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February 28, 2025

Council File: 23-0624  
Council Districts: Citywide  
Contact Person: Elizabeth Selby: (213) 256-2336

Honorable Members of the City Council  
City of Los Angeles  
c/o City Clerk, City Hall  
200 N. Spring Street  
Los Angeles, CA 90012

**COUNCIL TRANSMITTAL: REVISED REPORT FROM THE LOS ANGELES HOUSING DEPARTMENT RELATIVE TO STREAMLINING THE CITY'S AFFORDABLE HOUSING MANAGED PIPELINE (AHMP) PROGRAM, PROJECTS THAT HAVE RECEIVED AHMP FUNDING, AND RELATED MATTERS**

**SUMMARY**

On June 30, 2023, the City Council directed the Los Angeles Housing Department (LAHD), in consultation with the City Administrative Officer (CAO), along with other relevant departments, to report within 60 days with recommendations to improve the City's Affordable Housing Managed Pipeline (AHMP) program (C.F. No. 23-0624). The requested report was to include recommendations to reduce the number of times a project needs to return to Council for approvals and other steps to help deliver units faster and at lower costs. LAHD transmitted the original version of the requested report dated September 26, 2024 (C.F. No. 23-0624). This revised report presents recommended changes to the current AHMP and other LAHD funding processes to achieve the goals set forth in the motion.

**RECOMMENDATIONS**

- I. That the City Council NOTE AND FILE the previous report dated September 26, 2024 (C.F. No. 23-0624);
- II. That the City Council, subject to the approval of the Mayor:
  - A. DIRECT the Los Angeles Housing Department (LAHD) to adopt a revised Affordable Housing Managed Pipeline (AHMP) process consistent with the recommendations contained in this report, including the following key provisions:
    - i. The requirement to present an annual Notice of Funding Availability (NOFA) to the City Council for approval at the beginning of each fiscal year that includes, at a minimum, the applicable guidelines and regulations for the NOFA; necessary delegated authorities to the General Manager of LAHD, or a designee, for streamlined implementation of funding awards; and a calendar of anticipated dates for one or more funding rounds in the NOFA process that are intended to align with the schedules of other funding sources;

- ii. Authorization for the General Manager of LAHD, or designee, to recommend project funding awards based on the approved NOFA criteria and direction that such recommendations be presented to City Council and Mayor for approval;
- B. DIRECT the Department to inform City Council, the Mayor, and program stakeholders of the approved annual calendar of all relevant dates for the AHMP process;
- C. AUTHORIZE the General Manager of LAHD, or designee, to make the following changes on existing AHMP, Proposition HHH, Affordable Housing and Sustainable Communities, or Project HomeKey projects:
  - i. Provide a commitment term of two years for AHMP awards, with delegated authority to the Department provide up to two two-year extensions if justified;
  - ii. Review, approve, negotiate, and execute new loan agreements, amendments to existing loan agreements, or amended and restated loan agreements for each project that receives a loan or loan increase, subject to the review and approval of the City Attorney as to form;
  - iii. Allow the deferment of accrued construction loan interest to ensure the financial feasibility of a project;
  - iv. Allow the use of residual receipts payments from one project owned by a sponsor to support another struggling project owned by the sponsor; and
  - v. Allow the modifications to the project, provided such changes remain consistent with approval NOFA guidelines and regulations, including: financial terms, distribution of units, income targeting; and technical corrections to project addresses, name of project sponsor, and other administrative amendments that comply with the requirements of the funding program.

## **BACKGROUND**

The City's Affordable Housing Managed Pipeline (AHMP) was established by the Mayor and City Council in June 2013 (C.F. No. 13-0824). The action authorized the Los Angeles Housing Department (LAHD) to issue a Notice of Funding Availability (NOFA) to enable an open competition of new projects selected for the LAHD AHMP on an ongoing basis. In the same year, the California Tax Credit Allocation Committee (CTCAC) established a new geographic apportionment of 9% Low Income Housing Tax Credits (LIHTCs) for projects located within the City of Los Angeles's boundaries. LAHD recognized the opportunity to set forth clear recommendations for local LIHTC priorities, creating a situation in which City projects only competed with other City projects, and, therefore, established the selection process for management of the 9% LIHTC in the CTCAC's City of Los Angeles Geographic set-aside.

What was intended as a process to ensure the efficient selection of qualified projects within the City, however, has evolved to require Mayoral and City Council approvals at eight possible stages:

1. Council approval of the competitive NOFA to solicit applications for projects.
2. Council approval of the staff-recommended projects and initial funding amounts for each project selected in response to competitive NOFA.
3. Approval of issuance of tax exempt bond financing.
4. Adoption of resolution certifying that public hearing for the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) was held.

