

## Communication from Public

**Name:** Godfrey Plata

**Date Submitted:** 09/23/2024 03:40 PM

**Council File No:** 23-0038-S8

**Comments for Public Posting:** We urge the City Council and Mayor Bass to adopt the ULA program guidelines as recommended by the ULA COC without amendments, retaining permanent affordability requirements and keeping families in Los Angeles housed for generations. Please see the attached document for more context.



September 23, 2024

City of Los Angeles Councilmembers  
Los Angeles City Hall  
200 N. Spring Street  
Los Angeles, CA 90012

**Re: Council File 23-0038-S8 - Support ULA Permanent Program Guidelines without amendments**

Dear Councilmembers:

LA Forward Institute supports the ULA Permanent Program Guidelines as recommended by the ULA Citizens Oversight Committee (COC), without amendments. These program guidelines were developed and adopted by the ULA COC through extensive collaboration with subject matter experts in the City of LA Housing Department, the United to House coalition, Mayor Bass's office, and the offices of both the Housing & Homelessness and Budget, Finance & Innovation Committee Chairs. As recommended by the COC, these program guidelines comprise the necessary requirements to help address the roots of the affordable housing and homelessness crises in our city, and to achieve ULA's transformative goals, the first of which is to improve residents' access to permanently affordable housing.<sup>1</sup>

As a non-profit organization supportive of Angelenos' engagement in democratic processes, we believe that the ULA COC's guidelines represent the will of our community members who both voted to create the ULA COC and subsequently advocated at COC for these guidelines to be drafted. We are eager for their approval, so that Angelenos may begin to reap the benefits of voter-approved Measure ULA.

The affordable housing sector's use of time-limited affordability covenants contributes to the affordable housing crisis. Currently, the City of LA has 5,929 affordable units that will expire by December 31, 2027.<sup>2</sup> Residents in those homes now face uncertainty about their future rents and may be at risk of displacement. With these program guidelines, we have a rare opportunity to establish a better paradigm, recommended by experts, that keeps homes affordable for generations and that maximizes the public's investment in these homes by keeping them affordable in perpetuity.<sup>3</sup>

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<sup>1</sup> Measure ULA: Los Angeles Administrative Code, Div. 22, Ch. 24, Art. 9, Sec. 22.618.1. PURPOSE.

<sup>2</sup> [https://clkrep.lacity.org/online/docs/2023/23-0311\\_rpt\\_lahd\\_11-09-2023.pdf](https://clkrep.lacity.org/online/docs/2023/23-0311_rpt_lahd_11-09-2023.pdf)

<sup>3</sup> <https://vhcb.org/sites/default/files/pdfs/articles/permanentaffordability06.pdf>

We urge the City Council and Mayor Bass to adopt the ULA program guidelines as recommended by the ULA COC without amendments, retaining permanent affordability requirements and keeping families in Los Angeles housed for generations.

Sincerely,

Godfrey Plata  
Deputy Director  
LA Forward Institute

## Communication from Public

**Name:** Kasey Ventura

**Date Submitted:** 09/23/2024 04:15 PM

**Council File No:** 23-0038-S8

**Comments for Public Posting:** Dear Honorable Councilmembers: The Beverly-Vermont Community Land Trust (BVCLT) supports the ULA Permanent Program Guidelines as recommended by the ULA Citizens Oversight Committee (COC), without amendments. These program guidelines were developed and adopted by the ULA COC through extensive collaboration with subject matter experts in the City of LA Housing Department, the United to House coalition, Mayor Bass's office, and the offices of both the Housing & Homelessness and Budget, Finance & Innovation Committee Chairs. As recommended by the COC, these program guidelines comprise the necessary requirements to help address the roots of the affordable housing and homelessness crises in our city, and to achieve ULA's transformative goals, the first of which is to improve residents' access to permanently affordable housing. Since 2007, BVCLT as a community land trust - holds 60 units with an affordability covenant of 99 years in perpetuity. Ensuring not only that permanent affordability is possible, but needed to serve a diverse immigrant population in Koreatown, Central Los Angeles, and the wider county. The affordable housing sector's use of time-limited affordability covenants contributes to the affordable housing crisis. Currently, the City of LA has 5,929 affordable units that will expire by December 31, 2027. Residents in those homes now face uncertainty about their future rents and may be at risk of displacement. With these program guidelines, we have a rare opportunity to establish a better paradigm, recommended by experts, that keeps homes affordable for generations and that maximizes the public's investment in these homes by keeping them affordable in perpetuity. We urge the City Council and Mayor Bass to adopt the ULA program guidelines as recommended by the ULA COC without amendments, retaining permanent affordability requirements and keeping families in Los Angeles housed for generations.



