

## Communication from Public

**Name:** Tiffany Green, Southern California Association of NonProfit Housing

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**Council File No:** 23-0624

**Comments for Public Posting:** Please see the attached letter in support of improving the process for approving funding for affordable housing projects.

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June 26, 2023

Los Angeles City Council  
200 N Spring Street  
Los Angeles, CA 90012

**Re: Support of Improving the Affordable Housing Managed Pipeline Funding Approvals Process (Item #9 on 6/30/23 agenda; CF 23-0624)**

Dear Los Angeles City Councilmembers:

I am writing to express the Southern California Association of NonProfit Housing's (SCANPH) strong support for Item #9 on City Council's June 30th Agenda: Councilmembers Yaroslavsky, Raman, and Harris-Dawson's motion to streamline the approval process for City-funded affordable housing projects in Los Angeles (CF 23-0624). This streamlined process is essential to address the delays, increased costs, and duplicated efforts currently experienced by developers, enabling timely completion of these crucial projects. By implementing a transparent and efficient Affordable Housing Managed Pipeline process, we can save public money, attract more development, and house our low-income neighbors faster.

SCANPH is a nonprofit membership association representing affordable housing developers across the five counties of Los Angeles, Orange, Riverside, San Bernardino, and Ventura. Our mission is to facilitate the development of affordable homes across Southern California by advancing effective public policies, sustainable financial resources, strong member organizations, and beneficial partnerships.

The current funding approval process involves significant time-consuming visits, leading to delays and jeopardizing compliance with state-mandated funding deadlines. These delays not only increase costs for both the project and the public, but also risk the loss of funds and potential project abandonment, undermining efforts to deliver much-needed housing for Angelenos.

Research by economists Kung and Gabriel from the UCLA Ziman Center for Real Estate demonstrates that reducing the permitting and approvals timeline by 25% would significantly boost housing production in Los Angeles. Their study reveals that this reduction would have already resulted in over 18,000 additional units of affordable housing, benefiting both ongoing projects and attracting new development due to decreased uncertainty.

**Streamlining the process by removing additional Council approval steps will significantly reduce the time required for each project to secure funding.** This solution eliminates the risk of projects getting delayed within the Council scheduling process, providing a greater degree of certainty in the development timeline. In addition, these

improvements will enable the City of Los Angeles to ensure that near-completed projects receive the additional funds they need to move forward in a timely manner.

It's crucial to acknowledge that Councilmembers can still exercise their influence with this proposed motion. They can support projects through entitlements, ensure approvals progress smoothly, facilitate community engagement, and more. The funding approval process does not affect a given project's size, location, unit count, or design, and because there are no changes to community engagement proposed, residents will continue to have ample opportunities to provide input on projects during the planning process.

An additional benefit of the proposed streamlining measures is enhanced effectiveness for City staff. The dedicated Los Angeles Housing Department team already plays a crucial role in evaluating applications and determining deserving projects for funding. By eliminating the need for transmittal preparation and the intricate Council approval process, we can free up their valuable time to address other pressing housing needs within Los Angeles. Additionally, this change will allow Councilmembers and their staff to redirect their efforts towards other initiatives and provide enhanced services to constituents.

In conclusion, we urge you to support Item #9 to streamline the approval process for City-funded affordable housing projects. By embracing these improvements, we can make substantial progress in our commitment to creating a more affordable and equitable Los Angeles. Thank you for your consideration.

Sincerely,

Tiffany Green

A handwritten signature in black ink, appearing to read 'Tiffany Green', with a stylized, cursive script.

Senior Policy Associate  
Southern California Association of NonProfit Housing (SCANPH)