5. Approval of final funding amount for projects in AHMP.
6. Approval of extensions of commitments if needed.
7. Approval of increases in City funding amounts if any amount of increase is required.
8. Approval of changes in project such as reduction in number of units if designs change during plan check, or change in affordability levels.

Most projects must go through approval by the City Council and Mayor at least four times and often up to six times before a project's loan can close and construction can begin. However, depending on the project, it may need approval through all eight steps noted above before the loan can close and construction can commence.

As the process is currently established, LAHD seeks approval from the City Council at the outset to release a NOFA that sets certain criteria, such as the amount of subsidy available per unit, the target population to be served with the available funding, specific requirements for the types of project to be selected, or underwriting guidelines for projects and sponsors. LAHD also seeks City Council approval when specific projects are selected for award under the NOFA. This approval includes specific details about the selected projects (such as unit counts and income mixes), and specific funding terms, all of which could require one or more return trips to City Council should details change, if the changes do not impact the competitiveness of the project.

Even while retaining the existing framework of obtaining City Council approval to release a NOFA and to make awards to specific projects, there are several improvements that would nevertheless streamline the overall AHMP project approval and funding process. As described below, LAHD recommends modifications to the AHMP process that would condense this eight-step process into a combination of two main steps and the grant of delegated authority to LAHD to make certain changes after projects are approved by the Mayor and City Council. The delegated authority recommended would allow for modifications of awards or changes to the project only when those changes maintain or improve the project's competitive scoring in the NOFA. This would help to ensure the efficient implementation of funding awards while reducing the number of times a project may need to obtain City Council approval. It is important to note that projects needing bond financing may require an additional two steps, but the overall streamlining recommended here would still result in faster processing for those projects as well.

Implementation of these recommendations will shorten the time between funding application submittal and award announcement, will reduce burdens on project sponsors, and will facilitate better coordination between LAHD and other public funders. While it is difficult to predict the numerous factors that can affect the timeline of a project, LAHD anticipates that these recommended changes would shorten the Department's processes by up to a year.

## **RECOMMENDATIONS FOR STREAMLINING THE AHMP PROCESS AND FOR ADDRESSING IMMEDIATE CONCERNS**

### **Recommendations Requested in the Motion**

The motion asked LAHD to return with recommendations for improvements to various parts the AHMP process. These requested improvements and LAHD's recommendations for how to accomplish them are described below. The recommendations maintain City Council and Mayoral approval of the NOFA release and the awards to specific projects, but result in more efficient implementation of the remainder of the process.

***Delegating Council and Mayor authority to LAHD staff to approve initial funding awards for applications below \$25 million.***

Section 10.5 of the Los Angeles Administrative Code requires that any contract to make or receive payments of money or other valuable consideration exceeding a term of three years be approved by City Council. Therefore, in order to be consistent with this requirement, LAHD does not request the authority to approve initial funding awards without Mayoral and City Council approval.

***Reducing the number of times a project needs to return to Council for approvals.***

As shown above, affordable housing developments seeking AHMP funding are currently brought before Housing and Homelessness Committee and City Council multiple times. The recommendations provided below would streamline that process to condense the often eight-step process into two steps and delegate authority to LAHD make changes that would maintain or improve a project's competitive scoring in the NOFA without having to return to City Council, while still providing sufficient opportunities for oversight and communication about any project or award changes necessary to efficiently implement the award.

The streamlined process will include the following two steps:

Step 1: On an annual basis, subject to funding availability, LAHD will submit a NOFA for approval by the City Council and Mayor. This annual submittal will enable LAHD to obtain approval at the beginning of the year to release one or more funding during that year and to align with the schedules for other funding sources such as the CTCAC and CDLAC schedules.

The NOFA transmittal may include project and subpopulation recommendations, income targeting, priorities for locations or special needs, and loan term sheets for the programs to be awarded through the NOFA, which may apply to new construction or preservation projects. The proposed NOFA will include a copy of applicable program regulations, highlighting any changes from the past NOFA.

The NOFA transmittal will also include a calendar with anticipated dates including posting of program regulations; NOFA release, open, and close dates; Bidder's Conference dates; appeal periods and award announcements. The calendar will be set in order to align with the CTCAC and CDLAC schedules. This revised process will improve clarity around the NOFA process, increase transparency around the City's determination of priorities, and establish a timeline by which potential project sponsors can plan their development process. It will also allow LAHD to maximize utilization of vouchers from the Housing Authority of the City of Los Angeles (HACLA) by setting priorities aligned with voucher availability, where applicable.

