

Communication from Public

Name: Eve Sanchez

Date Submitted: 10/01/2024 11:01 AM

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.

Communication from Public

Name:

Date Submitted: 10/01/2024 11:30 AM

Council File No: 23-0038-S8

Comments for Public Posting: I encourage Council to support permanent affordability as presented by the ULA Citizens Oversight Committee or "COC."

Communication from Public

Name: Carla Martinez

Date Submitted: 10/01/2024 11:36 AM

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. The first goal of ULA is to “improve access to permanently affordable housing for vulnerable populations including but not limited to seniors in Lower Income Households, formerly homeless, persons with disabilities, veterans, single-parent households, youth in transition, and survivors of domestic violence.” Indeed, ULA’s Alternative Models for Permanent Affordable Housing program has the term permanent in its name. Permanence is of the upmost importance for this measure!

Communication from Public

Name: Carla Torres Montero
Date Submitted: 10/01/2024 10:50 AM
Council File No: 23-0038-S8

Comments for Public Posting: I want to 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. Ensuring out neighbors stay housed is key to a thriving Los Angeles. Our health, safety, and prosperity depend on you all listening to community demands and needs.

Communication from Public

Name: Chelsea Rosales
Date Submitted: 10/01/2024 09:35 AM
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. The first goal of ULA is to “improve access to permanently affordable housing for vulnerable populations including but not limited to seniors in low-income households, formerly homeless, persons with disabilities, veterans, single-parent households, youth in transition, and survivors of domestic violence.” Indeed, ULA’s Alternative Models for Permanent Affordable Housing program has the term permanent in its name. This was a clear policy choice by ULA drafters in response to the ongoing crisis of expiring covenants in the city. As the ULA COC recommends, improving access to permanent affordable housing should be achieved by requiring permanent affordability covenants in developments that use ULA’s social housing program funds. This would prevent those residents from experiencing housing insecurity and risking displacement from expiring covenants. We ask that Mayor Bass retain permanent affordability requirements and keep families in Los Angeles housed for generations.

Communication from Public

Name: Kristian Cardenas

Date Submitted: 10/01/2024 09:39 AM

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.

Communication from Public

Name: Ansel Rodriguez

Date Submitted: 10/01/2024 09:40 AM

Council File No: 23-0038-S8

Comments for Public Posting: I 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.

Communication from Public

Name: Ariana Rios

Date Submitted: 10/01/2024 10:05 AM

Council File No: 23-0038-S8

Comments for Public Posting: I am urging 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 do not allow for our efforts and funds to go to waste. The housing crisis is only getting worse and if you don't want to see Los Angeles become a place where only the wealthy can afford to live, I urge you to adopt the ULA program guidelines as recommended by the ULA COC.

Communication from Public

Name: Priscilla Castaneda

Date Submitted: 10/01/2024 10:17 AM

Council File No: 23-0038-S8

Comments for Public Posting: Hello, my name is Priscilla Castaneda. I am a resident of Midcity LA and a member of Innerscity Struggle and ACT-LA and I am writing on behalf of Item #6. I 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. There are no soft financing sources currently prohibiting covenants longer than 55-years. In fact, the city itself, in its ground leases, requires 99-year covenants on city owned land, which also causes tax challenges in LIHTC financed projects. The city makes this work by building some flexibility in those covenants to have less restrictive affordability covenants than projects have through their capital financing. The proposed language in the guidelines gives LAHD the flexibility to structure the covenants to meet the requirements of a tax analysis, without giving-up on perpetuity. Thank you!

Communication from Public

Name: Stephanie Cierra Rodas

Date Submitted: 10/01/2024 10:19 AM

Council File No: 23-0038-S8

Comments for Public Posting: Hello, I 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.

Communication from Public

Name: esthefanie solano

Date Submitted: 10/01/2024 10:44 AM

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. This measure was created by and for Angelenos and intended to serve the interests of working-class families. We do not need another hillside village apartments crisis. We must focus on building long-term affordable housing for working-class families whose paychecks cannot keep up with the rise of housing in Los Angeles.

Communication from Public

Name: Michelle B

Date Submitted: 10/01/2024 01:33 PM

Council File No: 23-0038-S8

Comments for Public Posting: I 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. The first goal of ULA is to “improve access to permanently affordable housing for vulnerable populations including but not limited to seniors in Lower Income Households, formerly homeless, persons with disabilities, veterans, single-parent households, youth in transition, and survivors of domestic violence.” Indeed, ULA’s Alternative Models for Permanent Affordable Housing program has the term permanent in its name. This was a clear policy choice by ULA drafters in response to the ongoing crisis of expiring covenants in the city. As the ULA COC recommends, improving access to permanent affordable housing should be achieved by requiring permanent affordability covenants in developments that use ULA’s social housing program funds. This would prevent those residents from experiencing housing insecurity and from risking displacement from expiring covenants. Currently, the City of LA has 5,929 affordable units that could expire by December 31, 2027. By supporting ULA COC recommendations without amendments, the City would set a new course for the housing sector in Los Angeles, do away with time limited covenants with ULA-funded social housing, and effectively stem the tide of displacement from expiring covenants with social housing in LA.

Communication from Public

Name: Jesse Saucedo

Date Submitted: 10/01/2024 01:43 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.



October 1, 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:

Catalyst California, a racial justice advocacy organization, supports the United to House LA (ULA) Permanent Program Guidelines as recommended by the ULA Citizens Oversight Committee (COC), without amendments. The first goal of ULA is to “improve access to permanently affordable housing for vulnerable populations including but not limited to seniors in Lower Income Households, formerly homeless, persons with disabilities, veterans, single-parent households, youth in transition, and survivors of domestic violence.” Indeed, ULA’s Alternative Models for Permanent Affordable Housing program has the term permanent in its name.

This was a clear policy choice by ULA drafters in response to the ongoing crisis of expiring covenants in the city. As the ULA COC recommends, improving access to permanent affordable housing should be achieved by requiring permanent affordability covenants in developments that use ULA’s social housing program funds. This would prevent those residents from experiencing housing insecurity and from risking displacement from expiring covenants.

Currently, the City of LA has 5,929 affordable units that could expire by December 31, 2027. By supporting ULA COC recommendations without amendments, the City would set a new course for the housing sector in Los Angeles, do away with time limited covenants with ULA-funded social housing, and effectively stem the tide of displacement from expiring covenants with social housing in LA.

The COC recommended program guidelines are written such that dollars can be used to build new construction without LIHTC dollars. To the extent that the city chooses to use LIHTC dollars to build social housing, LIHTC dollars can meet the requirements of the City’s ULA program guidelines, which require permanent affordability. The proposed language in the guidelines gives LAHD the flexibility to structure the covenants to meet the requirements of a tax analysis, without giving up on 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,

John Kim
President and CEO
Catalyst California

Communication from Public

Name: Daniela Hernandez

Date Submitted: 10/01/2024 02:08 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.