notice of termination.

9.4 Default By Landlord

If Landlord is required to repair and restore the Premises as provided for in this Section 9, and Landlord thereafter fails to diligently prosecute said repair and restoration work to completion, as determined by Tenant in its reasonable discretion, then Tenant may, at its sole election:

- (a) Declare a default hereunder, or
- (b) Perform or cause to be performed the restoration work and deduct the cost thereof, plus interest thereon at ten percent (10%) per annum, from the next installment(s) of Base Rent due as a charge against the Landlord.

10. **REPAIRS AND MAINTENANCE**

10.1 Landlord Representations

- (a) Landlord represents to Tenant that, as of the date hereof and on the Commencement Date:

- i. The Premises, the Building, and all Common Areas (including electrical, heating, ventilating, and air conditioning ("HVAC"), mechanical, plumbing, gas and fire/life safety systems in the Building and similar building service systems) comply with all current laws, codes, and ordinances, including but not limited to the Americans With Disabilities Act, and are in good working order and condition;
- ii. The Building and the Premises comply with all covenants, conditions, restrictions and insurance underwriter's requirements;
- iii. The Premises, the Building and the Common Areas are free of the presence of Hazardous Materials (as hereinafter defined); and
- iv. Landlord has not received any notice from any governmental agency that the Building or the Premises are in violation of any law or regulation.

- (b) Landlord represents, based upon a professional inspection of the Premises and the Building and the Asbestos Report (as defined in Section 1.1) that the Premises and the Building contain no asbestos containing materials (other than as may be reflected in the Asbestos Report). Landlord shall, prior to Tenant's occupancy, abate, at Landlord's sole cost and expense, all asbestos-containing materials to the extent required by law and provide Tenant with an updated report from a licensed California Asbestos contractor to that effect.

- (c) CASp Inspection:

In accordance with California Civil Code Section 1938, Landlord hereby states that the Premises and the Common Areas:
[Check the appropriate box]

Have undergone inspection by a Certified Access Specialist (a "CASp") and have been determined to meet all applicable construction related accessibility standards pursuant to California Civil Code Section 55.53. Landlord shall provide Tenant with a copy of the CASp inspection report and a current disability access inspection certificate for the Premises within seven (7) days after the execution of this Lease.

Have undergone inspection by a Certified Access Specialist and have not been determined to meet all applicable construction related accessibility standards pursuant to California Civil Code Section 55.53. Landlord has provided Tenant with a copy of the CASp inspection report at least 48 hours prior to the execution of this Lease. A Certified Access Specialist (CASp) can inspect the subject premises and determine whether the subject premises comply with all of the applicable construction-related accessibility standards under state law. Although state law does not require a CASp inspection of the subject premises, the commercial property owner or lessor may not prohibit the lessee or tenant from obtaining a CASp inspection of the subject premises for the occupancy or potential occupancy of the lessee or tenant, if requested by the lessee or tenant. The parties shall mutually agree on the arrangements for the time and manner of the CASp inspection, the payment of the fee for the CASp inspection, and the cost of making any repairs necessary to correct violations of construction-related accessibility standards within the premises.

Have not undergone inspection by a Certified Access Specialist. A Certified Access Specialist (CASp) can inspect the subject premises and determine whether the subject premises comply with all of the applicable construction-related accessibility standards under state law. Although state law does not require a CASp inspection of the subject premises, the commercial property owner or lessor may not prohibit the lessee or tenant from obtaining a CASp inspection of the subject premises for the occupancy or potential occupancy of the lessee or tenant, if requested by the lessee or tenant. The parties shall mutually agree on the arrangements for the time and manner of the CASp inspection, the payment of the fee for the CASp inspection, and the cost of making any repairs necessary to correct violations of construction-related accessibility standards within the premises.

The foregoing statement is provided solely for the purpose of complying with California Civil Code Section 1938 and shall not affect the Landlord's and Tenant's respective responsibilities for compliance with any design and construction related accessibility obligations as provided under this Lease or any Work Letter.

- (d) Landlord agrees to indemnify and hold harmless Tenant from all damages, costs, and expenses, which result from a material breach of Landlord's representations contained in this Section 10.1.

10.2 Landlord Obligations

- (a) Landlord shall keep and maintain the Property in good condition and repair and promptly make repairs to and perform maintenance upon and replace as needed:
 - i. the structural elements of the Building, including without limitation, all permanent exterior and interior walls, floors and ceilings, foundations, roof, concealed plumbing, stairways, concealed electrical systems and intra-building telephone network cables;
 - ii. mechanical (including HVAC), electrical, plumbing and fire/life systems serving the Building;
 - iii. the Common Areas;
 - iv. exterior windows of the Building; and
 - v. elevators serving the Building.
- (b) Landlord, at its sole cost and expense, shall also perform all maintenance and repairs to the Premises, and shall keep the Premises in good condition and repair, reasonable wear and tear excepted. Landlord's repair obligations include, without limitation, repairs to, or replacements of:
 - i. the floor covering (if such floor covering is carpeting it shall be replaced as needed, but not less often than after five (5) years of use);
 - ii. interior partitions;
 - iii. doors, door frames and hardware;
 - iv. the interior side of demising walls (which shall be repainted as needed but not less often than every five (5) years);
 - v. signage;
 - vi. emergency exit signage and battery replacement;
 - vii. HVAC equipment dedicated to the mechanical rooms housing Tenant's computer servers and related equipment; and
 - viii. Light fixtures, bulbs, tubes and ballasts.
- (c) Landlord shall, to the best of its ability, provide all reports, maintenance records, or other documentation as may be requested from time to time.

10.3 Tenant Obligations

Without limiting Landlord's repair and maintenance obligations, Tenant shall be responsible for (i) the cost of repairing any area of the Property damaged by Tenant or by Tenant's agents, employees, invitees or visitors, and (ii) the repair of low

voltage electronic, phone and data cabling and related equipment that is installed by or for the exclusive benefit of Tenant. All repairs and replacements shall:

- (a) be made and performed by contractors or mechanics approved by Landlord, which consent shall not be unreasonably withheld, conditioned or delayed;
- (b) be at least equal in quality, value and utility to the original work or installation; and
- (c) be in accordance with all applicable laws.

10.4 Tenant's Right to Repair

- (a) If Tenant provides written notice (or oral notice in the event of an emergency, such as damage or destruction to or of any portion of the Building structure and/or the Building systems, and/or anything that could cause material disruption to Tenant's business) to Landlord of an event or circumstance which requires the action of Landlord with respect to repair and/or maintenance, and if Landlord fails to provide such action within a reasonable period of time given the circumstances after the giving of such notice, but in any event not later than five (5) days after the giving of such notice, then Tenant may proceed to take the required action (provided, however, that no such notice shall be required in the event of an emergency which threatens life or where there is imminent danger to property or a possibility that a failure to take immediate action could cause a material disruption in Tenant's normal and customary business activities). Tenant shall have access to the Building to the extent necessary to perform the work contemplated by this provision. If such action was required under the terms of this Lease to have been taken by Landlord and was not taken by Landlord within such period (unless such notice was not required as provided above), and Tenant took such required action, then Tenant shall be entitled to prompt reimbursement by Landlord of Tenant's reasonable costs and expenses in having taken such action plus interest thereon at ten percent (10%) per annum. If not reimbursed by Landlord within ten (10) days after written notice, then Tenant shall be entitled to deduct from Base Rent payable by Tenant under this Lease the amount set forth in its invoice for such work. The remedies provided in this Section are in addition to the remedies provided in Section 15.
- (b) Notwithstanding any provisions of this Lease to the contrary, Tenant, acting through the County's Chief Executive Office, may request that the Landlord perform, supply and administer any repairs, maintenance, building services and/or alterations that are the responsibility of the Tenant, not to exceed \$5,000, as part of a separate purchase order issued by the County on Tenant's behalf. Any improvements by Landlord shall be subject to (i) the Work Letter provisions regarding selection and bidding of contractors, Landlord-Tenant coordination and audit rights, and Tenant's remedies found in said Work Letter; and (ii) compliance with County Internal Services Department Purchasing Policy and Procedure No. A-0300, effective November 22, 2016, delivered to Landlord and incorporated by reference

herein. This Section shall not apply to any Tenant Improvements as defined in Section 24.

[OR IF NO WORK LETTER:]

- (b) [Notwithstanding any provisions of this Lease to the contrary, Tenant, acting through the Chief Executive Office, may request that Landlord perform, supply and administer repairs, maintenance, building services and/or alterations that are the responsibility of the Tenant, not to exceed \$5,000, as part of a separate purchase order issued by the County on Tenant's behalf. Any improvements by Landlord shall be subject to compliance with County Internal Services Department Purchasing Policy and Procedure No. A-0300, effective November 22, 2016, delivered to Landlord and incorporated by reference herein. This Section shall not apply to Tenant Improvements, as defined in Section 24.]

11. SERVICES AND UTILITIES

11.1 Services

(a) Heating, Ventilation and Air Conditioning (HVAC)

Landlord shall furnish heating, ventilation and air conditioning ("HVAC"), during Tenant's Hours of Operations in amounts required for the use and occupancy of the Premises for normal office purposes to a standard comparable to other first-class buildings and not less than the standard set forth in Exhibit C attached hereto. In addition, Landlord shall furnish HVAC at all times (i.e., twenty-four (24) hours per day, seven (7) days per week, three hundred sixty-five (365) days per year) to the mechanical rooms housing Tenant's computer servers and related equipment.