Step 2: Once the NOFA is approved by the City Council and Mayor and released, the Department will score project applications received based on the criteria set forth in the NOFA and select awardees according to eligibility of the project and project sponsor. The Department will bring recommended projects to the City Council and Mayor for approval. The recommendations will include a "not to exceed" amount based on the requested funds in the application. Concurrently, LAHD will request funds be earmarked for respective awardees. This eliminates a trip to Council to seek approval of project recommendations and then a subsequent trip to Council to seek earmarks for project funds, as well as eliminates conditional funding approvals that require a separate step to award those conditional funds. The number of time a project is required to submit materials after initial approval or seek additional approval from the City Council and Mayor will be dependent on actual changes in the project status or cost rather than on the existing system of awarding conditional commitments.

Delegated Authority: To reduce the need for additional approval steps by the City Council or Mayor after project awards are made, the Department recommends providing LAHD with delegated authority in the annual NOFA process that would allow LAHD to make changes to an approved project on an as-needed basis. These changes

would only be allowed if such changes maintain or improve a project's competitive scoring in the applicable NOFA and are consistent with the approved NOFA regulations and guidelines. The City Council and Mayor will be notified of any changes in project awards.

***Allowing for LAHD staff approval of gap funding based on an analysis of increased funding awards over the preceding three years, updated on an annualized basis.***

This recommendation can be addressed as part of each annual NOFA as it is approved by the City Council. LAHD recommends that this analysis and delegated authority be included in each year's NOFA submission to the City Council and Mayor.

LAHD also recommends granting LAHD the ability to defer construction interest in lieu of allocating new funds for projects experiencing financing gaps. This is the most cost-effective way to provide immediate relief to struggling projects while mitigating negative impacts to LAHD's budget. In order to limit the need for new City funds, the amount of LAHD accrued construction period interest payable at permanent loan conversion could be deferred and added to the loan balance. Loan terms would be the same as the previously approved loan. Deferring the construction interest will delay the collection of funds used for investment in new projects. However, it is an efficient and inexpensive tool to expedite conversion from construction to permanent financing, and given how expensive construction financing is compared to permanent financing, getting projects to convert to permanent financing as quickly as possible is an important goal.

***Initiating a time limit to act between funding submittal and awards announcement from LAHD for affordable or permanent supportive housing projects, that also takes other non-City processes into account, and improving clarity around NOFA announcements, feedback windows, and award notices.***

This recommendation will be implemented in each NOFA, and the NOFA itself will establish the schedule and time limit. Delegation of authority to LAHD will mean that the timeline will not be impacted by delays such as Council recesses, or seasonal changes in committee meeting schedules. The NOFA schedule will also indicate, when known, the dates approved projects will be able to apply to other funding sources such as Low Income Housing Tax Credits, Affordable Housing and Sustainable Communities funding, or the County Housing Trust Fund. To the greatest extent possible, the AHMP deadlines will be coordinated with other funding deadlines.

***Increasing transparency around LAHD's determination of project type and subpopulation prioritization for the pipeline and establishing a set timeline for publishing this information on an annual basis. Prioritizing deep income targeting in both initial awards as well as in any subsequent gap funding.***

This recommendation would be implemented as necessary in each annual NOFA cycle to ensure clear requirements are communicated to the development community. The recommended process changes include publishing a calendar each year that will improve clarity around NOFA announcements, stakeholder meetings, and award notices. The annual NOFA will include underwriting guidelines for project and sponsor, and funding program term sheets with key loan terms and specific project requirements. This improved clarity will also work to reduce investment risk to the City, by setting parameters for project readiness and sponsor's capacity including but not limited to the financial health of the project sponsor.

The annual NOFA may also make recommendations concerning allocations to project types and populations to be served, such as supportive housing or affordable housing for seniors, families, individuals experiencing homelessness, transition aged youth, veterans, or domestic violence survivors. While prioritizing deep income targeting is consistent with ending homelessness, projects with deep affordability, including Permanent Supportive Housing projects require the availability of project-based vouchers to operate. Therefore, maximizing voucher utilization where possible, and requiring alternative rent targeting where projects must operate without

vouchers, will be reflected in the annual NOFA priorities.