September 23rd, 2024

City of Los Angeles Councilmembers  
Los Angeles City Hall  
200 N. Spring Street  
Los Angeles, CA 90012

**Re: Council File 23-0038-S8 - Support ULA Permanent Program Guidelines without amendments**

Dear Honorable Councilmembers:

The Beverly-Vermont Community Land Trust (BVCLT) supports the ULA Permanent Program Guidelines as recommended by the ULA Citizens Oversight Committee (COC), without amendments. These program guidelines were developed and adopted by the ULA COC through extensive collaboration with subject matter experts in the City of LA Housing Department, the United to House coalition, Mayor Bass's office, and the offices of both the Housing & Homelessness and Budget, Finance & Innovation Committee Chairs. As recommended by the COC, these program guidelines comprise the necessary requirements to help address the roots of the affordable housing and homelessness crises in our city, and to achieve ULA's transformative goals, the first of which is to improve residents' access to permanently affordable housing.<sup>1</sup>

Since 2007, BVCLT as a community land trust - holds 60 units with an affordability covenant of 99 years in perpetuity. Ensuring not only that permanent affordability is possible, but needed to serve a diverse immigrant population in Koreatown, Central Los Angeles, and the wider county.

The affordable housing sector's use of time-limited affordability covenants contributes to the affordable housing crisis. Currently, the City of LA has 5,929 affordable units that will expire by December 31, 2027.<sup>2</sup> Residents in those homes now face uncertainty about their future rents and may be at risk of displacement. With these program guidelines, we have a rare opportunity to establish a better paradigm, recommended by experts, that keeps homes affordable for generations and that maximizes the public's investment in these homes by keeping them affordable in perpetuity.<sup>3</sup>

We urge the City Council and Mayor Bass to adopt the ULA program guidelines as recommended by the ULA COC without amendments, retaining permanent affordability requirements and keeping families in Los Angeles housed for generations.

Sincerely,

A handwritten signature in black ink, appearing to read "Kasey Ventura".

Kasey Ventura  
Director of Campaigns & Strategy  
Beverly-Vermont Community Land Trust

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<sup>1</sup> Measure ULA: Los Angeles Administrative Code, Div. 22, Ch. 24, Art. 9, Sec. 22.618.1. PURPOSE.

<sup>2</sup> [https://clkrep.lacity.org/online/docs/2023/23-0311\\_rpt\\_lahd\\_11-09-2023.pdf](https://clkrep.lacity.org/online/docs/2023/23-0311_rpt_lahd_11-09-2023.pdf)

<sup>3</sup> <https://vhcb.org/sites/default/files/pdfs/articles/permanentaffordability06.pdf>