(b) Electricity

Landlord shall furnish to the Premises the amount of electric current provided for in the Landlord's Work Letter (if applicable) but in any event not less than seven (7) watts of electric current (connected load) per square foot of rentable square feet in the Premises, for power and lighting and electric current for HVAC, and Landlord shall provide the existing or new transformers or sub-panels on each floor of the Premises necessary for Tenant to utilize such capacity in the Premises.

(c) Elevators

Landlord shall furnish freight and passenger elevator services to the Premises during Tenant's Hours of Operations. During all other hours, Landlord shall furnish passenger elevator cab service in the elevator bank serving the Premises on an as needed basis, and, by prior arrangement with Landlord's building manager, freight elevator service.

(d) Water

Landlord shall make available in the Premises warm and cold water for normal lavatory and kitchen purposes and potable water for drinking purposes, all of which shall meet applicable government standards.

(e) Janitorial

Landlord, at its sole cost and expense, shall provide janitorial service five (5) nights per week, generally consistent with that furnished in comparable office buildings in the County of Los Angeles, but not less than the services set forth in the specifications set forth in Exhibit D attached hereto.

(f) Access

Landlord shall furnish to Tenant's employees and agents access to the Building, Premises and Common Areas on a seven day per week, 24 hour per day basis, subject to compliance with such reasonable security measures as shall from time to time be in effect for the Building. If required, Landlord shall provide access cards or fobs to all Tenant employees for Building entry, elevators, and/or floor access, at Landlord's sole cost and expense.

(g) Pest Control

Landlord at its sole cost and expense shall provide any and all pest control services to the Premises per the specifications set forth in Exhibit D attached hereto.

11.2 Utilities

Landlord agrees to pay, at its sole cost, when due, all charges for the use of the sewer, effluent treatment (when and if imposed by any governmental authority), all water, sprinkler standby charges, electricity, gas, heating and common area power and lighting, trash removal service, fire/life safety systems, charges associated with the HVAC, and other utility rents and charges accruing or payable in connection with the Premises and the Common Areas during the Term of this Lease or any renewal, extension, or holdover thereof, whether the same are prorated or measured by separate meters. In the event Landlord fails or refuses to pay any or all of such charges when due, Tenant may give Landlord ten (10) calendar days prior written notice and thereafter pay directly such charges and deduct the payments from the next installments of rent due as a charge against the Landlord.

12. TAXES

Landlord, at its sole cost and expense, shall pay, prior to delinquency, all real property taxes, assessments and special assessments which may be levied or assessed against the Premises or the Building during the term of this Lease or any renewal or holdover period thereof.

In the event Landlord fails or refuses to pay any or all taxes or assessments when due, Tenant may, at its sole discretion, give Landlord thirty (30) calendar days prior written

notice and thereafter pay such taxes and assessments and deduct the payments from the next installments of rent due as a charge against the Landlord.

13. LANDLORD ACCESS

Tenant shall permit Landlord and its agents to enter the Premises during Tenant's Hours of Operations upon prior written notice only for the purpose of inspecting the Premises for any reasonable purpose. If Landlord temporarily closes any portion of the Building or the Premises, Base Rent shall be prorated based upon the percentage of the Premises or the Building rendered unusable and not used by Tenant. Landlord shall have the right at any and all times to enter the Premises in the event of an emergency and notify Tenant immediately thereafter.

14. TENANT DEFAULT

14.1 Default

The occurrence of any one or more of the following events shall constitute a material default and breach of this Lease by Tenant ("Default"):

- (a) the failure by Tenant to make any payment of Base Rent or any other payment required to be made by Tenant hereunder (except to the extent an offset is expressly permitted hereunder) as and when due, and the failure continues for a period of ten (10) days after written notice to Tenant;
- (b) the failure by Tenant to observe or perform any of the other covenants, conditions or provisions of this Lease, where such failure shall continue for a period of thirty (30) days after written notice from Landlord specifying in detail the nature of the default; provided, however, if more than thirty (30) days are reasonably required for its cure then Tenant shall not be deemed to be in default if Tenant commences such cure, within said thirty (30)-day period and thereafter diligently prosecutes such cure to completion.

14.2 Termination

Tenant agrees that if a Default should occur and should not be cured within the time periods set forth above, it shall be lawful for Landlord to terminate this Lease upon the giving of written notice to Tenant. In addition thereto, Landlord shall have such other rights or remedies as may be provided by law.

14.3 No Effect on Indemnity

Nothing in this Article shall be deemed to affect either Landlord or Tenant's right to indemnification under any indemnification clause or clauses set forth in this Lease.

15. LANDLORD DEFAULT

15.1 Remedies

In addition to the provisions for Landlord's default provided by Sections 9.4, 10.4, 19, 21.2 and 32.3, Landlord shall be in default ("Landlord Default") in the performance of any obligation required to be performed by Landlord under this Lease if Landlord has failed to perform such obligation within five (5) days after the

giving of written notice with respect thereto by Tenant (which notice shall be, if appropriate, the same notice given under Section 10.4); provided, however, that if the nature of the Landlord Default is such that the same cannot reasonably be cured within such five day period, Landlord shall not be deemed to be in Landlord Default if Landlord shall within such period commence such cure and thereafter diligently prosecute the same to completion. If the Landlord Default is of such a nature that it materially and substantially interferes with Tenant's occupancy and use of the Premises and if such Landlord Default is not cured within the foregoing cure period, then Tenant shall have the right, at its option, with or without further notice or demand of any kind to Landlord or any other person, to any one or more of the following described remedies in addition to all other rights and remedies provided at law or in equity or elsewhere herein:

- (a) to remedy such default or breach and deduct the costs thereof (including but not limited to attorney' fees) plus interest at the rate of ten percent (10%) per annum from the installments of Base Rent next falling due;
- (b) to pursue the remedy of specific performance;
- (c) to seek money damages for loss arising from Landlord's failure to discharge its obligations under this Lease or offset such damages against Base Rent next coming due; and/or
- (d) to terminate this Lease.

15.2 Waiver

Nothing herein contained shall relieve Landlord from its duty to effect the repair, replacement, correction or maintenance required to restore any affected services, or to perform any other obligations to the standard prescribed in this Lease, nor shall this Section be construed to obligate Tenant to undertake any such work.

15.3 Emergency

Notwithstanding the foregoing cure period, Tenant may cure any default where the failure promptly to cure such default would, in the reasonable opinion of Tenant, create or allow to persist an emergency condition, or materially and adversely affect the operation of Tenant's business in the Premises. In such cases, Tenant may perform the necessary work through its Internal Services Department and deduct the cost of said work from the Base Rent next due.

16. **ASSIGNMENT AND SUBLETTING**

16.1 Assignment and Subletting

Tenant may assign, mortgage, encumber or otherwise transfer this Lease or sublet the whole or any part of the Premises without first obtaining Landlord's prior consent; provided, however, no such assignment, subletting or other transfer shall relieve Tenant of any liability under this Lease unless Landlord has given its written consent thereto, which Landlord shall not unreasonably withhold if the assignee has a financial condition which is reasonably sufficient for it to be responsible for all future obligations under this Lease.

16.2 Sale

If Landlord sells or conveys the Property, then all liabilities and obligations of Landlord accruing under this Lease after the sale or conveyance shall be binding upon the new owner, and the transferor shall be released from all liability under this Lease accruing subsequent to such sale or conveyance, provided that the transferee assumes Landlord's remaining obligations hereunder in writing. Nothing in this Section 16.2 shall be deemed to release Landlord's successor in interest from responsibility for any condition (including but not limited to deferred maintenance) existing on the date of transfer.

Upon any sale or transfer of the Property by Landlord, Landlord shall provide thirty (30) days prior written notice of said sale or transfer to Tenant. In addition, Landlord shall provide the following information to Tenant, at Tenant's Address for Notice (set forth in Section 1.1 hereof), as a condition of Tenant's obligation to pay Base Rent to the new owner:

- (a) A letter from the Landlord confirming that the Property was transferred to the new owner, along with written evidence of the transfer of the Property (e.g., a recorded deed).
- (b) A signed letter from the new owner including the following information:
 - i. Name and address of new owner or other party to whom Base Rent should be paid
 - ii. Federal tax ID number for new owner
 - iii. Name of contact person and contact information (including phone number) for new owner
 - iv. Proof of insurance
- (c) A W-9 form for new owner.

Tenant shall not be obligated to pay any rental amounts to any party other than the Landlord named herein until such time as all the requirements of this Section 16.2 are satisfied.

17. ALTERATIONS AND ADDITIONS

17.1 Landlord Consent

Tenant shall not make any structural alterations, improvements, additions, or utility installations in or about the Premises (collectively, "Alterations") without first obtaining the written consent of Landlord, which consent shall not be unreasonably withheld, conditioned or delayed. If Landlord fails to respond in writing within thirty (30) days after Tenant's request, then Landlord shall be deemed to have approved the requested Alterations. However, Landlord's consent shall not be required for any Alteration that satisfies all of the following criteria:

- (a) complies with all laws;

- (b) is not visible from the exterior of the Premises or Building;
- (c) will not materially affect the systems or structure of the Building; and
- (d) does not unreasonably interfere with the normal and customary business office operations of other tenants in the Building.