***Creating an updated list of qualified non-profit developers for affordable housing opportunities.***

The motion asks for LAHD's recommendation concerning creating an updated list of qualified non-profit developers for affordable housing opportunities. The Department maintains a comprehensive mailing list of potential and interested project sponsors, including non-profits, to inform the development community of affordable housing opportunities. The revised AHMP process will expand communication between LAHD and the development community. However, the Department does not recommend decoupling project approval from sponsor approval at time of the NOFA release. It is important to assess the sponsor's capacity in connection with to the size and complexity of the proposed project. It is also important to note that market shifts can have sudden and significant effects on sponsor health and financial capacity. The Department's ability to assess this status at the time of application is critical to mitigating risk to the City's housing investments. Furthermore, trying to pre-approve sponsors would create an extra step, as the pre-approval would have to be updated to be current when sponsor was applying.

***Putting forward a clear set of requirements and documents needed for qualifying developers at the outset, and not introducing new processes after admission.***

The Department supports this recommendation. Communicating clear project development standards, and project and organizational financial standards for project sponsors, as well as opportunities for less capable developers to partner with more experienced developers while building capacity, will create a stronger development community, better projects, and less risk. It should be noted that there are times when requirements change in the year or more between funding awards and loan closings. One example of this is the new Build America Buy America requirement on federally funded projects. LAHD will continue to communicate changes such as this as quickly and clearly as possible.

***Limiting the number of times qualified developers have to resubmit materials after admission. Consolidating applications and timelines for qualified developers seeking to utilize the Affordable Housing Managed Pipeline.***

As currently structured, the AHMP requires that projects secure additional funds from County, State, and Low Income Housing Tax Credits. This process can take between twelve and twenty-four months, depending on the project's success in competitive cycles. For instance, during this period, the proposed development's Phase I Environmental Assessment may indicate that the project is clear of environmental contaminants at time of report but does not guarantee the same property is clear of environmental contaminants at time of construction closing. Moreover, the developer's financial condition or development capacity may change requiring a resubmittal of audited financial statements and background checks. For these reasons, LAHD requires that some materials be updated.

By streamlining the process and better coordinating with other funders, the revised AHMP process would improve and speed the predevelopment period, limiting the developer's need to resubmit information because of changing conditions or elapsed time.

***Establish priority scoring in the Affordable Housing Managed Pipeline program for projects proposed on public land.***

This recommendation can be implemented in the NOFA itself, when appropriate. LAHD recommends that the

proposed NOFAs for the AHMP include priority scoring for public land if the value of the public land sold or leased to the housing project and the requirements of the land owner will reduce the total per unit cost.

A review of the 130 Proposition HHH projects completed or underway shows that projects on public land cost more per unit and took longer than projects on land purchased privately by the developer. Typically, this is because the public land owner, whether the City or Metro or another entity, added requirements such as replacement parking, requested lower density, or requested additional public and community serving elements such as open space or small food markets that are intended to serve the surrounding community or achieve the entity's goals, but nevertheless add cost to the project. Often the cost of these requirements to the housing project exceeded the appraised cost of the land. The primary benefit of public land from the housing sponsor's point of view is that the land seller is patient and the holding costs of the land during predevelopment are typically carried by the land seller.

### **Recommendations for Addressing Immediate Concerns**

Several of the recommendations described above that will streamline the process in future NOFAs would also have an immediate impact on current projects. Therefore, LAHD recommends that the following authority be granted to LAHD to address these concerns on existing AHMP, Proposition HHH, Affordable Housing and Sustainable Communities, and Project HomeKey projects, provided any changes are consistent with the approved NOFA regulations and guidelines applicable to the respective program.

1. Currently, projects in the AHMP that need extensions to their commitments must be submitted to the City Council and Mayor. LAHD recommends that the authority to extend commitments for up to two years based on the Department's assessment of need and feasibility, be delegated to the General Manager of LAHD or designee.
2. LAHD recommends that the discretion to defer construction interest to facilitate faster conversions from high-interest construction loans to lower interest permanent loans be delegated to the General Manager of LAHD or designee. This will allow projects to be completed successfully even if costs have increased, and will help minimize the need for additional funding to be allocated to projects that are experiencing financing gaps. LAHD also recommends delegating the authority to the General Manager of LAHD or designee to make similar changes to allow use of residual receipts payments from one project owned by a sponsor to support another struggling project owned by the sponsor; distribution of unit sizes within approved totals; and income targeting; as well as technical corrections to project addresses; name of project sponsor; and other administrative amendments that comply with the requirements of the funding program should be delegated to LAHD.

