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City of Los Angeles



LOS ANGELES HOUSING DEPARTMENT  
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Karen Bass, Mayor

January 31, 2024

Council File: 17-0274  
Council Districts: Citywide  
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Honorable Members of the City Council  
City of Los Angeles  
c/o City Clerk, City Hall  
200 N. Spring Street  
Los Angeles, CA 90012

## **COUNCIL TRANSMITTAL: LOS ANGELES HOUSING DEPARTMENT REQUEST FOR APPROVAL OF THE LINKAGE FEE EXPENDITURE PLAN**

### **SUMMARY**

In 2017 the City Council adopted Ordinance 185341 to create the Housing Impact Trust Fund for the receipt and use of the City's Linkage Fee monies. The ordinance requires that the Los Angeles Housing Department present an annual report on the receipts and uses of the Linkage Fee. It also requires that LAHD establish an oversight committee for the Fund, which shall provide opportunity for public input in the development of the annual report.

On October 19, 2023, the Affordable Housing Linkage Fee (AHLF) Oversight Committee (OC) heard the Los Angeles Housing Department's (LAHD) Report to request approval of the Expenditure Plan for the Housing Impact Trust Fund (Fund 59T) receipts collected from July 1, 2022 through June 30, 2023 and to request approval of other actions necessary to adopt the Expenditure Plan. The OC held a public hearing, and approved the October 19, 2023 report's Expenditure Plan and Controller Instructions, as amended below.

### **RECOMMENDATIONS**

The Los Angeles Housing Department recommends that the Council, subject to the approval of the Mayor, approve the proposed Expenditure Plan and related allocations.

- I. APPROVE the Affordable Housing Linkage Fee Expenditure Plan for the revenue collected from July 1, 2022 through June 30, 2023;

The totals are summarized as follows:

AHLF Funding Tiers	AHLF Funding Tier Amount Level	AHLF Funds to Be Allocated	City Admin.	Rental - New Construction	Rental - Preservation	Home Ownership (MIPA)	Home Ownership (LIPA)	Innovative Housing Demo	Innovative Housing Demo ADU
Tier 1	Percentage Allocation for Tier 1		15.0%	60.0%	20.0%	5.0%	0.0%	0.0%	0.0%
	Revenue up to \$10M	\$ 10,000,000	\$ 1,500,000	\$ 6,000,000	\$ 2,000,000	\$ 500,000	\$ -	\$ -	\$ -
Tier 2	Percentage Allocation for Tier 2		15.0%	50.6%	14.3%	12.5%	5.1%	2.5%	0.0%
	Revenue above \$10M, up to \$50M / Year	\$ 18,118,272	\$ 2,717,741	\$ 9,167,845	\$ 2,590,913	\$ 2,264,784	\$ 924,032	\$ 452,957	\$ -
Tier 3	Percentage Allocation for Tier 3		15.0%	51.0%	15.0%	10.0%	5.0%	2.0%	2.0%
	Revenue above \$50M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Tier Allocations:</b>		<b>\$ 28,118,272</b>	<b>\$ 4,217,741</b>	<b>\$ 15,167,845</b>	<b>\$ 4,590,913</b>	<b>\$ 2,764,784</b>	<b>\$ 924,032</b>	<b>\$ 452,957</b>	<b>\$ -</b>

II. AUTHORIZE the City Controller to:

- a. Establish new accounts and appropriate funds within Fund 59T - City of LA Housing Impact Trust Fund as follows:

Account No.	Account Name	Amount
43Y723	Rental New Construction	\$15,167,845.49
43Y724	Rental Preservation	\$4,590,912.86
Account No.	Account Name	Amount
43Y725	Homeownership MIPA	\$2,764,783.97
43Y726	Homeownership LIPA	\$924,031.86
43YC47	Innovative Housing Demo - Others	\$452,956.79
	<i>Subtotal:</i>	\$23,900,530.97
<i>City Admin (15% Cap)</i>		
43Y143	LAHD	\$674,832.05
43Y299	Related Costs	\$348,686.71
43Y792	HIMS Replacement	\$550,000.00
	<i>Subtotal:</i>	*\$1,573,518.76
<b>Total:</b>		<b>*\$25,474,049.73</b>

\*\$2,644,222 was already allocated to multiple accounts for program staff costs and administrative costs via the FY 2024 budget process. When that amount is added to this total, it adds up to \$28,118,272, which is equal to the total receipts for this expenditure plan.