17.2 End of Term

Any Alterations not removed by Tenant shall become the property of Landlord and remain upon and be surrendered with the Premises at the expiration of the Term.

18. CONDEMNATION

18.1 Controlling Terms

If during the Term, or during the period of time between the execution of this Lease and the Commencement Date, there is any taking of all or any part of the Premises or any interest in this Lease by Condemnation (as defined below), this Section shall determine the rights and obligations of Tenant and Landlord. "Condemnation" shall mean the exercise of any governmental power to take title to any portion of the Premises, whether by legal proceedings or otherwise, by a Condemnor (as defined below) or a voluntary sale or transfer by Landlord to any Condemnor either under threat of a Condemnor's exercise of such power or while legal proceedings are pending for the exercise of such power. "Condemnor" shall mean any public or quasi-public authority, or private corporation or individual, having the power of Condemnation.

18.2 Total Taking

If the Premises are totally taken by Condemnation, this Lease shall terminate on the date the Condemnor has a right to possession of the Premises (the "Date of Taking").

18.3 Partial Taking

If any portion, but not all, of the Premises or the Common Areas is taken by Condemnation, this Lease shall remain in effect, except that Tenant may elect to terminate this Lease if, in Tenant's reasonable judgment, the remaining portion of the Premises (including the space available for parking) is rendered unsuitable for Tenant's continued use of the Premises. If Tenant elects to so terminate this Lease, Tenant must exercise its right to terminate by giving notice to Landlord within thirty (30) days after the date that the nature and the extent of the Condemnation have been determined (the "Determination Date"), which notice shall set forth the date of termination. Such termination date shall not be earlier than thirty (30) days nor later than ninety (90) days after Tenant has notified Landlord of its election to terminate; except that this Lease shall terminate on the Date of Taking if the Date of Taking falls on a date before the termination date designated by Tenant. If Tenant does not so notify Landlord within thirty (30) days after the Determination Date, all obligations of Tenant under this Lease shall remain in effect, except that Base Rent shall be equitably abated in proportion to the degree to which Tenant's use of the Premises and the Common Areas is impaired by such Condemnation.

18.4 Restoration

Notwithstanding the preceding paragraph, if, within thirty (30) days after the Determination Date, Landlord notifies Tenant that Landlord, at its sole cost, will add to the remaining Premises and/or the Common Areas so that the Premises and the space available for parking, will be substantially the same (as reasonably determined by Tenant) after the Date of Taking as they were before the Date of Taking, and Landlord commences the restoration promptly and, subject to reasonable allowance for delays that are not caused by Landlord, completes it within ninety (90) days after Landlord so notifies Tenant, then this Lease shall continue in effect. In such event, all obligations of Tenant under this Lease shall remain in effect, except that Base Rent shall be equitably abated or reduced during the period from the Date of Taking until the completion of such restoration.

18.5 Award

The Award (as defined below) shall be divided between Landlord and Tenant as their respective interests may appear. "Award" shall mean all compensation, sums or anything of value awarded, paid or received on a total or partial Condemnation of the Premises. Tenant shall be entitled to any awards for relocation benefits or goodwill belonging to Tenant.

18.6 Waiver of Statute

Landlord and Tenant hereby waive the provision of California Code of Civil Procedure Section 1265.130 allowing Landlord or Tenant to petition the Superior Court to terminate this Lease in the event of a partial taking of the Premises.

19. INDEMNIFICATION

19.1 Landlord's Indemnity

The Landlord shall indemnify, defend and hold harmless the Tenant from and against any and all liability, loss, injury or damage including (but not limited to) demands, claims, actions, fees, costs and expenses (including attorney and expert witness fees), arising from or connected with the Landlord's repair, maintenance and other acts and omissions arising from and/or relating to the Landlord's ownership of the Premises.

19.2 Tenant's Indemnity

The Tenant shall indemnify, defend and hold harmless the Landlord, from and against any and all liability, loss, injury or damage, including (but not limited to) demands, claims, actions, fees, costs and expenses (including attorney and expert witness fees) arising from or connected with the Tenant's repair, maintenance and other acts and omissions arising from and/or relating to the Tenant's use of the Premises.

20. INSURANCE

During the term of this Lease, the following insurance requirements will be in effect:

20.1 Waiver

Both the Tenant and Landlord each agree to release the other and waive their rights of recovery against the other for damage to their respective property arising from perils insured in the Causes-of-Loss Special Form (ISO form CP 10 30).

20.2 General Insurance Provisions – Landlord Requirements

Without limiting the Landlord's indemnification of Tenant and during the term of this Lease, and until all of its obligations pursuant to this Lease have been met, Landlord shall provide and maintain at its own expense insurance coverage satisfying the requirements specified in this Lease. These minimum insurance coverage terms, types and limits (the "Required Insurance") also are in addition to and separate from any other contractual obligation imposed upon Landlord pursuant to this Lease. The Tenant in no way warrants that the Required Insurance is sufficient to protect the Landlord for liabilities which may arise from or relate to this Lease.

(a) Evidence of Coverage and Notice to Tenant

- i. Certificate(s) of insurance coverage ("Certificate") satisfactory to Tenant, and a copy of an Additional Insured endorsement confirming that Tenant and its Agents (defined below) has been given insured status under the Landlord's General Liability policy, shall be delivered to Tenant at the address shown below and provided prior to the start day of this Lease.
- ii. Renewal Certificates shall be provided to Tenant not less than 10 days prior to Landlord's policy expiration dates. The Tenant reserves the right to obtain complete, certified copies of any required Landlord insurance policies at any time.
- iii. Certificates shall identify all Required Insurance coverage types and limits specified herein, reference this Lease by name or number, and be signed by an authorized representative of the insurer(s). The Insured party named on the Certificate shall match the name of the Landlord identified in this Lease. Certificates shall provide the full name of each insurer providing coverage, its NAIC (National Association of Insurance Commissioners) identification number, its financial rating, the amounts of any policy deductibles or self-insured retentions exceeding twenty-five thousand (\$25,000.00) dollars and list any Tenant-required endorsement forms.
- iv. Neither the Tenant's failure to obtain, nor the Tenant's receipt of, or failure to object to a non-complying insurance certificate or endorsement, or any other insurance documentation or information provided by the Landlord, its insurance broker(s) and/or insurer(s), shall be construed as a waiver of any of the Required Insurance provisions.
- v. Certificates and copies of any required endorsements, and/or notices of cancellation shall be delivered to:

County of Los Angeles
Chief Executive Office - Real Estate Division
320 West Temple Street, 7th Floor
Los Angeles, CA 90012
Attention: Director of Real Estate

Landlord also shall promptly notify Tenant of any third-party claim or suit filed against Landlord which arises from or relates to this Lease and could result in the filing of a claim or lawsuit against Landlord and/or Tenant.

(b) Additional Insured Status and Scope of Coverage

The Tenant, which is the County of Los Angeles, its Special Districts, Elected Officials, Officers, Agents, Employees and Volunteers (collectively, "Tenant and its Agents"), shall be provided additional insured status under Landlord's General Liability policy with respect to liability arising from or connected with the Landlord's acts, errors, and omissions arising from and/or relating to the Landlord's operations on and/or its ownership of the premises. Tenant's additional insured status shall apply with respect to liability and defense of suits arising out of the Landlord's acts or omissions, whether such liability is attributable to the Landlord or to the Tenant. The full policy limits and scope of protection also shall apply to the Tenant as an additional insured, even if they exceed the Tenant's minimum Required Insurance specifications herein. Use of an automatic additional insured endorsement form is acceptable providing it satisfies the Required Insurance provisions herein.

(c) Cancellation of or Changes in Insurance

Landlord shall provide the Tenant with, or Landlord's insurance policies shall contain a provision that the Tenant shall receive, written notice of cancellation or any change in Required Insurance, including insurer, limits of coverage, term of coverage or policy period. The written notice shall be provided to the Tenant at least ten (10) days in advance of cancellation for non-payment of premium and thirty (30) days in advance for any other cancellation or policy change. Failure to provide written notice of cancellation or any change in Required Insurance may constitute a material breach of the Lease, in the sole discretion of the Tenant, upon which the Tenant may suspend or terminate this Lease.

(d) Failure to Maintain Insurance

Landlord's failure to maintain or to provide acceptable evidence that it maintains the Required Insurance shall constitute a material breach of the Lease, upon which County immediately may withhold payments due to Landlord, and/or suspend or terminate this Lease. County, at its sole discretion, may obtain damages from Landlord resulting from said breach. Alternatively, the County may purchase the Required Insurance, and without further notice to Landlord, deduct the premium cost from sums due to Landlord or pursue Landlord reimbursement.

(e) Insurer Financial Ratings

Insurance is to be provided by an insurance company authorized to do business in California and acceptable to the Tenant, with an A.M. Best rating of not less than A:VII, unless otherwise approved by the Tenant.

(f) Landlord's Insurance Shall Be Primary

Landlord's insurance policies, with respect to any claims related to this Lease, shall be primary with respect to all other sources of coverage available to Tenant. Any Landlord maintained insurance or self-insurance coverage shall be in excess of and not contribute to any Tenant coverage.

(g) Waiver of Subrogation

To the fullest extent permitted by law, the Landlord hereby waives its and its insurer(s) rights of recovery against Tenant under all required insurance policies for any loss arising from or related to this Lease. The Landlord shall require its insurers to execute any waiver of subrogation endorsements which may be necessary to affect such waiver.