### **ADDITIONAL INFORMATION**

#### **Consequences of Leveraged Funding**

The current AHMP process requires that a project follow a convoluted and repetitious path to City Council multiple times. The recommendations in this report will shorten that path. Unless the project loan amount is in excess of Department authority to provide or the project is also financed with tax exempt bonds, the project will not require further trips to City Council to progress through the development process other than the streamlined steps described above.

The AHMP program and most public agency housing programs require that projects seek additional funding from the County, the California Department of Housing and Community Development, and the California Debt Limit Allocation Committee, or California Tax Credit Allocation Committee. This leveraging significantly

increases the number of units that can be produced annually with the funds available to the City, but leveraging funding adds time and costs to the project. Developers frequently point out how much faster projects could advance if the City would provide all the funding. For example, projects could get through the funding process more quickly if the City provided approximately \$450,000 per unit instead of the \$150,000 per unit subsidy that the City currently provides, thereby not requiring any further leveraging except possibly Low Income Housing Tax Credits.

It is correct that projects with fewer funding sources would go faster because there would be fewer delays related to compiling the necessary capital. However, fewer units would be produced. A typical AHMP allocation of \$75 million would produce 166 units where less leveraging is required instead of 500 under the current approach to leveraging. Additionally, the County and state funders typically use local investment amounts as a competitive factor in awarding funds, so that their funds go to projects with significant city support. If Los Angeles were to fully fund a few projects and then send the rest to other funders with no City funding included, those non-City supported projects would not win those other awards as those programs are currently structured.

However, if Los Angeles were successful in securing cooperation from the County and State housing agencies to fully coordinate leveraged funding into one or two annual funding rounds so that each agency set aside and brought to a common table the City's "fair share" and awarded that to projects jointly with the City, AHMP projects could enjoy the benefits of leveraging without the long processes. Those conversations with County and State partners began when ULA passed, and should be pursued.

### **Current and Completed AHMP Projects**

The motion requested a list of all completed projects and projects currently in the development pipeline that have received AHMP funding, broken down by Council District, with an analysis of how long it takes on average to approve, permit, and construct projects, along with comments regarding a project's current delays. This information is shown in Attachment A. It details 45 projects that were in the pipeline since 2014, 25 of which are now completed.

As Attachment A shows, the average length of time between an AHMP project being admitted into the pipeline and project completion is 4.33 years. Typically, 12 to 18 months of this time is inactive time for the City during which the developer seeks other funding sources. When those sources are secured, the developer comes in for final plan approvals and building permits, then embarks on an 18- to 24-month construction period. The recommended improvements to the AHMP structure, developer selection process, and project amendments will shorten this time and reduce the burden on the developer.

### **Applicability of Streamlining Changes to Project HomeKey, Affordable Housing and Sustainable Communities, and Proposition HHH Projects**

The motion requests recommendations on whether similar improvements to the current funding approval processes for Proposition HHH, Project HomeKey, AHSC, and other related programs would expedite the production of affordable housing.

The ability to streamline the initial project selection process would vary by funding source. Proposition HHH funds are fully awarded, except for some savings and residual receipts paid to the Department that can be made available to projects in future funding rounds. The AHSC projects are submitted to City Council not only for the housing component approvals, but because the City is making a commitment to carry out the infrastructure



component of each project. Additionally, the Project HomeKey local match requirements have changed in the state's various funding rounds for this program.

As noted above, at this time, LAHD recommends that it be granted delegated authority to make technical changes to projects funded from these sources that have already been approved by City Council. Additionally, LAHD recommends returning to Council for further improvements that may streamline implementation of any other programs that may be released in the future.

### **Approval Processes – Other Jurisdictions**

The motion specifically directed LAHD to report on the affordable housing funding approval processes of Santa Monica, West Hollywood, and New York City; the effectiveness of their structures in expediting housing development; and how those structures can be implemented in Los Angeles. This report also includes information about the processes for San Francisco and the County of Los Angeles, given the potential similarities of those jurisdictions that could inform updated processes for the City.

As described below, the various jurisdictions streamline their processes by limiting the number of steps requiring approval by an elected decision-making body. For several jurisdictions, a housing department or agency staff has the authority to release a NOFA, if one is required, without the need to first obtain approval from the City Council or Board of Supervisors. In other jurisdictions, department staff is authorized to make awards consistent with adopted guidelines without first needing to obtain approval from a City Council or Board of Supervisors to make those awards. Were the City of Los Angeles to streamline its processes for releasing NOFAs or making funding awards to align with one or more of the jurisdictions described below, the City would need to change the practice of requiring City Council approval for LAHD to release a NOFA, change the requirement to bring specific projects to City Council for approval of funding awards, or otherwise modify the points at which the City Council or Mayor approval is required. As noted above, LAHD recommends changes that will streamline the City's process within the City's existing structure.

