

Communication from Public

Name: Southern California Association of NonProfit Housing

Date Submitted: 03/18/2025 10:33 AM

Council File No: 23-0624

Comments for Public Posting: March 18, 2025 Los Angeles City Council - Housing & Homelessness Committee 200 N Spring Street Los Angeles, CA 90012 RE: Support of LAHD's most recent recommendations to adopt a revised Affordable Housing Managed Pipeline Process (Item #5 on 03/19/25 agenda; Council File 23-0624) Dear Housing and Homelessness Committee Members: I am writing to express the Southern California Association of NonProfit Housing's (SCANPH) strong support for Item #5 on the Housing and Homelessness Committee's March 19th Agenda: the Los Angeles Housing Department's (LAHD) recent recommendations to adopt a revised Affordable Housing Managed Pipeline (AHMP) process (Council File: 23-0624). We urge your committee to adopt this item without amendments soon as possible. This streamlined process is crucial for addressing the delays, increased costs, and duplicated efforts currently faced by developers. It will also enable LAHD staff to expedite existing projects in the pipeline and process new projects more swiftly, ultimately facilitating the timely funding and completion of critical affordable housing throughout the city. SCANPH is a nonprofit membership organization that represents affordable housing developers across Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. Our mission is to promote the development of affordable homes in Southern California by advocating for effective public policies, sustainable financial resources, strong member organizations, and beneficial partnerships. Currently, the AHMP funding approval process is made up of 8 steps, requiring multiple rounds of Council and Mayor approvals for even minor technical or administrative changes. This cumbersome procedure not only leads to significant delays but also jeopardizes projects' compliance with state-mandated funding deadlines. As a result, projects may incur higher costs, risk losing funding, or face abandonment, all of which undermine efforts to provide essential housing for Angelenos. Of the 45 projects in LA's Affordable Housing Managed Pipeline, over 43% remain undeveloped, with more than one-third having been in the pipeline since 2021. By simplifying the AHMP process to just two steps and delegating authority to LAHD to make various changes to commitment terms, loan agreements, interest deferment, and other project modifications, we can eliminate the need for excessive approvals.

This streamlining will help move stalled projects forward and position future affordable housing projects under AHMP, Prop HHH, AHSC, Project Homekey, and ULA programs for quicker development. We urge you to accept the recommendations outlined in Item #5 without amendments. Simplifying this process will accelerate funding for critical projects and increase the availability of affordable housing options for all income levels in Los Angeles. Sincerely, Mona Al-Abadi Senior Associate of Planning and Land Use Policy Southern California Associate of Nonprofit Housing

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SCANPH

SOUTHERN CALIFORNIA ASSOCIATION OF NONPROFIT HOUSING

March 18, 2025

Los Angeles City Council - Housing & Homelessness Committee

200 N Spring Street

Los Angeles, CA 90012

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We urge you to accept the recommendations outlined in Item #5 without amendments.

Simplifying this process will accelerate funding for critical projects and increase the availability of affordable housing options for all income levels in Los Angeles.

Sincerely,

A handwritten signature in black ink, appearing to be 'MA' with a stylized flourish.

Mona Al-Abadi

Senior Associate of Planning and Land Use Policy

Southern California Association of Nonprofit Housing