(h) Deductibles and Self-Insured Retentions ("SIRs")

Landlord's policies shall not obligate the Tenant to pay any portion of any Landlord deductible or SIR. The Tenant retains the right to require Landlord to reduce or eliminate policy deductibles and SIRs as respects the Tenant, or to provide a bond guaranteeing Landlord's payment of all deductibles and SIRs, including all related claims investigation, administration and defense expenses. Such bond shall be executed by a corporate surety licensed to transact business in the State of California.

(i) Claims Made Coverage

If any part of the Required Insurance is written on claims made basis, any policy retroactive date shall precede the start date of this Lease. Landlord understands and agrees it shall maintain such coverage for a period of not less than three (3) years following Lease expiration, termination or cancellation.

(j) Application of Excess Liability Coverage

Landlord may use a combination of primary and excess insurance policies which provide coverage as broad as ("follow form" over) the underlying primary policies, to satisfy the Required Insurance provisions.

(k) Separation of Insureds

All liability policies shall provide cross-liability coverage as would be afforded by the standard ISO (Insurance Services Office, Inc.) separation of insureds provision with no insured versus insured exclusions or limitations.

(l) Tenant Review and Approval of Insurance Requirements

The Tenant reserves the right to review and adjust the Required Insurance provisions, conditioned upon Tenant's determination of changes in risk exposures.

20.3 Insurance Coverage Types And Limits

(a) Tenant Requirements: During the term of this Lease, Tenant shall maintain a program of insurance coverage as described below:

i. Commercial General Liability Insurance, providing scope of coverage equivalent to ISO policy form CG 00 01, naming Landlord and its Agents as an additional insured, with limits of not less than:

General Aggregate:	\$ 2 million
Products/Completed Operations Aggregate:	\$ 1 million
Personal and Advertising Injury:	\$ 1 million
Each Occurrence:	\$ 1 million

Tenant, at its sole option, may satisfy all or any part of this insurance requirement through use of a program of self-insurance (self-funding of its liabilities). Certificate evidencing coverage or letter evidencing self-funding will be provided to Landlord after execution of this Lease at Landlord's request.

20.4 Landlord Requirements

During the term of this Lease, Landlord shall provide and maintain the following programs of insurance coverage:

(a) Commercial General Liability Insurance, providing scope of coverage equivalent to ISO policy form CG 00 01, naming Tenant and Tenant's Agents as an additional insured, with limits of not less than:

General Aggregate:	\$ 10 million
Products/Completed Operations Aggregate:	\$ 10 million
Personal and Advertising Injury:	\$ 5 million
Each Occurrence:	\$ 5 million

(b) Commercial Property Insurance. Such insurance shall:

i. Provide coverage for Tenant's property and any tenant improvements and betterments to the Premises; this coverage shall be at least as broad as that provided by the Causes-of-Loss Special Form (ISO form CP 10 30), excluding earthquake and including flood and ordinance or law coverage.

ii. Be written for the full replacement cost of the Property, with a deductible no greater than \$250,000 or 5% of the Property value, whichever is less. Insurance proceeds shall be payable to the Landlord and Tenant, as their interests may appear.

21. PARKING

21.1 Tenant's Rights

Tenant shall have the right to the number of exclusive reserved parking spaces and unreserved parking spaces set forth in Section 1.1, without charge, for the Term of this Lease. No tandem parking shall be required or allowed, and Tenant shall be entitled to full in/out privileges at all times. Tenant's parking rights shall be subject to reasonable parking rules and regulations adopted by Landlord from time to time, provided that such procedures shall be uniformly applied to all tenants. Tenant acknowledges that all unreserved parking spaces are not for the exclusive use of Tenant, rather, all such parking spaces are to be used on a non-exclusive, first-come, first-served basis by Tenant and other tenants, occupants, licensees, invitees and permittees of the Building. Landlord, at its sole expense, shall provide Tenant with at least one (1) parking access card or key fob for each reserved or unreserved parking space set forth in Section 1.1, if applicable.

21.2 Remedies

Landlord acknowledges that it is a material term of this Lease that Tenant receives all of the parking spaces to which it is entitled under this Lease for the entire Term of this Lease and that it would be impracticable and extremely difficult to fix the actual damages for a breach of such provisions. It is therefore agreed that if, for any reason whatsoever, a material number of the parking spaces required above are not available to Tenant (in addition to the rights given to Tenant under Section 14 and Sections 9 and 17 in the event of casualty or condemnation), then Tenant may:

- (a) terminate this Lease by giving written notice of such termination to Landlord, which notice shall be effective thirty (30) days thereafter, or
- (b) deduct from the Base Rent thereafter accruing hereunder an amount each month equal to the Base Rent times the percentage of parking spaces not so provided times the number 1.5, but such deduction from Base Rent shall be not less than ten percent (10%) nor more than one hundred percent (100%) of the Base Rent.

22. ENVIRONMENTAL MATTERS

22.1 Hazardous Materials

Tenant shall not cause nor permit, nor allow any of Tenant's employees agents, customers, visitors, invitees, licensee, contractor, assignees or subtenants to cause or permit, any Hazardous Materials to be brought upon, stored, manufactured, generated, blended, handled, recycled, treated, disposed or used on, under or about the Premises, the Building or the Common Areas, except for routine office and janitorial supplies in usual and customary quantities stored, used and disposed of in accordance with all applicable Environmental Laws. As used herein, "Hazardous Materials" means any chemical, substance, material, controlled substance, object, condition, waste, living organism or combination thereof, whether solid, semi solid, liquid or gaseous, which is or may be hazardous to human health or safety or to the environment due to its radioactivity, ignitability, corrosivity, reactivity, explosivity, toxicity, carcinogenicity, mutagenicity,

phytotoxicity, infectiousness or other harmful or potentially harmful properties or effects, including, without limitation, molds, toxic levels of bacteria, tobacco smoke within the Premises, petroleum and petroleum products, asbestos, radon, polychlorinated biphenyls (PCBs), refrigerants (including those substances defined in the Environmental Protection Agency's "Refrigerant Recycling Rule," as amended from time to time) and all of those chemicals, substances, materials, controlled substances, objects, conditions, wastes, living organisms or combinations thereof which are now or become in the future listed, defined or regulated in any manner by any Environmental Law based upon, directly or indirectly, such properties or effects. As used herein, "Environmental Laws" means any and all federal, state or local environmental, health and/or safety-related laws, regulations, standards, decisions of courts, ordinances, rules, codes, orders, decrees, directives, guidelines, permits or permit conditions, currently existing and as amended, enacted, issued or adopted in the future which are or become applicable to Tenant, the Premises, the Building or the Common Areas.

22.2 Landlord Indemnity

Landlord shall indemnify, protect, defend (by counsel acceptable to Tenant) and hold harmless Tenant from and against any and all claims, judgments, causes of action, damage, penalties, fines, taxes, costs, liabilities, losses and expenses arising at any time during or after the Term as a result (directly or indirectly) of, or in connection with, the presence of Hazardous Materials on, under or about the Premises, Building or Common Areas or other violation of laws relating to Hazardous Materials other than those caused by Tenant. This indemnity shall include, without limitation, the cost of any required or necessary repair, cleanup or detoxification, and the preparation and implementation of any closure, monitoring or other required plans, as such action is required by local or state laws or any governmental agency. Landlord shall promptly deliver to Tenant a copy of any notice received from any governmental agency during the Term of this Lease concerning the presence of Hazardous Materials in the Building or the Premises. Landlord's obligations pursuant to the foregoing indemnity shall survive the expiration or termination of this Lease. A default by Landlord under this Section shall constitute a material default under this Lease.

23. ESTOPPEL CERTIFICATES

Tenant shall, within 30 business days after written request of Landlord, execute, acknowledge and deliver to Landlord or its designee a written statement in the form of Exhibit F attached hereto (properly completed) but shall have no other obligation to deliver any other form of estoppel certificate. It is intended that any such statement delivered pursuant to this Section may be relied upon by a prospective purchaser of Landlord's interest in the Premises or a holder of any mortgage upon Landlord's interest in the Premises.

24. TENANT IMPROVEMENTS

Prior to the Commencement Date, Landlord shall construct the Tenant Improvements in the manner set forth in Landlord's Work Letter executed by Landlord and Tenant concurrently herewith.

25. LIENS

Tenant shall keep its interest in this Lease and the Premises free from any liens arising out of any work performed or materials ordered or obligations incurred by Tenant. Landlord shall keep its interest in this Lease and the Premises free from any liens which would impair the interest of Tenant hereunder and hereby indemnifies and holds Tenant harmless from any liability or loss from any such lien.

26. SUBORDINATION AND MORTGAGES

26.1 Subordination and Non-Disturbance

Tenant agrees, at Landlord's option, to subordinate this Lease to the lien of any mortgages or deeds of trust now or hereafter in force against the Building; provided, however, Tenant's obligation to subordinate this Lease is expressly conditioned upon Tenant receiving a written agreement in the form of Exhibit E attached hereto and provided further that no such subordination shall affect any option to extend the Term of this Lease, right of first offer to lease additional premises, option to purchase, or right of first offer to purchase the Property included herein.

26.2 Existing Deeds of Trust

The beneficiary under any existing deed of trust affecting the Building shall provide a written agreement to Tenant in the form of Exhibit E attached hereto, within 30 days after the execution of this Lease.

