

Communication from Public

Name: Tiffany Green, SCANPH

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Comments for Public Posting: Please see the Southern California Association of NonProfit Housing's attached letter supporting improvements to the Project PowerHouse program with a request to amend to not expand the program beyond 100% affordable projects.

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November 3, 2023

Re: Support of Project Powerhouse Improvements with Amendment (Item #3 on 11/3/23 agenda; CF 23-1023)

Dear Los Angeles City Councilmembers:

The Southern California Association of NonProfit Housing (SCANPH) supports Item #3 on the City Council Special Energy and Environment Committee's agenda for November 3rd. We appreciate the motion put forth by Councilmembers Krekorian, Raman, and Park to enhance the Department of Water and Power's (DWP) Project PowerHouse program (CF 23-1023).

SCANPH is a nonprofit membership association representing affordable housing developers across the five counties of Los Angeles, Orange, Riverside, San Bernardino, and Ventura. Our members have witnessed the tangible benefits of Project PowerHouse. This program has effectively reduced costs for routing power to select development projects, streamlined the determination of power needs for 100% affordable housing, and significantly expedited DWP plan approvals.

However, despite being a step in the right direction, our members still encounter ongoing challenges when working with DWP. We believe that further improvements like the ones listed in the motion are needed. **While we support these enhancements, we kindly request that Project PowerHouse not be expanded beyond 100% affordable projects at this juncture.** Expanding the program without identifying current problems and improving the program's processes is premature, and a larger sample size of affordable projects is required to properly assess the outcomes.

Currently, Project PowerHouse and ED 1 prioritize affordable housing projects by positioning them at the front of the queue. If market-rate projects are expedited before these benefits are fully realized, it may erode the advantage afforded to affordable housing development, further delaying the crucial need to house low-income Angelenos. Considering the complexities and additional requirements associated with affordable housing construction, we respectfully request that the prioritization exclusively benefit these projects.

In order to effectively address the housing crisis and meet the City's Housing Element goal of constructing approximately 184,000 new low and very low income housing units by 2029, we strongly urge you to amend and support Item #3 on November 3rd.

Sincerely,

A handwritten signature in black ink, appearing to read "Tiffany Green".

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