## Communication from Public

**Name:** Southern California Association of Non-Profit Housing

**Date Submitted:** 09/23/2024 10:16 AM

**Council File No:** 23-0038-S8

**Comments for Public Posting:** September 23rd, 2024 City of Los Angeles Councilmembers Los Angeles City Hall 200 N. Spring Street Los Angeles, CA 90012  
Re: Council File 23-0038-S8 - Support ULA Permanent Program Guidelines without amendments Dear Honorable Councilmembers: The Southern California Association of Non-Profit Housing (SCANPH) supports the ULA Permanent Program Guidelines as recommended by the ULA Citizens Oversight Committee (COC), without amendments. These program guidelines were developed and adopted by the ULA COC through extensive collaboration with subject matter experts in the City of LA Housing Department, the United to House coalition, Mayor Bass's office, and the offices of both the Housing & Homelessness and Budget, Finance & Innovation Committee Chairs. As recommended by the COC, these program guidelines comprise the necessary requirements to help address the roots of the affordable housing and homelessness crises in our city, and to achieve ULA's transformative goals, the first of which is to improve residents' access to permanently affordable housing. SCANPH represents affordable housing developers throughout the region of Southern California, and is a member of the Steering and Policy Committees for the United to House LA Coalition. Our members develop quality housing for low-income and unhoused Angelenos, and are excited to embrace new tools for developing permanently affordable housing through Measure ULA's Alternative Models and Acquisition and Rehabilitation programs. The affordable housing sector's use of time-limited affordability covenants contributes to the affordable housing crisis. Currently, the City of LA has 5,929 affordable units that will expire by December 31, 2027. Residents in those homes now face uncertainty about their future rents and may be at risk of displacement. With these program guidelines, we have a rare opportunity to establish a better paradigm, recommended by experts, that keeps homes affordable for generations and that maximizes the public's investment in these homes by keeping them affordable in perpetuity. We urge the City Council and Mayor Bass to adopt the ULA program guidelines as recommended by the ULA COC without amendments, retaining permanent affordability requirements and keeping families in Los Angeles housed for generations. Sincerely, Jackson Loop Policy

Director Southern California Association of NonProfit Housing

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Development



September 23rd, 2024

City of Los Angeles Councilmembers

Los Angeles City Hall

200 N. Spring Street

Los Angeles, CA 90012

**Re: Council File 23-0038-S8 - Support ULA Permanent Program Guidelines without amendments**

Dear Honorable Councilmembers:

The Southern California Association of Non-Profit Housing (SCANPH) supports the ULA Permanent Program Guidelines as recommended by the ULA Citizens Oversight Committee (COC), without amendments.

These program guidelines were developed and adopted by the ULA COC through extensive collaboration with subject matter experts in the City of LA Housing Department, the United to House coalition, Mayor Bass's office, and the offices of both the Housing & Homelessness and Budget, Finance & Innovation Committee Chairs. As recommended by the COC, these program guidelines comprise the necessary requirements to help address the roots of the affordable housing and homelessness crises in our city, and to achieve ULA's transformative goals, the first of which is to improve residents' access to permanently affordable housing.<sup>1</sup>

SCANPH represents affordable housing developers throughout the region of Southern California, and is a member of the Steering and Policy Committees for the United to House LA Coalition. Our members develop quality housing for low-income and unhoused Angelenos, and are excited to embrace new tools for developing permanently affordable housing through Measure ULA's Alternative Models and Acquisition and Rehabilitation programs.

The affordable housing sector's use of time-limited affordability covenants contributes to the affordable housing crisis. Currently, the City of LA has 5,929

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affordable units that will expire by December 31, 2027.<sup>2</sup> Residents in those homes now face uncertainty about their future rents and may be at risk of displacement. With these program guidelines, we have a rare opportunity to establish a better paradigm, recommended by experts, that keeps homes affordable for generations and that maximizes the public's investment in these homes by keeping them affordable in perpetuity.<sup>3</sup>

We urge the City Council and Mayor Bass to adopt the ULA program guidelines as recommended by the ULA COC without amendments, retaining permanent affordability requirements and keeping families in Los Angeles housed for generations.

Sincerely,

A handwritten signature in black ink, appearing to read "Jackson Loop", written in a cursive style.