26.3 Notice of Default

If any mortgagee or beneficiary under a deed of trust affecting the Property gives written notice of its name and address to Tenant by registered mail and requests copies of any notice of default that Tenant serves upon Landlord, Tenant agrees to use its best efforts (but without liability for failure to do so) to give such mortgagee or beneficiary a copy of any notice of default that Tenant serves upon Landlord which could permit Tenant to terminate this Lease, along with an additional ten days within which to cure such default.

27. SURRENDER OF POSSESSION

Subject to casualty, at the expiration of the Term of this Lease, whether by lapse of time or otherwise, Tenant shall promptly and peacefully surrender the Premises to Landlord in a "broom-clean" condition. Tenant may (but shall not be required to) remove, at its own expense, all fixtures, equipment and all other personal property placed or installed in or upon the Premises by Tenant, or under its authority (including any modular furniture).

28. SIGNAGE

Tenant shall be allowed building standard signage on the directory located in the ground floor lobby of the Building and elevator lobbies of the floors of the Premises and suite signage, all of which shall be at Landlord's expense. Tenant shall have the right to install, at Landlord's sole cost and expense, up to two (2) lines per 1,000 rentable square feet of the Premises on the Building's directory board in the main lobby of the Building. Tenant

shall be permitted to install signs at the Premises that conform with any and all applicable laws and ordinances.

29. QUIET ENJOYMENT

So long as Tenant is not in default hereunder, Tenant shall have the right to the peaceful and quiet enjoyment and possession of the Premises and the Common Areas during the Term of this Lease, subject to the terms and conditions of this Lease.

30. GENERAL

30.1 Headings

Titles to Sections of this Lease are not a part of this Lease and shall have no effect upon the construction or interpretation of any part hereof.

30.2 Successors and Assigns

All of the covenants, agreements, terms and conditions contained in this Lease shall inure to and be binding upon the Landlord and Tenant and their respective successors and assigns.

30.3 Brokers

Landlord and Tenant each represent and warrant to each other that it has not engaged any broker, finder or other person who would be entitled to any commission or fees in respect of the negotiation, execution or delivery of this Lease other than as disclosed to the other in writing and shall indemnify and hold harmless each other against any loss, cost, liability or expense incurred by the other party as a result of any claim asserted by any such broker, finder or other person on the basis of any arrangements or agreements made or alleged to have been made in variance with this representation. Tenant shall receive from Landlord or Landlord's broker, within ten days after the execution of this Lease, an amount equal to 50% of all commissions due to Landlord's broker as a result of the execution of this Lease, as set forth in a separate written agreement between Landlord and Landlord's broker, a copy of which has been delivered by Landlord to Tenant prior to the execution of this Lease.

30.4 Entire Agreement

This Lease (including all exhibits hereto and the Landlord's Work Letter) is the final and complete expression of Landlord and Tenant relating in any manner to the leasing, use and occupancy of the Premises, to Tenant's use of the Building and other matters set forth in this Lease. No prior agreements or understanding pertaining to the same shall be valid or of any force or effect, and the covenants and agreements of this Lease shall not be altered, modified or added to except in writing signed by both Landlord and Tenant.

30.5 Severability

Any provision of this Lease which shall prove to be invalid, void or illegal shall in no way affect, impair or invalidate any other provision hereof, and the remaining provisions hereof shall nevertheless remain in full force and effect.

30.6 Notices

The parties shall give all notices in writing by (i) personal delivery, (ii) national-recognized, next-day courier service, or (iii) first-class registered or certified mail, postage prepaid, to the Landlord's Address for Notice and Tenant's Address for Notice as set forth in Section 1.1. Without limiting the generality of the foregoing, Landlord's notices to Tenant shall not be effective if they are delivered to the Premises or to another address that is not set forth in Section 1.1(b) hereof. Any notice given under this Lease shall be deemed effective upon the date of delivery (whether accepted or refused), which, for certified mail and courier service, shall be established by U.S. Post Office return receipt or the courier's proof of delivery, respectively.

30.7 Governing Law and Venue

This Lease shall be governed by and construed in accordance with the internal laws of the State of California. Any litigation with respect to this Lease shall be conducted in the County of Los Angeles, State of California.

30.8 Waivers

No waiver by Landlord or Tenant of any provision hereof shall be deemed a waiver of any other provision hereof or of any subsequent breach by Landlord or Tenant of the same or any other provision. Landlord's or Tenant's consent to or approval of any act shall not be deemed to render unnecessary the obtaining of Landlord's or Tenant's consent to or approval of any subsequent act by Landlord or Tenant.

30.9 Time of Essence

Time is of the essence for the performance of all of the obligations specified hereunder.

30.10 Consent

Whenever any consent is required by Landlord or Tenant hereunder, such consent shall not be unreasonably withheld, conditioned or delayed and, unless otherwise specifically provided herein, shall be deemed granted if not refused within ten (10) business days after written request is made therefore, together with all necessary information.

30.11 Community Business Enterprises

Landlord shall complete and deliver to Tenant concurrently with the execution hereof a Community Business Enterprises form set forth as Exhibit G attached hereto.

30.12 Memorandum of Lease

If requested by Tenant, Landlord and Tenant shall execute and acknowledge a Memorandum of Lease in the form of Exhibit H attached hereto, which Memorandum may be recorded by Tenant in the Official Records of Los Angeles County.

30.13 Counterparts; Electronic Signatures

This Lease and any other documents necessary for the consummation of the transaction contemplated by this Lease may be executed in counterparts, including both counterparts that are executed on paper and counterparts that are in the form of electronic records and are executed electronically. An electronic signature means any electronic sound, symbol or process attached to or logically associated with a record and executed and adopted by a party with the intent to sign such record, including facsimile or e-mail electronic signatures. All executed counterparts shall constitute one agreement, and each counterpart shall be deemed an original. The parties hereby acknowledge and agree that electronic records and electronic signatures, as well as facsimile signatures, may be used in connection with the execution of this Lease and electronic signatures, facsimile signatures or signatures transmitted by electronic mail in so-called pdf format shall be legal and binding and shall have the same full force and effect as if a paper original of this Lease had been delivered had been signed using a handwritten signature. Landlord and Tenant (i) agree that an electronic signature, whether digital or encrypted, of a party to this Lease is intended to authenticate this writing and to have the same force and effect as a manual signature, (ii) intended to be bound by the signatures (whether original, faxed or electronic) on any document sent or delivered by facsimile or, electronic mail, or other electronic means, (iii) are aware that the other party will rely on such signatures, and (iv) hereby waive any defenses to the enforcement of the terms of this Lease based on the foregoing forms of signature. If this Lease has been executed by electronic signature, all parties executing this document are expressly consenting under the United States Federal Electronic Signatures in Global and National Commerce Act of 2000 ("E-SIGN") and California Uniform Electronic Transactions Act ("UETA")(Cal. Civ. Code § 1633.1, et seq.), that a signature by fax, email or other electronic means shall constitute an Electronic Signature to an Electronic Record under both E-SIGN and UETA with respect to this specific transaction.

31. AUTHORITY

Only the County's Board of Supervisors ("Board of Supervisors") has the authority, by formally approving and/or executing this Lease, to bind Tenant to the terms included herein. Landlord understands that no material terms of this Lease may be altered or deleted, nor may any new material terms be added to this Lease, without the express written approval of the Board of Supervisors, either through an amendment to the Lease or by other formal board action. No County officer, employee, agent or independent contractor has any authority to alter, add or delete the material terms of this Lease, and Landlord may not rely upon any representations to the contrary. This limitation of authority applies to all material terms of the Lease including, without limitation, any monetary ceiling established for Tenant Improvements or other project costs of Landlord which are subject to reimbursement by Tenant. Tenant shall not reimburse Landlord for any expenses which exceed this ceiling. Notwithstanding the foregoing, the Chief Executive Office of the County (the "Chief Executive Office") may take any administrative act on behalf of Tenant hereunder which does not have the effect of increasing Base Rent or other financial obligations of Tenant under this Lease, including without limitation, granting any approvals, terminating this Lease in the manner provided herein by an early termination notice or otherwise, signing estoppel certificates, signing the Commencement Date Memorandum and Confirmation of Lease Terms or subordinating this Lease. Each individual executing this Lease on behalf of Landlord represents and warrants that he or

she is duly authorized to execute and deliver this Lease on behalf of Landlord, and that this Lease is binding upon Landlord in accordance with its terms.

32. ACKNOWLEDGEMENT BY LANDLORD

Landlord acknowledges that it is aware of the following provisions:

32.1 Consideration of GAIN Program Participants

Should Landlord require additional or replacement personnel after the effective date of this Lease, Landlord shall give consideration for any such employment openings to participants in the County Department of Public Social Services' Greater Avenues for Independence ("GAIN") Program who meet Landlord's minimum qualifications for the open position. The County will refer GAIN participants by job category to Landlord.

32.2 Solicitation of Consideration

It is improper for any County officer, employee or agent to solicit consideration in any form from a landlord. A landlord shall not offer or give, either directly or through an intermediary, consideration in any form to a County officer, employee or agent who has had any involvement in the procurement, negotiation, consummation, administration or management of a lease.

Landlord shall immediately report any attempt by a County officer, employee or agent to solicit such improper consideration. The report shall be made to the County Auditor-Controller's Employee Fraud Hotline at (800) 544-6861.