\*\*Staff costs for program delivery came from program allocations in prior years but are now being covered by current year's 15% administrative allocation, supplemented by prior year balances from our Administrative Reserve.

- b. Increase appropriations in the amount of \$674,832.05 in the 001010, Salaries General Account within the LAHD Fund 100/43.
- c. Transfer \$1,528,033.40 from 43T904 – Administrative Reserve to the following accounts within Fund 59T – City of LA Housing Impact Trust Fund:

Account No.	Account Name	Amount
43Y143	LAHD	\$1,007,471.44
43Y299	Related Costs	\$520,561.96
<b>Total:</b>		\$1,528,033.40

- d. Increase appropriations in the amount of \$1,007,471.44 for the following accounts with the LAHD Fund 100/43:

Account No.	Account Name	Amount
001010	Salaries General	\$703,560.03
006030	Leasing	\$303,911.41
<b>Total:</b>		\$1,007,471.44

- e. Transfer \$676,471 from 43R727 - Innovative Housing Demo - ADU to 43W723 - Rental - New Construction within Fund 59T - City of LA Housing Impact Trust Fund.
- f. Transfer \$2,000,000 from 43W727 - Innovative Housing Demo - ADU to 43W723 - Rental - New Construction within Fund 59T - City of LA Housing Impact Trust Fund.

III. AUTHORIZE the LAHD General Manager, or designee, to prepare Controller instructions and make any necessary technical adjustments consistent with the Mayor and City Council actions, subject to the approval of the City Administrative Officer (CAO), and authorize the Controller to implement these instructions.

**BACKGROUND**

**SUMMARY OF AHLF OC AMENDMENTS TO THE OCTOBER 19, 2023 REPORT DISCUSSED AT THE OCTOBER 19, 2023 MEETING:**

- 1. The OC requested that the costs to administer the Linkage Fee and Housing Impact Trust Fund be limited to the 15% cap established in the Ordinance, rather than covering program staff costs separately from the capped administrative costs. LAHD has made those adjustments by adding any

program staff costs back to the respective program allocation, and ensuring that program staff costs be funded by remaining balances in the current and prior year Administrative allocations, and for all Controllers Instructions and tables to reflect accordingly.

2. The OC asked about the difference between the \$121 million revenue from 2019 to 2023 stated in the AHLF Revenue Analysis section and the \$104 million total appropriation stated in the Addendum. LAHD confirmed that the \$121 million was the total prior to any fee adjustments being made by the Department of Building and Safety, and therefore, it is not the final LF revenue amount that LAHD receives in the Housing Impact Trust Fund. LAHD will utilize the appropriation number in future reports.
3. The OC requested that the LAHD report back to the committee next year with a re-evaluation of the Allocation Plan program delivery and re-evaluation of the functions and uses of the Innovative Housing Demo categories.
4. The OC requested that the report to Council include an updated table with expenditures and allocations to reflect the actual total revenue value and values without program staff costs. The requested table is below:

Expenditures and Allocations from June 7, 2019 - June 30, 2023							
	Commitments	Approved Appropriations (2019-2023)	2024 Requested Appropriations (Report)	Total Appropriations	Committed (2019-2023)	Expenditures (2019-2023)	Balance (w/o 2024 Request)
City Admin.	City Admin Costs	\$ 7,582,924.13	\$ 3,120,791.71	\$ 10,703,715.84	\$ 420,000.00	\$ 4,971,806.01	\$ 2,191,118.12
	Studies	\$ 212,195.00	\$ -	\$ 212,195.00	\$ 3,486.30	\$ 114,693.70	\$ 94,015.00
	Admin Reserve	\$ 3,713,059.24		\$ 2,185,025.94*	\$ -	\$ -	\$ 3,713,059.24
	Program Delivery Admin Costs covered under 15% Admin	\$ -	\$ 1,096,949.00	\$ 1,096,949.00	0	0	\$ -
	Subtotal Admin Costs	\$ 11,508,178.37	\$ 4,217,740.71	\$ 15,725,919.07	\$ 423,486.30	\$ 5,086,499.71	\$ 5,998,192.36
	Program Delivery Admin Costs Above 15% Admin	\$ 1,103,704.13		\$ 2,631,737.43*		\$ 418,370.11	\$ 685,334.02
Rental	Rental New Construction	\$ 36,541,205.32	\$ 17,844,316.49	\$ 54,385,521.81	\$ 29,240,527.00	\$ 2,120,000.00	\$ 5,180,678.32
	Rental Preservation	\$ 11,833,260.52	\$ 4,590,912.86	\$ 16,424,173.38	\$ -	\$ -	\$ 11,833,260.52
Homeownership	Homeownership MIPA	\$ 10,680,260.34	\$ 2,764,783.97	\$ 13,445,044.31	\$ 5,682,452.00	\$ 2,986,146.00	\$ 2,011,662.34
	Homeownership LIPA	\$ 1,047,844.94	\$ 924,031.86	\$ 1,971,876.80	\$ 322,000.00	\$ -	\$ 725,844.94
Innovative Housing	Innovative Housing Demo - ADU	\$ 3,176,471.00	\$ (2,676,471.00)	\$ 500,000.00	\$ 500,000.00	\$ -	\$ 2,676,471.00
	Innovative Housing Demo - Others	\$ 830,264.49	\$ 452,956.79	\$ 1,283,221.28	\$ -	\$ -	\$ 830,264.49
<b>Totals:</b>		<b>\$ 76,721,189.11</b>	<b>\$ 28,118,271.67</b>	<b>\$104,839,460.78</b>	<b>\$ 36,168,465.30</b>	<b>\$ 10,611,015.82</b>	<b>\$29,941,707.99</b>

\*Staff costs for program delivery of \$1,528,033.30 will come from Admin Reserve allocations in prior years

OTHER CHANGES TO OCTOBER 19, 2023 REPORT - REVISIONS TO THE AHLF REVENUE ANALYSIS

The October 19, 2023 Report states:

- Through June 30, 2023, the AHLF has generated approximately \$121,272,192 in revenue. The data revenue table and citywide map in the appendix provide a detailed overview of the revenue by building type, council district, and market type, based on an analysis of revenues from July 1, 2022 through June 30, 2023.

The language is amended as follows:

- Through June 30, 2023, the AHLF has generated approximately \$121,272,192 in revenue. The \$121M amount originated from the revenue analysis of DBS' permit fee collection report as an estimate of linkage fees between July 1, 2022 - June 30, 2023. This was an estimate produced prior to any fee adjustments being made such as refunds by DBS, and therefore, it was higher than the final linkage fee revenue amount received of \$104,839,460.78 over five years in the Housing Impact Trust Fund. The data revenue table and citywide map in the appendix provide a detailed overview of the revenue by building type, council district, and market type, based on an analysis of revenues from July 1, 2022 through June 30, 2023.

### **FISCAL IMPACT**

There is no impact to the General Fund.

Approved By:



ANN SEWILL  
General Manager  
Los Angeles Housing Department

### ATTACHMENTS:

Attachment B LAHD Linkage Fee Report presented to AHLF OC on October 19, 2023  
Attachment A Resolution to Reallocate Funds

Ann Sewill, General Manager  
Tricia Keane, Executive Officer

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Karen Bass, Mayor

## INTER-DEPARTMENTAL MEMORANDUM

TO: AFFORDABLE HOUSING LINKAGE FEE OVERSIGHT COMMITTEE

FROM: ANN SEWILL, GENERAL MANAGER

DATE: OCTOBER 19, 2023

REGARDING: **APPROVAL OF EXPENDITURE PLAN FOR FY 2022-23 AFFORDABLE HOUSING LINKAGE FEE REVENUE**

On December 13, 2017, the Los Angeles City Council adopted the Affordable Housing Linkage Fee (AHLF) Ordinance (C.F. No. 17-0274), which amends Chapter II of the Los Angeles Municipal Code. Effective July 1, 2023, an adjustment to the Ordinance places a fee on residential development ranging from \$1.20 to \$21.68 per square foot, depending on the market area, and non-residential developments ranging from \$3.61 to \$6.02 per square foot, depending on market area, to mitigate housing market impacts of new projects and generate local funding for affordable housing production and preservation for the City. The Ordinance also stipulates various exemptions and deductions based on project characteristics.