Jackson Loop  
Policy Director  
Southern California Association of NonProfit Housing

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<sup>2</sup> [https://clkrep.lacity.org/onlinedocs/2023/23-0311\\_rpt\\_lahd\\_11-09-2023.pdf](https://clkrep.lacity.org/onlinedocs/2023/23-0311_rpt_lahd_11-09-2023.pdf)

<sup>3</sup> <https://vhcb.org/sites/default/files/pdfs/articles/permanentaffordability06.pdf>

## Communication from Public

**Name:** Esperanza Community Housing

**Date Submitted:** 09/23/2024 10:38 AM

**Council File No:** 23-0038-S8

**Comments for Public Posting:** Dear Honorable Councilmembers, We urge the City Council and Mayor Bass to adopt the ULA program guidelines as recommended by the ULA COC without amendments, retaining permanent affordability requirements and keeping families in Los Angeles housed for generations. Please see the attached letter for further details. Thank you, Rabeya Sen



September 23, 2024

City of Los Angeles Councilmembers  
Los Angeles City Hall  
200 N. Spring Street  
Los Angeles, CA 90012

**Re: Council File 23-0038-S8 - Support ULA Permanent Program Guidelines without amendments**

Dear Honorable Councilmembers:

Esperanza Community Housing (Esperanza) supports the ULA Permanent Program Guidelines as recommended by the ULA Citizens Oversight Committee (COC), without amendments. These program guidelines were developed and adopted by the ULA COC through extensive collaboration with subject matter experts in the City of LA Housing Department, the United to House coalition, Mayor Bass's office, and the offices of both the Housing & Homelessness and Budget, Finance & Innovation Committee Chairs. As recommended by the COC, these program guidelines comprise the necessary requirements to help address the roots of the affordable housing and homelessness crises in our city, and to achieve ULA's transformative goals, the first of which is to improve residents' access to permanently affordable housing.<sup>1</sup>

Esperanza is a social justice non-profit in South Central Los Angeles that achieves long-term, comprehensive community development. We recognize that Indigenous, Black, and Latino immigrant communities are disproportionately impacted by historical oppression, health disparities, disinvestment, and displacement. Therefore, we develop and preserve affordable housing; elevate health equity and access to care; mobilize for environmental justice; create and protect local economic opportunities; expand engagement in arts and culture; and advocate for policies protecting human rights. Esperanza works collaboratively to strengthen South Los Angeles. In all of our actions, Esperanza builds hope with the community.

The affordable housing sector's use of time-limited affordability covenants contributes to the affordable housing crisis. Currently, the City of LA has 5,929 affordable units that will expire by December 31, 2027.<sup>2</sup> Residents in those homes now face uncertainty about their future rents and may be at risk of displacement. With these program guidelines, we have a rare opportunity to establish a better paradigm, recommended by experts, that keeps homes affordable for generations and that maximizes the public's investment in these homes by keeping them affordable in perpetuity.<sup>3</sup>

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<sup>1</sup> Measure ULA: Los Angeles Administrative Code, Div. 22, Ch. 24, Art. 9, Sec. 22.618.1. PURPOSE.

<sup>2</sup> [https://clkrep.lacity.org/online/docs/2023/23-0311\\_rpt\\_lahd\\_11-09-2023.pdf](https://clkrep.lacity.org/online/docs/2023/23-0311_rpt_lahd_11-09-2023.pdf)

<sup>3</sup> <https://vhcb.org/sites/default/files/pdfs/articles/permanentaffordability06.pdf>

**Building hope with community**

3655 S. Grand Avenue, Los Angeles, CA 90007 \* tel 213-748-7285 \* fax 213-748-9630 \* [esperanzacommunityhousing.org](https://esperanzacommunityhousing.org)



We urge the City Council and Mayor Bass to adopt the ULA program guidelines as recommended by the ULA COC without amendments, retaining permanent affordability requirements and keeping families in Los Angeles housed for generations.

Sincerely,

A handwritten signature in black ink, appearing to read "Nancy Halpern Ibrahim", with a long horizontal flourish extending to the right.

Nancy Halpern Ibrahim, Executive Director  
Esperanza Community Housing

**Building hope with community**

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3655 S. Grand Avenue, Los Angeles, CA 90007 \* tel 213-748-7285 \* fax 213-748-9630 \* [esperanzacommunityhousing.org](http://esperanzacommunityhousing.org)