

Communication from Public

Name: Alejandra Ponce de León

Date Submitted: 11/06/2024 11:47 AM

Council File No: 23-0038-S8

Comments for Public Posting: Permanent affordability has never existed in LA City and that's part of what makes Los Angeles so hard to live in for so many people. I strongly encourage you to pass ULA Program Guidelines that require permanently affordable social housing. Our city is deep in an affordable housing crisis that has left many people on the streets. Please be a part of the solution. Help your community live without the risk of displacement from rising rents and technical policies like an expiring covenant.

Communication from Public

Name: Emma Keough

Date Submitted: 11/06/2024 01:35 PM

Council File No: 23-0038-S8

Comments for Public Posting: Hello, my name is Emma Keough. I am a resident of Mar Vista and member of Resource Generation Los Angeles, LA Forward, and ACT-LA and supporting Item #10 and 12. I'm here to encourage you to pass ULA Program Guidelines that require permanently affordable social housing. Due to my personal experience of class privilege I have never experienced housing insecurity or displacement from rising rents. And I want EVERYONE to be able to experience that safety and stability. Permanently affordable social housing would mean that families can live in LA without the risk of displacement from rising rents and technical policies like an expiring covenant. I know that our neighborhoods are safer, cleaner, healthier and more resilient when ALL of our neighbors can stay in their homes and communities. I also support the TOPA motion because tenants should have the right to know when their landlord wants to sell their building and the ability to purchase their building together with their neighbors to keep their families housed. Thank you!

Communication from Public

Name: Joe Donlin
Date Submitted: 11/06/2024 11:38 AM
Council File No: 23-0038-S8
Comments for Public Posting: See attached letter from the United to House LA coalition



November 1, 2024

Re: Council File 23-0038-S8, Feedback and recommendations on ULA guidelines

Dear Housing & Homelessness Committee:

The United to House LA (UHLA) coalition appreciates you taking up this critical item on the ULA permanent program guidelines. Our coalition authored Measure ULA and is made up of organizations from across Los Angeles who work on the ground supporting tenants and workers in our city, building affordable housing and providing services to our unhoused neighbors.

UHLA looks forward to the passage of this historic package of eleven sets of program guidelines that represent a blueprint for housing in Los Angeles. Ranging from affordable housing and homeownership programs to tenant protections and income support strategies, the Measure ULA programs represent a comprehensive approach to preventing homelessness and expanding the supply of affordable housing for all Angelinos.

The Coalition has carefully reviewed the guidelines as adopted by the COC, as well as the recommendations made by the Los Angeles Housing Department (LAHD) and the City Administrative Officer (CAO). We are broadly supportive of the COC's adopted guidelines, which represent hundreds of hours of collaborative work by City staff, COC members, Council representatives, and stakeholders. These guidelines were not adopted lightly and should be treated as representing a collective consensus on key policy issues. That being said, we appreciate LAHD and CAO's identification of drafting oversights and consistency issues which can be modified to produce final guidelines that are as evergreen as possible, and we are generally supportive of many of those recommendations.

However, the Coalition recommends the following, primarily technical, amendments to the guidelines and to the CAO's recommendations:

1. Relocation and related expenses

Amend the ULA Multifamily Affordable Housing Program Guidelines, Section 2.3 Eligible Activities; ULA Alternative Models for Permanent Affordable Housing: New Construction Program Guidelines, Section 2.3 Eligible Activities; ULA Alternative Models for Permanent Affordable Housing: Preservation Program Guidelines, Section 1.5 Eligible Activities; ULA Acquisition and Rehabilitation of Affordable Housing: Small NOAH Program Guidelines, Section

2.3 Eligible Activities; and ULA Acquisition and Rehabilitation of Affordable Housing: Preserving Affordability, Section 2.3 Eligible Activities, to add “Relocation and related expenses” to the list of eligible project costs.

This is consistent with the CAO’s recommendations, with the addition of the Alternative Models - New Construction and Multifamily programs as well. We agree that relocation and related expenses should be an eligible project cost for *all* projects under Measure ULA, not just preservation projects.

2. Small NOAH Project Size

Amend the ULA Acquisition and Rehabilitation of Affordable Housing: Small NOAH Program Guidelines, Section 2.2 Eligible Projects, Project Size, as follows:

“Small NOAH projects must be between three (3) and twenty (20) units, inclusive of any units that will be added using Program funding. The unit count maximum may be adjusted upward ~~in the NOFA~~ through a revision to these Small NOAH Program Guidelines as revenue for the program grows over time, and/or key opportunities are identified that meet House LA goals.”

This is consistent with the spirit but not with the exact language of the CAO’s recommendation. The CAO recommends that the guidelines revision process be done “in consultation with the Citizen Oversight Committee and the City Council.” The CAO’s recommendation is inconsistent with and goes beyond the requirements of LA Administrative Code section 22.618.6(c)(1), which does not *require* City Council’s consultation in developing guidelines for the use of House LA funds. The Coalition agrees with an amendment that adjustments to the unit count maximum will require a revision to the program guidelines, but disagrees with writing in an additional process that does not appear in Measure ULA.

3. Benefits Counseling for Income Support

Amend the ULA Income Support Program Guidelines, Section 3.1 Scope of Services, Benefits Counseling, as follows:

“Counseling ~~should~~shall be accessible to every program participant; full language access and reasonable accommodations ~~should~~shall be provided via appropriate interpretation, modification and/or facilitation of these services to ensure equal access.”

This incorporates the CAO’s recommendation but goes farther to clarify the City’s obligations under state and federal law. “Reasonable accommodation” is a term of art specific to disability law; requesting a reasonable accommodation triggers specific legal processes and requirements. The City’s obligation to provide full language access arises under a different body of law. This amendment is intended to clarify that appropriate interpretation will not require a program participant to make a reasonable accommodation due to a disability.

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Thank you for your consideration of these recommendations. This is an historic vote that advances ULA forward so that revenues can be put to use funding effective and transformative housing strategies envisioned by the voters of Los Angeles.

Sincerely,

The United to House LA Coalition

