

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to releasing the Homes for LA: 2025 Affordable Housing (Homes for LA) Notice of Funding Availability (NOFA) Program Regulations and Term Sheets.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. REPLACE and APPROVE Recommendation No. II.A contained in the Los Angeles Housing Department (LAHD) report dated June 13, 2025, attached to Council file No. 25-0690, respectively, as follows:

AUTHORIZE the General Manager, LAHD, or designee, to adopt and release the Homes for LA NOFA Program Regulations and Term Sheets, contained in the LAHD report dated June 13, 2025, attached to the Council file, in substantially final form and subject to the approval of the City Attorney, based on availability of funds allocated in the Federal Consolidated Plan, the City Housing Impact Trust Fund (Linkage Fee), California Permanent Local Housing Allocation (SB2) grant funds, and United to House LA (ULA) Program funds, up to a total amount of \$376,337,474 or another up-to amount approved by Council

2. REPLACE and APPROVE Recommendation No. II.B contained in the LAHD report dated June 13, 2025, attached to the Council file, respectively, as follows:

AUTHORIZE the General Manager, LAHD, or designee, to solicit Homes for LA NOFA applications for the 2025 NOFA based on the availability of funds, and recommend project funding awards based on the approved NOFA regulations, and to present such recommendations to the Council and Mayor for approval.

3. REPLACE and APPROVE Recommendation No. II.C contained in the LAHD report dated June 13, 2025, attached to the Council file, respectively, as follows:

DIRECT the General Manager, LAHD, or designee, to implement and utilize the process improvements set forth in the revised LAHD report dated February 28, 2025, attached to Council file No. 23-0624, to ensure streamlined implementation of funding awards, as approved by the Council action taken on April 8, 2025, in Council file No. 23-0624, with the exception that the General Manager, LAHD, or designee, shall provide a commitment term of one year for Homes for LA awards, with delegated authority to the LAHD to provide up to one one-year extension if justified.

4. AUTHORIZE the General Manager, LAHD, or designee, to prepare Controller instructions and any necessary technical adjustments consistent with Mayor and Council actions, subject to the approval of the City Administrative Officer; and, REQUEST the Controller to implement the instructions.

5. AMEND Section 2.12 entitled "Permanent Supportive Housing (PSH) Projects", under the paragraph entitled "Coordinated Entry System + Population Priorities" of the Homes for LA NOFA Program Regulations and Term Sheets contained in the LAHD report dated June 11, 2025, attached to the Council file, respectively, to read as follows:

"To compete as a PSH project, the proposed development must serve extremely low, extremely and very low income, chronically homeless special needs individuals and veterans, formerly homeless, homeless families, homeless transition-aged youth (TAY), homeless seniors, homeless seniors, homeless disabled. All matching of PSH units shall be administered through the Coordinated Entry System via the Los Angeles Homeless Services Authority or successor agency, **or a similar prioritization system determined by the LAHD, if applicable.**"

6. AMEND Section 2.12 entitled “Permanent Supportive Housing (PSH) Projects”, under the paragraph entitled “Supportive Services Plan for Supportive Housing Units” of the Homes for LA NOFA Program Regulations and Term Sheets, contained in the LAHD report dated June 11, 2025, attached to the Council file, respectively, to read as follows:

“All supportive and affordable housing projects that have supportive housing units within each project shall submit a Supportive Services Plan that includes a detailed outreach plan for each proposed population, a staffing plan, and supportive services budget. Additionally, projects with Accessible Housing Program (AcHP) units shall submit a plan to incorporate the Coordinated Entry System (CES), **or a similar prioritization system determined by the LAHD, if applicable** and LAHD’s Affordable and Accessible Housing Registry in leasing to persons needing accessibility features.”

7. AMEND the “Priority Populations” category under the section entitled “All New Construction Base Scoring” in Table No. 4 entitled “New Construction Common Scoring Elements (Pooled Sources Multifamily, ULA Multifamily, ULA Alternative Models New Construction)” of the Homes for LA NOFA Program Regulations and Term Sheets contained in the LAHD report dated June 11, 2025, attached to the Council file, respectively, to read as follows:

“Priority Populations (3BR units or Special Needs or ALI/ELI **or Seniors**)”

8. AMEND the “Priority Populations” category under the section entitled “All Preservation Base Scoring” in Table No. 5 entitled “Preservation Common Scoring Elements: (Pooled Sources Preservation, ULA Acquisition and Rehabilitation Preserving Affordability, ULA Alternative Models Preservation)” of the Homes for LA NOFA Program Regulations and Term Sheets contained in the LAHD report dated June 11, 2025, attached to the Council file, respectively, to read as follows:

“Priority Populations (Special Needs or ALI/ELI **or Seniors**)”

9. AMEND Section 7.13 entitled “ULA Alternative Models New Construction: Amenity Bonus” of the Homes for LA NOFA Program Regulations and Term Sheets, contained in the LAHD report dated June 11, 2025, attached to the Council file, respectively, to read as follows:

“Additional points will be awarded for project design that incorporates amenities that are above TCAC minimums, including but not limited to wellness, **medical**, recreation, commercial and/or cultural amenities that enhance community livability and sustainability, such as affordable groceries, open space, and walking, biking, or transit pathways to access a public school.”

10. INSTRUCT the LAHD to:

- a. Report at the next Housing and Homelessness Committee meeting with recommendations to address the issue of organizations that are paying the ULA Tax, who are also trying to fulfill the goals of the ULA measure, as part of the Homes for LA NOFA.
- b. Clarify throughout the Homes for LA NOFA that “tenant governance experience” is via either the developer or their partner(s) and that the term “Development Team” includes the developer and non-profit partner(s).
- c. Report at the next Housing and Homelessness Committee meeting on a threshold beyond which, if not enough applications are received, that the LAHD will look to expand the pool of eligible applicants.

Fiscal Impact Statement: The LAHD reports that there is no impact to the General Fund. The recommendations in this report will authorize LAHD to solicit applications to utilize approximately \$376 million from a combination of U.S. Department of Housing and Urban Development HOME allocation,

proceeds from the City's Linkage Fee, State SB2 Program funds, and ULA Affordable Housing Program funds.

Community Impact Statement: None submitted

SUMMARY

At the meeting held on June 25, 2025, your Housing and Homelessness Committee considered a LAHD report relative to releasing the Homes for LA NOFA Program Regulations and Term Sheets.

After an opportunity for public comment was held, the Committee recommended to move forward the recommendations contained in the LAHD report, as amended by Councilmembers Blumenfield and Raman, and by recommendations presented by the LAHD moved forward by Councilmember Raman, as detailed above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

HOUSING AND HOMELESSNESS COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
RAMAN:	YES
JURADO:	YES
BLUMENFIELD:	YES

LV 6.25.25

-NOT OFFICIAL UNTIL COUNCIL ACTS-