Landlord hereby represents and warrants that it has not provided, and will not provide, any financial benefits to any County official, employee or agent who has had any involvement in the procurement, negotiation, consummation, administration or management of this Lease. Landlord hereby agrees that if it violates any of the terms of this Section 32.2, then the County may declare this Lease null and void, and the County reserves the right to exercise any and all other remedies available under applicable law.

32.3 Landlord Assignment

- (a) Landlord may assign, transfer, mortgage, hypothecate or encumber Landlord's right, title and interest in and to this Lease or any portion thereof (including the right to receive rental payments but excluding its duties and obligations hereunder), and Landlord may execute any and all instruments providing for the payment of Base Rent directly to an assignee or transferee, but only if the conditions set forth in this Section are met.
- (b) Any document or agreement purporting to assign, transfer, mortgage, hypothecate or encumber Landlord's right, title and interest in and to this Lease, or any portion thereof, as security for the Landlord's obligation to repay any monetary obligation, is hereinafter referred to as a "Security Agreement." Any Security Agreement which is executed without full compliance with the requirements of this Section shall be void.

- (c) Each assignee or transferee under the Security Agreement shall certify and agree in writing that such assignee or transferee has read and is familiar with the requirements of Sections 5950-5955 of California Government Code, which prohibits the offer or sale of any security constituting a fractional interest in this Lease or any portion thereof, without the prior written consent of the Tenant. Notwithstanding the foregoing, the Tenant hereby acknowledges and agrees that Landlord shall have the right to encumber the Property with CMBS (commercial mortgage backed securities) financing or other traditional real estate financing. However, Landlord may not encumber the Property through any type of bond financing vehicle, including but not limited to certificate of participation financing.
- (d) Violation by Landlord of the provisions of Section 5951 of the California Government Code will constitute a material breach of this Lease, upon which the Tenant may impose damages in an amount equal to the greater of \$500,000 or 10% of the aggregate principal portion of all rental payments payable by the Tenant during the entire Term of this Lease, it being expressly agreed that the aforesaid amount shall be imposed as liquidated damages, and not as a forfeiture or penalty. It is further specifically agreed that the aforesaid amount is presumed to be the amount of damages sustained by reason of any such violation, because from the circumstances and nature of the violation it would be impracticable and extremely difficult to fix actual damages. In addition, the Tenant may exercise or pursue any other right or remedy it may have under this Lease or applicable law.
- (e) Landlord shall give Tenant written notice and a copy of each and every assignment, transfer, hypothecation or encumbrance of Landlord's interest in this Lease and any instrument relating thereto (including, but not limited to, instruments providing for the payment of Base Rent directly to an assignee or transferee) at least thirty (30) days prior to the effective date thereof.
- (f) Landlord shall not furnish any information concerning Tenant or the subject matter of this Lease (including, but not limited to, offering memoranda, financial statements, economic and demographic information, and legal opinions rendered by the office of counsel for the Tenant) to any person or entity, except with Tenant's prior written consent. Landlord shall indemnify, defend and hold Tenant and its officers, agents and employees harmless from and against all claims and liability alleged to arise from the inaccuracy or incompleteness of any information furnished by Landlord in violation of this Section 32.3.
- (g) The provisions of this Section 32.3 shall be binding upon and applicable to the parties hereto and their respective successors and assigns. Whenever in this Section Landlord is referred to, such reference shall be deemed to include Landlord's successors or assigns, and all covenants and agreements by or on behalf of Landlord herein shall bind and apply to Landlord's successors and assigns, whether so expressed or not.

32.4 Smoking in County Facilities.

The Surgeon General of the United States has concluded that passive smoke exposure is the third leading cause of preventable death in the United States. The United States Environmental Protection Agency has found second-hand smoke to be a known carcinogen. It is recognized that the County has a responsibility to establish, maintain and promote a healthful and safe working environment and to reduce health and safety risks of its employees and the public at large. Tobacco smoke is a hazard to the health of County employees and the general public and represents an annoyance which should be regulated and banned in all county facilities to the end that air quality in all such facilities be improved for the preservation and improvement of the health of all County employees and the public. Therefore, to the greatest extent possible, the rights and comfort of all employees shall be respected. Reasonable effort shall be made to provide smokers a place to smoke in areas open to the sky or otherwise located outside County facilities and, except as provided under Los Angeles County, California - Code of Ordinances Chapter 2.126 ("LAMC 2.126"), all portions of County-owned facilities and all portions of facilities leased by or from the County, which areas are not open to the sky, shall be designated as "no smoking" areas. Smoking, including the use of electronic smoking devices, shall be prohibited in the following areas of County facilities: (1) Within 50 feet of any operable entry or exit door or operable window of any County building and within 25 feet of any access ramp or handicap path; (2) Within any County parking lot, parking structure, or parking garage, whether enclosed or open to the sky; or (3) Within any driving range and eating area, including outdoor eating areas, of any County golf course. International no-smoking signs and other appropriate signs which designate no-smoking areas shall be clearly, sufficiently and conspicuously posted in every room, building or other place so covered by LAMC 2.126. The manner of such posting, including the wording, size, color and place of posting, whether on the walls, doors, tables, counters, stands or elsewhere, shall be at the discretion of the building proprietor so long as clarity, sufficiency and conspicuousness are apparent in communicating the intent. (Los Angeles County, California - Code of Ordinances Chapter 2.126.)

33. IRREVOCABLE OFFER

In consideration for the time and expense that Tenant will invest in this Lease, including but not limited to preliminary space planning, legal review, and preparation and noticing for presentation to the Tenant Real Estate Management Commission of Los Angeles County, as necessary, in reliance on Landlord's agreement to lease the Premises to Tenant under the terms of this Lease, Landlord irrevocably offers to enter into this Lease and not to revoke this offer until the Irrevocable Offer Expiration Date, as defined in Section 1.1.

IN WITNESS WHEREOF this Lease has been executed the day and year first set forth above.

LANDLORD: _____

By: _____
Name: _____
Its: _____

TENANT: COUNTY OF LOS ANGELES,
a body corporate and politic

FESIA A. DAVENPORT
Chief Executive Officer

By: _____
John T. Cooke
Assistant Chief Executive Officer

ATTEST:

DEAN C. LOGAN
Registrar-Recorder/County Clerk
of the County of Los Angeles

By: _____
Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By: _____
Senior Deputy

EXHIBIT A
SITE PLAN OF PREMISES

DRAFT

HOA.102799113.6

Exhibit A
FLOOR PLAN OF PREMISES

EXHIBIT B

**COMMENCEMENT DATE MEMORANDUM
AND CONFIRMATION OF LEASE TERMS**

Reference is made to that certain Lease Agreement ("Lease") dated _____, 20____, between County of Los Angeles, a body corporate and politic ("Tenant"), and _____, a _____ ("Landlord"), whereby Landlord leased to Tenant and Tenant leased from Landlord certain premises in the building located at _____ ("Premises"),

Commented [ANR1]: This is the date that the lease was fully executed.

Landlord and Tenant hereby acknowledge as follow:

- 1) Landlord delivered possession of the Premises to Tenant in a Substantially Complete condition on _____ ("Possession Date");
- 2) Tenant has accepted possession of the Premises and now occupies the same;
- 3) The Lease commenced on _____ ("Commencement Date");
- 4) The Premises contain _____ rentable square feet of space; and

[INCLUDE ONLY IF SECTION 5.2 PROVIDES FOR BASE RENT ADJUSTMENTS:]

[For clarification and the purpose of calculating future rental rate adjustments:

- 1) Base Rent per month is _____.
- 2) The Base Index month is _____.
- 3) The Base Index is _____.
- 4) The first New Index month is _____.]

IN WITNESS WHEREOF, this memorandum is executed this _____ day of _____,
20__.

Tenant:

Landlord:

COUNTY OF LOS ANGELES,
a body corporate and politic

a _____

By: _____
Joyce Chang
Senior Manager

By: _____
Name _____
Its _____

DRAFT

EXHIBIT C

**HEATING, VENTILATION
AND AIR CONDITIONING**

Landlord shall supply cooling, ventilating and heating with capacity to produce the following results effective during Tenant's Hours of Operation established by the Lease and within tolerances normal in comparable office buildings; maintenance of inside space conditions of not greater than 78 degrees Fahrenheit when the outside air temperature is not more than 93 degrees Fahrenheit dry bulb and 70 degrees Fahrenheit wet bulb, and not less than 70 degrees Fahrenheit when the outside air temperature is not lower than 42 degrees Fahrenheit dry bulb. Interior space is designated at a rate of one zone for approximately each 1,000 square feet and one diffuser for each 200 square feet of usable/net square footage within the Premises. If energy requirements prohibit Landlord from complying with these requirements, Tenant shall not unreasonably withhold its consent to temporary waivers or modifications.

DRAFT

EXHIBIT D

CLEANING AND MAINTENANCE SCHEDULE

A. DAILY (Monday through Friday)

1. Carpets vacuumed.
2. Composition floors dust-mopped.
3. Desks, desk accessories and office furniture dusted. Papers and folders left on desk not to be moved.
4. Waste baskets, other trash receptacles emptied.
5. Chairs and waste baskets returned to proper position.
6. Fingerprints removed from glass doors and partitions.
7. Drinking fountains cleaned, sanitized and polished.
8. Lavatories, toilets and toilet rooms cleaned and mopped. Toilet supplies replenished.
9. Bulb and tube replacements, as required.
10. Emergency exit signage and egress battery replacement (if applicable)
11. Graffiti expunged as needed within two working days after notice by Tenant
12. Floors washed as needed.
13. Standard kitchen/lunchroom/restroom supplies replenished, including, but, not limited to, paper supplies and soap.
14. Exclusive day porter service from ___ a.m. to ___ p.m. [Fill in if applicable. If not applicable, delete.]