#### ***City of Santa Monica***

A few decades ago the City of Santa Monica made a decision to streamline affordable housing funding by giving staff broad authority to make housing trust fund loans consistent with Council approved guidelines that have been revised periodically.

In addition to streamlining the process for affordable housing financing by delegating to City staff the ability to make housing trust fund loans, Santa Monica has always had an "over-the-counter" process for accepting applications for housing trust funds. However, it should be noted that the City is currently not accepting applications for funding.

#### ***City of West Hollywood***

West Hollywood typically only funds one trust fund project per year, and uses an "over-the-counter" process to review and select that project. City staff from several departments collaborate to decide on the project approval and funding commitments.

#### ***New York City***

Historically, the New York City Department of Housing Preservation and Development (HPD) has not used an RFP/NOFA process. It has an "over-the-counter" process under several published term sheets. HPD staff slot projects into the pipeline based on funding availability. There are seven (7) new construction programs and eleven (11) preservation programs. These include the Extremely Low and Low-Income Affordability (ELLA) Program; Supportive Housing Opportunity Program (SHOP); and Homes for Working Families Initiative (HWF). The City

also has a Year 15 Tax Credit Repositioning program for projects that need to be syndicated and rehabilitated. Some of their programs have a maximum subsidy per unit tied to Area Median Income levels (AMI) ranging from \$192,500 for units at 27% AMI to down to \$37,500 for units at 120% AMI.

### ***San Francisco***

The Mayor's Office of Housing and Community Development (MOHCD) identifies housing priorities based on city policies, budget allocations, and community needs. The office prepares a NOFA with approval by MOHCD leadership. A Selection Panel appointed by the Director of MOHCD, composed of persons with expertise in the affordable development and operation, review qualified responses. The Director selects Projects for funding and advises the Mayor of the selections. MOHCD and the selected project sponsor then enter into a Loan Agreement. The MOHCD Director, at his/her sole discretion may negotiate, terminate negotiations, and move to the next highest ranked respondent, re-advertise the NOFA in whole or in part, all at his/her own discretion.

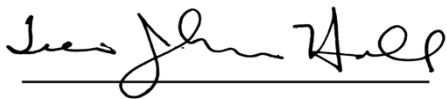
### ***LACDA***

The Los Angeles County Development Authority (LACDA) NOFA guidelines and release do not require County Board of Supervisors approval. LACDA briefs Board deputies when the NOFA term sheet is released and discusses housing goals and scoring, but that is the extent of Board involvement on the NOFA. If the scoring methodology changes or if there are major changes to the NOFA regulations, LACDA briefs the Board deputies to obtain their concurrence. Overall, the Board's touch in the NOFA is light. LACDA staff prepares the guidelines, manages the NOFA process, and makes recommendations for funding projects based on the scoring. The Board of Supervisors only approves funding for projects.

### **FISCAL IMPACT**

There is no impact to the General Fund.

Approved By:



TIENA JOHNSON HALL  
General Manager  
Los Angeles Housing Department

ATTACHMENT:

Attachment A: Affordable Housing Managed Pipeline September 2024

## Attachment A: Affordable Housing Managed Pipeline September 2024

Project Name	Address	CD	Pipeline Admitted	Permit Application Date	Plan Check Approval Date	Permit Application to Approval	Permit Issued Date	Plan check Approval to Ready to Issue	Time to permit	Construction Completion	Admitted to completed
7th & Wilmer Apartments	1301 W 7th St, Los Angeles, CA 90017	1	11/3/2015	12/27/2016	12/13/2017	351	12/14/2017	1	352	12/31/2019	1519
Casa Carmen Senior Apartments	1800 W 11th St, Los Angeles, CA 90006	1	11/3/2015	5/10/2016	3/22/2017	316	5/2/2017	41	357	3/27/2019	1240
Grace Villas	224 S Avenue 24, Los Angeles, CA 90036	1	4/25/2023								
Miramar Gold	1434 W Miramar St, CA 90026	1	11/29/2021	12/23/2021	11/15/2022	327	12/7/2022	22	349		
Parque Vista - 2851 E. Chaucer St.	2851 E Chaucer St, Los Angeles, CA 90065	1	10/19/2018	9/29/2020	11/10/2020	42	11/19/2020	9	51	11/30/2021	1138
Third Thyme	1435 W 3rd St, CA 90017	1	11/29/2021	11/30/2022	4/28/2023	149	4/28/2023	0	149		
Projects in CD 1:		6				7 months, 27 days		15 days	8 months, 12 days		3 years, 6 months, 24 days
Harmony Senior Apartments	11416 W Burbank Blvd, Los Angeles, CA 91601	2	4/25/2023	7/9/2024							
Projects in CD 2:		1				N/A		N/A	N/A		N/A
Pico Robertson Senior Community	8866 W Pico Blvd, Los Angeles, CA 90035	5	11/3/2015	3/30/2017	11/17/2017	232	11/22/2017	5	237	8/7/2020	1739
Projects in CD 5:		1				7 months, 22 days		5 days	7 months, 27 days		4 years, 9 months, 4 days
Luna Vista Apartments	8767 N Parthenia Pl 1-73, Los Angeles, CA 91343	6	11/29/2021	12/16/2019	11/16/2022	1066	11/29/2022	13	1079		
Projects in CD 6:		1				2 years, 11 months, 1 day		13 days	2 years, 11 months, 29 days		N/A
Crenshaw & 50th	5008 S Crenshaw Blvd, Los Angeles, CA 90043	8	4/25/2023								
King 1101	1107 W Martin Luther King Blvd, Los Angeles, CA 90037	8	6/16/2014	6/30/2016	11/26/2016	149	11/28/2016	2	151	9/7/2018	1544
Manchester Apartments	823 W Manchester Avenue, Los Angeles, CA 90044	8	4/25/2023	6/22/2023	2/1/2024	224	2/1/2024	0	224		
Rolland Curtis West	1077 W 38th St, Los Angeles, CA 90037	8	11/3/2015	9/9/2016	12/14/2016	96	12/14/2016	0	96	5/7/2019	1281
Sunnyside (fka 1408 W. 62nd Street)	6205 S Normandie Ave CA 90044	8	5/20/2020	4/20/2020	4/26/2024	1467	5/1/2024	5	1472		
The Carlton	5423 S Western Avenue, Los Angeles, CA 90062	8	4/25/2023	7/15/2021	5/8/2024	1028	5/8/2024	0	1028		
West Angeles City Place Senior Apartments	5414 S Crenshaw Blvd, Los Angeles, CA 90043	8	11/3/2015	9/26/2017	3/8/2018	163	3/14/2018	6	169	9/23/2019	1420
Projects in CD 8:		7				1 year, 5 months, 7 days		1 day	1 year, 5 months, 9 days		3 years, 10 months, 20 days
Florence Mills	1036 E 35th St, Los Angeles, CA 90011	9	1/21/2014	5/4/2018	12/11/2018	221	12/19/2018	8	229	3/24/2021	2619
La Prensa Libre - 4%	210 E Washington Blvd, Los Angeles, CA 90015	9	10/20/2018	12/20/2019	11/19/2020	335	11/25/2020	6	341	1/30/2024	1928
La Prensa Libre- 9% (fka Washington/ LA)	200 E Washington Blvd, Los Angeles, CA 90015	9	10/19/2018	12/20/2019	11/19/2020	335	11/25/2020	6	341	1/30/2024	1929
Paul Williams Family Apartments	1010 E Jefferson Blvd, Los Angeles, CA 90011	9	11/3/2015	8/9/2016	3/6/2017	209	3/29/2017	23	232	3/28/2019	1241
Peak Plaza (fka 306 E Washington)	306 E Washington, Los Angeles, CA 90015	9	4/25/2023	5/31/2023	7/12/2023	42					
Projects in CD 9:		5				7 months, 19 days		11 days	9 months, 16 days		5 years, 3 months, 14 days
Crenshaw Gardens	3411 S Crenshaw Blvd, Los Angeles, CA 90016	10	11/3/2015	5/31/2016	12/1/2016	184	12/5/2016	4	188	12/24/2018	1147