This report includes the recommendation to appropriate the Housing Impact Trust Fund Linkage Fee (HITF, Fund 59T) receipts collected from July 1, 2022 through June 30, 2023, in the total amount of \$28,118,272. The AHLF funds are held in an interest-bearing account and as of June 30, 2023, \$1,697,203.69 had been collected from Interest Income, which is combined with Program Income and allocated according to the approved tier system. The tiered allocation system previously approved by the AHLF Oversight Committee (OC), the City Council, and the Mayor is intended to distribute AHLF funding allocations to support the following categories: Rental - New Construction, Rental - Preservation, Homeownership for both Moderate Income (MIPA) and Low Income (LIPA) households, and Innovative Housing Demo.

## RECOMMENDATIONS

The General Manager of the Los Angeles Housing Department (LAHD) respectfully requests that the AHLF OC recommend that the Council, subject to approval by the Mayor, take the following actions:

- I. APPROVE the Affordable Housing Linkage Fee Expenditure Plan for the revenue collected during FY 2022-23;

The totals are summarized as follows:

AHLF Funding Tiers	AHLF Funding Tier Amount Level	AHLF Funds to Be Allocated	City Admin.	Rental - New Construction	Rental - Preservation	Home Ownership (MIPA)	Home Ownership (LIPA)	Innovative Housing Demo	Innovative Housing Demo ADU
Tier 1	Percentage Allocation for Tier 1		15.0%	60.0%	20.0%	5.0%	0.0%	0.0%	0.0%
	Revenue up to \$10M	\$ 10,000,000	\$ 1,500,000	\$ 6,000,000	\$ 2,000,000	\$ 500,000	\$ -	\$ -	\$ -
Tier 2	Percentage Allocation for Tier 2		15.0%	50.6%	14.3%	12.5%	5.1%	2.5%	0.0%
	Revenue above \$10M, up to \$50M / Year	\$ 18,118,272	\$ 2,717,741	\$ 9,167,845	\$ 2,590,913	\$ 2,264,784	\$ 924,032	\$ 452,957	\$ -
Tier 3	Percentage Allocation for Tier 3		15.0%	51.0%	15.0%	10.0%	5.0%	2.0%	2.0%
	Revenue above \$50M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Tier Allocations:</b>		<b>\$ 28,118,272</b>	<b>\$ 4,217,741</b>	<b>\$ 15,167,845</b>	<b>\$ 4,590,913</b>	<b>\$ 2,764,784</b>	<b>\$ 924,032</b>	<b>\$ 452,957</b>	<b>\$ -</b>

II. AUTHORIZE the City Controller to:

- A. Establish new accounts and appropriate funds within Fund 59T - City of LA Housing Impact Trust Fund as follows:

Account No.	Account Name	Amount
43Y723	Rental New Construction*	\$13,679,184.34
43Y724	Rental Preservation*	\$4,508,020.11
43Y725	Homeownership MIPA*	\$2,359,619.09
43Y726	Homeownership LIPA*	\$275,768.05
43YC47	Innovative Housing Demo - Others	\$452,956.79
	<i>Subtotal:</i>	\$21,275,548.38
<i>City Admin (15% Cap)</i>		
43Y143	LAHD	\$1,682,303.49
43Y299	Related Costs	\$869,248.68
43Y792	HIMS Replacement	\$550,000.00
43Y904	Admin Reserve Account	\$1,096,949.19
	<i>Subtotal:</i>	**\$4,198,501.35
	<b>Total:</b>	<b>***\$25,474,049.73</b>

\*Costs associated with staff reviewing loan applications are considered program staff costs and are eligible for funds outside the admin category, while those for accounting, budget, contracts, management, systems, and other City departments are considered part of the admin category. Program staff costs eligible for Linkage Fee funds outside of the admin category have been subtracted from applicable program allocations and added to Account 43Y143. The program accounts are for direct program expenditures (i.e. loans for affordable housing), not eligible program staff costs.

\*\*\$19,239.41 in administrative costs are already included in the FY 2024 budget appropriations, so they are not included in these Controller instructions.

\*\*\*\$2,644,222 was already allocated to multiple accounts for program staff costs and administrative costs via the FY 2024 budget process. When that amount is added to this total, it adds up to \$28,118,272, which is equal to the total receipts for this expenditure plan.