B. WEEKLY

15. Low-reach areas, chair rungs, baseboards and insides of door jambs dusted.
16. Window sills, ledges and wood paneling and molding dusted.

C. MONTHLY

17. Floors washed and waxed in uncarpeted office area.
18. High-reach areas, door frames and tops of partitions dusted.
19. Upholstered furniture vacuumed, plastic and leather furniture wiped

20. Picture moldings and frames dusted.
21. Wall vents and ceiling vents vacuumed.
22. Carpet professionally spot cleaned as required to remove stains.
23. HVAC chiller water checked for bacteria, water conditioned as necessary.

D. QUARTERLY

24. Light fixtures cleaned and dusted, but not less frequently than quarterly.
25. Wood furniture polished.
26. Draperies or mini-blinds cleaned as required, but not less frequently than quarterly.
27. HVAC units serviced for preventative maintenance purposes, all filters changed.

E. SEMI-ANNUALLY

28. Windows washed as required inside and outside but not less frequently than twice annually.
29. All painted wall and door surfaces washed and stains removed.
30. All walls treated with vinyl covering washed and stains removed.

F. ANNUALLY

31. Furniture Systems and any other fabric or upholstered surfaces including chairs, couches, walls, etc., spot cleaned, or if determined to be necessary in Tenant's sole discretion, professionally cleaned in their entirety using a water extraction system.
32. Bathroom and any other ceramic tile surfaces professionally cleaned using a hand scrub process. All grout and porous surfaces resealed with a professional grade sealant.
33. Touch-up paint all interior painted surfaces in a color and finish to match existing.

G. AS NEEDED

34. Premises and the sidewalks, driveways, parking areas and all means of access and egress for the Premises should be maintained in good repair, and in clean and safe condition at all times.
35. All lawns, shrubbery and foliage on the grounds of the Premises should be maintained in good condition and neat in appearance. Grass and shrubbery must be replanted as needed to maintain the grounds in good appearance and condition.

36. Interior and exterior pest control inspections and remediation frequency is to be determined by a licensed exterminator.

37. Carpets to be cleaned using a non-detergent, low moisture, soil encapsulation system as recommended by the carpet manufacturer. The following schedule will be maintained for carpet cleaning:

- i. heavy traffic areas cleaned as needed, with a minimum frequency of bi-monthly [six (6) times per year];
- ii. moderate traffic areas cleaned as needed, with a minimum of once every six (6) months [two (2) times per year]; and
- iii. clean light traffic areas a minimum of once per year.

Landlord agrees that bonnet cleaning is not an acceptable method of cleaning carpets.

38. All walls repainted and wall coverings replaced throughout the Premises. The paint finish should be eggshell or semi-gloss as directed by Tenant and in a color acceptable to Tenant. In no event will Landlord be required to repaint or replace wall coverings more than one (1) time in a five (5) year period (the "Occurrence") except for touch-up paint as provided in Paragraph 6.C. of this Exhibit E. The initial tenant improvements completed prior to Tenant's occupancy or as a condition to the renewal of the Lease shall not constitute an Occurrence for the purpose of determining the frequency of this work.

39. All HVAC ducts cleaned as needed, but no less than every five (5) years.

H. GENERAL

Landlord shall, upon request of Tenant, produce written service contracts as evidence of compliance with the terms of this Cleaning and Maintenance Schedule.

EXHIBIT E

**SUBORDINATION, NON-DISTURBANCE
AND ATTORNMENT AGREEMENT**

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

County of Los Angeles)	
Chief Executive Office)	
Real Estate Division)	
320 W. Temple Street, 7th Floor)	
Los Angeles, California 90012)	Space above for Recorder's Use

**SUBORDINATION, NON-DISTURBANCE
AND ATTORNMENT AGREEMENT**

NOTICE: THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RESULTS IN YOUR LEASEHOLD ESTATE BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

This Subordination, Non-disturbance and Attornment Agreement ("Agreement") is entered into as of the ____ day of _____, 20__ by and among COUNTY OF LOS ANGELES, a body corporate and politic ("Tenant"), [*Insert name of Landlord*], ("Borrower") and [*Insert name of Lender*], ("Lender").

Factual Background

A. Borrower owns certain real property more particularly described in the attached Exhibit A. The term "Property" herein means that real property together with all improvements (the "Improvements") located on it.

B. Lender has made or agreed to make a loan to Borrower. The Loan is or will be secured by a deed of trust or mortgage encumbering the Property (the "Deed of Trust").

C. Tenant and Borrower (as "Landlord") entered into a lease dated _____ (the "Lease") under which Borrower leased to Tenant a portion of the Improvements located within the Property and more particularly described in the Lease (the "Premises").

D. Tenant is willing to agree to subordinate certain of Tenant's rights under the Lease to the lien of the Deed of Trust and to attorn to Lender on the terms and conditions of this Agreement. Tenant is willing to agree to such subordination and attornment and other conditions, provided that Lender agrees to a non-disturbance provision, all as set forth more fully below.

Agreement

Therefore, the parties agree as follows:

1. Subordination. The lien of the Deed of Trust and all amendments, modifications and extensions thereto shall be and remain at all times a lien on the Property prior and superior to the Lease, except that if Tenant is granted any option to extend the Term of the Lease, right of first offer to lease additional premises or option to purchase the Property or right of first offer to purchase the Property in the Lease, such provisions shall not be affected or diminished by any such subordination.

2. Definitions of "Transfer of the Property" and "Purchaser". As used herein, the term "Transfer of the Property" means any transfer of Borrower's interest in the Property by foreclosure, trustee's sale or other action or proceeding for the enforcement of the Deed of Trust or by deed in lieu thereof. The term "Purchaser", as used herein, means any transferee, including Lender, of the interest of Borrower as a result of any such Transfer of the Property and also includes any and all successors and assigns, including Lender, of such transferee.

3. Non-disturbance. The enforcement of the Deed of Trust shall not terminate the Lease or disturb Tenant in the possession and use of the leasehold estate created thereby.

4. Attornment. Subject to Section 3 above, if any Transfer of the Property should occur, Tenant shall and hereby does attorn to Purchaser, including Lender if it should be the Purchaser, as the landlord under the Lease, and Tenant shall be bound to Purchaser under all of the terms, covenants and conditions of the Lease for the balance of the Lease term and any extensions or renewals of it which may then or later be in effect under any validly exercised extension or renewal option contained in the Lease, all with the same force and effect as if Purchaser had been the original landlord under the Lease. This attornment shall be effective and self-operative without the execution of any further instruments upon Purchaser's succeeding to the interest of the landlord under the Lease.

5. Lender Not Obligated. Lender, if it becomes the Purchaser or if it takes possession under the Deed of Trust, and any other Purchaser shall not:

(a) be liable for any damages or other relief attributable to any act or omission of any prior Landlord under the Lease, including Borrower, unless such act or omission continues after the date that Lender or Purchaser succeeds to the interest of such prior landlord; or

(b) be subject to any offset or defense not specifically provided for in the Lease which Tenant may have against any prior landlord under the Lease, unless resulting from a default or breach by such prior landlord which continues after Lender or Purchaser succeeds to the interest of such prior landlord; and provided that any offsets deducted by Tenant prior to the date that Lender or Purchaser succeeds to the interest of such prior landlord shall not be subject to challenge; or

(c) be bound by any prepayment by Tenant of more than one (1) month's installment of rent, unless the Lease expressly requires such prepayment; or

(d) be obligated for any security deposit not actually delivered to Purchaser; or

(e) be bound by any modification or amendment of or to the Lease which materially increases Landlord's obligations under the Lease or materially decreases Tenant's obligation under the Lease, unless Lender has approved such modification or amendment in writing, which approval shall not be unreasonably withheld, conditioned or delayed.