Crenshaw Villas	2631 1/2 S Crenshaw Blvd, Los Angeles, CA 90016	10	11/3/2015	5/5/2016	11/7/2016	186	11/16/2016	9	195	9/7/2018	1039
PATH Villas Montclair/Gramercy(Recap-Site 2 of 2)	3317 W Washington Blvd, Los Angeles, CA 90018	10	10/19/2017	8/14/2019	1/14/2020	153	12/8/2020	329	482	7/26/2022	1741
Steps on St. Andrews	1808 S St Andrews Place, Los Angeles, CA 90019	10	4/25/2023	2/9/2022	4/23/2024	804	4/30/2024	7	811		
Ybarra Village (fka New Directions West Adams)	3023 1/2 S West View St, Los Angeles, CA 90016	10	1/21/2014	12/14/2015	10/19/2017	675	12/6/2017	48	723	12/20/2019	2159
Projects in CD 10:		5				1 years, 1 month, 6 days		2 months, 20 days	1 years, 3 months, 25 days		4 years, 2 months, 2 days
Red Tail Crossing (fka Kite Crossing)	8333 S Airport Blvd, Los Angeles, CA 90045	11	11/29/2021	10/19/2020	12/19/2022	791	12/21/2022	2	793		
Venice Dell (fka Reese Davidson Comm)	2120 S PACIFIC AVE CA 90291	11	11/29/2021								
Vista Ballona	3960 S Grand View Blvd 1-27 Los Angeles, CA 90066	11	10/19/2018	3/11/2019	11/21/2019	255	11/22/2019	1	256	6/22/2022	1342
Projects in CD 11:		3				1 year, 5 months, 8 days		2 days	1 year, 5 months, 10 days		3 years, 8 months, 7 days
Alvarado Kent Apartments	707 N Alvarado St, Los Angeles CA 90026	13	11/29/2021	9/20/2022	12/21/2022	92	12/21/2022	0	92		
Coronel Apartments	1601 N Hobart Blvd, Los Angeles, CA 90027	13	1/21/2014	12/23/2013	5/18/2017	1242	6/7/2017	20	1262	1/31/2019	1836
Hollywood Arts Collective	1630 N Schrader Blvd, Hollywood, CA 90028	13	10/19/2018	2/3/2020	11/19/2020	290	11/23/2020	4	294	3/22/2023	1615
Locke Lofts	345 N Madison Avenue, Los Angeles, CA 90004	13	4/25/2023								
PATH Metro Villas Phase I	345 N Westmoreland Ave, Los Angeles, CA 90004	13	1/21/2014	4/8/2016	12/5/2016	241	12/15/2016	10	251	8/31/2018	1683
Rampart Mint Apartments	252 S Rampart Blvd, Los Angeles, CA 90057	13	1/21/2014	8/3/2016	12/27/2017	511	2/23/2018	58	569	11/9/2020	2484
Loma Verde (fka 405 Westlake)	405 N Westlake Ave, Los Angeles, CA 90026	13	4/25/2023								
Projects in CD 13:		7				1 year, 3 months, 25 days		19 days	1 year, 4 months, 9 days		5 years, 2 months, 20 days
Cielito II- 1st and Soto TOD Apts Phase II	2423 3/4 E 1st St, Los Angeles, CA 90033	14	11/3/2015	1/12/2017	3/28/2018	440	4/2/2018	5	445	12/31/2019	1519
Crocker (Umeya) Apartments	411 S Towne Ave, Los Angeles, CA 90013	14	11/29/2021	12/30/2022	3/29/2023	89	4/24/2023	26	115		
Oune House	545 S San Julian Street, Los Angeles, CA 90013	14	4/25/2023	2/15/2023	3/13/2023	26					
LAMP Lodge	660 S Stanford Ave, Los Angeles, CA 90021	14	11/16/2017	7/22/2019	7/22/2019	0	12/16/2019	147	147	10/4/2022	1783
Rosa's Place (fka Downtown Women's Ctr Campus Exp)	501 E 5th Street, Los Angeles, CA 90013	14	4/25/2023	3/26/2021							
Projects in CD 14:		5				4 months, 19 days		1 month, 29 days	7 months, 26 days		4 years, 6 months, 11 days
9th Street Lofts (456 West)	456 W 9th St, San Pedro, CA 90731	15	10/19/2018	8/25/2020	12/21/2020	118	12/28/2020	7	125	8/22/2023	1768
127th Street Apartments	550 W 127th St Los Angeles, CA 90044	15	6/16/2014	10/6/2015	8/12/2016	311	8/15/2016	3	314	7/26/2018	1501
El Segundo Apartments	535 W El Segundo Blvd, Los Angeles, CA 90248	15	11/3/2015	6/16/2016	11/15/2016	152	11/15/2016	0	152	7/26/2018	996
Jordan Downs Phase S5	S Lou Dillon Avenue, Los Angeles, CA 90002	15	4/25/2023	8/12/2022							
Projects in CD 15:		4				6 months, 14 days		3 days	6 months, 17 days		3 years, 10 months, 27 days
Key:	Not complete	Cumulative City Council District projects:		45	Cumulative Averages:		3 months, 19 days	6 days	2 years, 2 days	4 years, 4 months	

Source: LAHD Affordable Housing Managed Pipeline Database updated 10-9-2024