- B. Transfer \$676,471 from 43R727 – Innovative Housing Demo - ADU to 43W723 - Rental - New Construction within Fund 59T - City of LA Housing Impact Trust Fund.
  - C. Transfer \$2,000,000 from 43W727 – Innovative Housing Demo - ADU to 43W723 - Rental - New Construction within Fund 59T - City of LA Housing Impact Trust Fund.
  - D. Increase appropriations within LAHD Fund 100/43 as follows: Salaries General Account 001010 - \$1,378,392.07 and Leasing Account 006030 - \$303,911.41
- III. AUTHORIZE the LAHD General Manager, or designee, to prepare Controller instructions and make any necessary technical adjustments consistent with the Mayor and City Council actions, subject to the approval of the City Administrative Officer (CAO), and authorize the Controller to implement these instructions.

## **BACKGROUND**

### AHLF Recommendations and Guidelines

If approved, the recommendations in this report will allocate AHLF revenue collected during FY 2022-23.

### AHLF Revenue Analysis

Through June 30, 2023, the AHLF has generated approximately \$121,272,192 in revenue. The data revenue table and citywide map in the appendix provide a detailed overview of the revenue by building type, council district, and market type, based on an analysis of revenues from July 1, 2022 through June 30, 2023. Highlights include:

- The majority of the AHLF revenue collected is attributed to building permits for new one- or two-family dwellings in Low and Medium Market areas. Overall, one- or two-family dwellings constitute 99% of all projects subject to the Linkage Fee and over 95% of all revenue collected.
- Multifamily projects comprise the smallest percentage of total Linkage Fee projects during the analysis period. Only 1% of the total projects (8) are multifamily developments and no commercial developments contributed to the Linkage Fee during the period of analysis.

LAHD's analysis also included an examination of specific Linkage Fee implementation and revenue activity by Council District:

- Council Districts 5 and 11 continue to generate the largest AHLF revenue amount in the City, predominantly located in High Residential Market Areas, and representing around 40% of the total AHLF revenue amount combined. Council Districts 1, 6, and 7, generated the lowest amount of AHLF revenue overall (1.2%, 1.3%, and 1.0% respectively).
- The average linkage fee revenue was \$27,959 across the project types. CD 5 had the highest average revenue per project (\$72,735.27) while CD 8 had the lowest average revenue per project

(\$7,168.98). However, CD 2 had the largest number of total projects (13%) subject to the linkage fee.

- The majority of one- or two-family home and multifamily construction is occurring in Low and Medium Market Areas (i.e. CDs 2, 8, and 10) but these projects yield lower revenue than projects in High Market Areas. This is due to discrepancies in impact fees across project types. The impact fee is \$9.64, \$12.05, \$14.46, and \$21.68 per square foot in Low, Medium, Medium-High, and High Market areas for single-family and six or more units in residential projects.

### Program Guidelines

AHLF revenue is allocated primarily to expand housing production via construction of new rental units in addition to funding preservation and homeownership programs. The Rental - New Construction program, Rental - Preservation program, Homeownership – Moderate-Income Purchase Assistance, Homeownership – Low-Income Purchase Assistance, and Innovative Housing Demo guidelines for expenditure of Linkage Fee funds were previously approved by the City Council.

A second category for Innovative Housing specific to Accessory Dwelling Units (ADU) had previously been approved but has not been implemented. The allocation is not activated until revenue collection exceeds \$50 million in a given FY, which has not occurred yet; and amounts currently allocated towards this category were done so through separate set-asides. This report recommends retaining the category, however, due to an outsized need for additional funds to support new construction projects as well as a lack of guidelines, the Department recommends moving all but \$500,000 of the funds originally allocated for that category through special set-asides to the “Rental - New Construction” category. The reallocated ADU funds will be redirected to backfill the set aside for supporting new AHMP projects next year. The \$500,000 would be used to support the program planning for a future ADU lending program.

### Policy Studies

LAHD developed the scope of work for the Inclusionary Zoning Phase II Study. A report was transmitted to the Council and authority was given to expand the contract for BAE and AECOM. LAHD plans for work to commence in late September 2023.