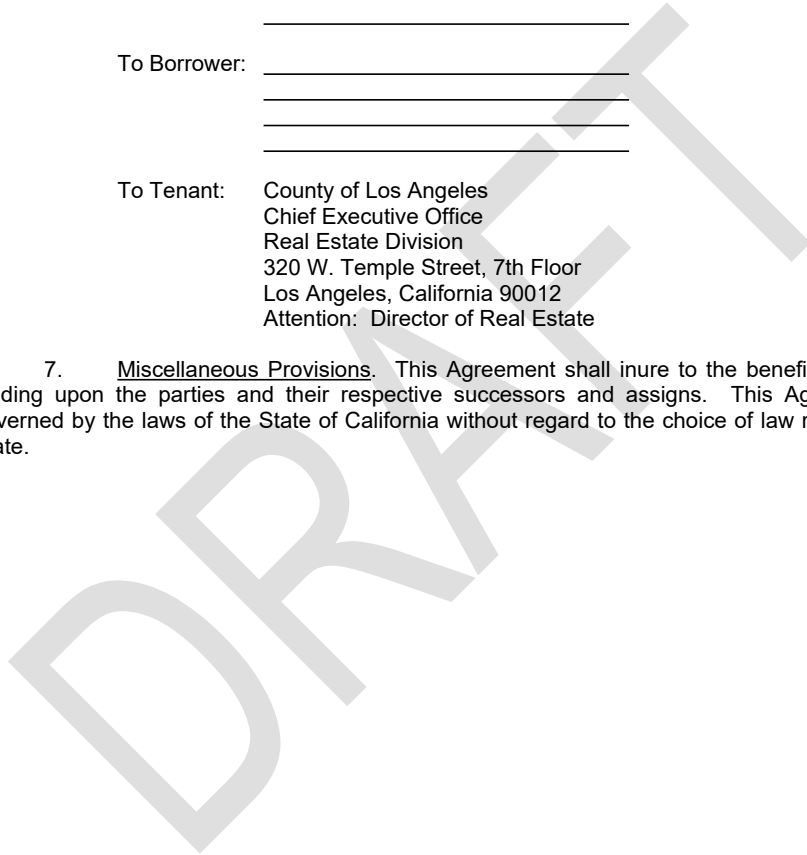
6. Notices. All notices given under this Agreement shall be in writing and shall be given by personal delivery, overnight receipted courier or by registered or certified United States mail, postage prepaid, sent to the party at its address appearing below. Notices shall be effective upon receipt (or on the date when proper delivery is refused). Addresses for notices may be changed by any party by notice to all other parties in accordance with this Section.

To Lender: _____

To Borrower: _____

To Tenant: County of Los Angeles
Chief Executive Office
Real Estate Division
320 W. Temple Street, 7th Floor
Los Angeles, California 90012
Attention: Director of Real Estate

7. Miscellaneous Provisions. This Agreement shall inure to the benefit of and be binding upon the parties and their respective successors and assigns. This Agreement is governed by the laws of the State of California without regard to the choice of law rules of that State.



TENANT: COUNTY OF LOS ANGELES,
a body corporate and politic

By: _____
Name: _____
Title: _____

BORROWER: *[Insert name of Landlord]*

By: _____
Name: _____
Title: _____

LENDER: *[Insert name of Lender],*

By: _____
Name: _____
Title: _____

DRAFT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) SS.
COUNTY OF _____)

On _____, before me, _____
Date Name And Title Of Officer (e.g. "Jane Doe, Notary Public")

personally appeared _____,
Name of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)

EXHIBIT F

TENANT ESTOPPEL CERTIFICATE

To: [Insert name of party to rely on document]

Attn: _____

Re: Date of Certificate: _____
Lease Dated: _____
Current Landlord: _____
Located at: _____
Premises: _____
Commencement Date of Term: _____
Expiration Date: _____
Current Rent: _____

County of Los Angeles ("Tenant") hereby certifies that, to its actual knowledge, as of the date hereof:

1. Tenant is the present holder of the tenant's interest under the lease described above, as it may be amended to date (the "Lease"). The Lease covers the premises described above (the "Premises") in the building (the "Building") at the address set forth above.
2. (a) A true, correct and complete copy of the Lease (including all modifications, amendments, supplements, side letters, addenda and riders of and to it) is attached to this Certificate as Exhibit A.
(b) The current Rent is set forth above.
(c) The term of the Lease commenced on the Commencement Date set forth above and will expire on the Expiration Date set forth above, including any presently exercised option or renewal term. Tenant has no option or right to renew, extend or cancel the Lease, or to lease additional space in the Premises or Building, or to use any parking other than that specified in the Lease.
(d) Except as specified in the Lease, Tenant has no option or preferential right to purchase all or any part of the Premises (or the land of which the Premises are a part).
(e) Tenant has made no agreement with Landlord or any agent, representative or employee of Landlord concerning free rent, partial rent, rebate of rental payments or any other similar rent concession except as expressly set forth in the Lease.
3. (a) The Lease constitutes the entire agreement between Tenant and Landlord with respect to the Premises, has not been modified changed, altered or amended, except as set forth in Exhibit A, and is in full force and effect. There are no other agreements, written or oral, which affect Tenant's occupancy of the Premises.

[(b) To the knowledge of Tenant, Tenant has not given Landlord written notice of a material default under the Lease which has not been cured.]

(c) Tenant's interest in the Lease has not been assigned or encumbered.

(d) Tenant is not entitled to any credit against any rent or other charge or rent concession under the Lease, except as set forth in the Lease.

(e) No rental payments have been made more than one (1) month in advance.

4. All contributions required to be paid by Landlord to date for improvements to the Premises have been paid in full, and all of Landlord's obligations with respect to tenant improvements have been fully performed, except: _____.

IN WITNESS WHEREOF, the Tenant has executed this Tenant Estoppel Certificate as of the day set forth above.

COUNTY OF LOS ANGELES,
a body corporate and politic

By: _____
Name: _____
Title: _____

EXHIBIT G

COMMUNITY BUSINESS ENTERPRISE FORM

INSTRUCTIONS: All Landlords shall submit this form on an annual basis on or before December 30th of each year of the term of this agreement as evidence of MBE/WBE participation. The information requested below is for statistical purposes only. The final analysis and consideration of the lease will be determined without regard to race, creed, color or gender. (Categories listed below are based on those described in 49 CFR Section 23.5)

I. Minority/Women Participation in Firm (Partners, Associate Partners, Managers, Staff, etc.)						
1. Firm Name: _____			3. Contact Person/Telephone Number: _____			
2. Address: _____			_____			
_____			_____			
_____			4. Total number of employees in the firm: _____			
5. Provide the number of all minority employees and women in each category.	Owners, Partners and Associate Partners		Managers		Staff	
	All O,P & AP	Women	All Managers	Women	All Staff	Women
Black/African American						
Hispanic/Latin American						
Asian American						
Portuguese American						
American Indian/Alaskan Native						
All Others						
II. PERCENTAGE OF MINORITY/WOMEN OWNERSHIP IN FIRM						
1. Type of Business Structure: (Corporation, Partnership, Sole Proprietorship, Etc.) _____						
2. Total Number of Ownership/Partners, Etc.: _____			III. MINORITY/WOMEN-OWNED FIRM CERTIFICATION			
3. Provide the percentage of ownership in each	All Employee	Women	Is your firm currently certified as a minority owned business firm by the:			
			State of California? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Black/African American			City of Los Angeles? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Hispanic/Latin American			Federal Government? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Asian American						
Portuguese American						
American Indian/Alaskan Native						
All Others						
Section D. OPTION TO PROVIDE REQUESTED INFORMATION						
<input type="checkbox"/> We do not wish to provide the information required in this form.						
Firm Name: _____						
Signature/Title: _____						
Date: _____						

EXHIBIT H

MEMORANDUM OF LEASE

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

County of Los Angeles
Chief Executive Office
Real Estate Division
320 W. Temple Street, 7th Floor
Los Angeles, California 90012
Attention: Director of Real Estate

This document is recorded for the benefit of the County of Los Angeles and recording is exempt from recording fees pursuant to California Government Code Section 27383. This transaction is exempt from documentary transfer tax pursuant to California Revenue and Taxation Code Section 11922.

MEMORANDUM OF LEASE

This Memorandum of Lease ("Memorandum") is made and entered into by and between _____, a _____ (the "Landlord"), and the COUNTY OF LOS ANGELES, a public body corporate and politic, duly organized and existing under the laws of the State of California (the "Tenant"), who agree as follows:

Landlord and Tenant have entered into an unrecorded lease dated _____, 20__ (the "Lease") of certain real property located in the County of Los Angeles, State of California, described in Exhibit A attached hereto and incorporated herein by reference, for a term commencing on _____, 20__, and ending on a date _____ years after the commencement date, unless such term is extended or sooner terminated pursuant to the terms and conditions set forth in the Lease.

This Memorandum has been prepared for the purpose of giving notice of the Lease and of its terms, covenants, and conditions, and for no other purposes. The provisions of this Memorandum shall not in any way change or affect the provisions of the Lease, the terms of which remain in full force and effect.

Dated: _____, 20__.

LANDLORD: _____

By: _____
Its: _____

By: _____
Its: _____

TENANT:

COUNTY OF LOS ANGELES,
a body corporate and politic

FESIA A. DAVENPORT
Chief Executive Officer

By: _____
John T. Cooke
Assistant Chief Executive Officer

ATTEST:

DEAN C. LOGAN
Registrar-Recorder/County Clerk
of the County of Los Angeles

By: _____
Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By: _____
Senior Deputy

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) SS.
COUNTY OF _____)

On _____, before me,
_____)
Date Name And Title Of Officer (e.g. "Jane Doe, Notary Public")
personally appeared _____,
Name of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)

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EXHIBIT I
LANDLORD'S WORK LETTER

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Exhibit I
LANDLORD'S WORK LETTER

Sustainability Framework

First 5 LA Sustainability Efforts toward Our Mission

Maximize First 5 LA Assets

Operations

- Leasing portion of building
- Maximizing staff capabilities and current technology
- Cost efficiency
- Optimizing use of Fund Balance and Maximizing its investments

Investment Strategy

- Maximizing current investments with a return-on-investment approach integrated with exit strategies or leveraging external funding streams (programs)

Alternative Revenue Strategies

Policy Advocacy

- Lead and support monitoring of local, state, and federal policies

Business Models

- Assessing use of different business models (e.g., fiscal intermediary, etc.)

Collective Impact

- Partnering with other organizations to pool funding

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