Due to an administrative issue, L.A. Department of City Planning (DCP) staff requested that the City Council reappropriate the funds to the current FY<sup>1</sup>. DCP is waiting for that action to be finalized, and then they will be issuing the notice to proceed with the Inclusionary Zoning Study and Market Area Analysis tasks that are being funded. DCP staff anticipates doing so and spending down the funding this FY.

### Use of Administrative Allocation

The approved AHLF resolution allows up to 15% of the AHLF receipts to be used to cover eligible administrative costs as approved within the City’s budget. This report includes recommendations to appropriate funds to support this fiscal year’s expenses related to staffing, reimbursements to the

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<sup>1</sup> [https://clkrep.lacity.org/online/docs/2018/18-0315\\_rpt\\_hh\\_8-2-23.pdf](https://clkrep.lacity.org/online/docs/2018/18-0315_rpt_hh_8-2-23.pdf)

General Fund for related costs, and contractual expenses; and to appropriate the balance of the administrative allocation in a reserve fund account for future fiscal year needs.

Program Performance FY 2022-2023

***Moderate-Income Homeownership***

During the past fiscal year, LAHD utilized the state Senate Bill 2, Permanent Local Housing Allocation (PLHA) Year 1, program funds for the MIPA Program to ensure that those funds were fully expended by the SB2 - PLHA Year 1 expenditure deadline of April 2024. The Linkage Fee funds will be expended through the rest of this year. Note: The table below shows program performance with only Linkage fee funds.

<b>Total Appropriation (YTD)</b>	<b>Total Expenditures (As of June 30, 2023)</b>	<b>Total Number of Loans Funded (YTD)</b>	<b>Total Household Members Assisted (YTD)</b>	<b>Committed (Current FY)</b>	<b>Balance* (Current FY)</b>
\$10,680,260.34	\$2,986,146.00	39	89	\$5,682,452	\$2,011,662.34

\*The remaining balance has been budgeted for the current Fiscal Year 2023-2024 and is not available for reappropriation.

***Low-Income Homeownership***

During the past fiscal year, LAHD utilized the federal HOME Program funds and the First Citizens Bank Community Development Grant funds for the LIPA Program to spend down those grant fund allocations given expenditure deadlines on those two funding sources. The Linkage Fee funds will be spent through the rest of this year. Note: The table below only shows Linkage fee appropriations and expenditures for this program.

<b>Total Appropriation (YTD)</b>	<b>Total Expenditures (As of June 30, 2023)</b>	<b>Total Number of Loans Funded (YTD)</b>	<b>Total Household Members Assisted (YTD)</b>	<b>Committed (Current FY)</b>	<b>Balance* (Current FY)</b>
\$1,047,844.94	\$0.00	0	0	\$322,000.00	\$725,844.94

\*The remaining balance has been budgeted for the current Fiscal Year 2023-2024 and is not available for reappropriation.

***Rental - Preservation***

The Linkage Fee amount dedicated to Rental - Preservation for FY 2022-2023 has not been awarded or committed at this point. LAHD has been directed by Council (CF. 23-0311) to establish a preservation program based on a number of factors for units with expiring covenants in the near future. The Department expects to have a transmittal responding to Council’s direction before the

year ends.

<b>Total Appropriation (YTD)</b>	<b>Total Expenditures (As of June 30, 2023)</b>	<b>Number Of Units Preserved</b>	<b>Total Household Members Assisted</b>	<b>Committed (YTD)</b>	<b>Balance</b>
\$11,833,260.52	\$0.00	0	0	0	\$11,833,260.52

***Rental - New Construction***

The Rental - New Construction funds are pooled together with federal and state funds to support the Department's Affordable Housing Managed Pipeline which produces between 250-300 supportive and affordable units annually. The table below only shows the Linkage Fee portion of the Managed Pipeline investments year-to-date even though the funds are leveraged by other aforementioned sources. The period of data collection spans a longer period because new construction did not actually start producing units with this source of funding until this current fiscal year.

<b>Total Appropriation (YTD)</b>	<b>Total Expenditures (As of June 30, 2023)</b>	<b>Total Committed (YTD)</b>	<b>Total Number of Projects Funded (YTD)</b>	<b>Total Number Of Units Funded (YTD)</b>	<b>Balance (YTD)</b>
\$36,541,205.32	\$2,120,000.00	\$ 29,240,527.00	16	1,166	\$5,180,678.32

**ATTACHMENTS:**

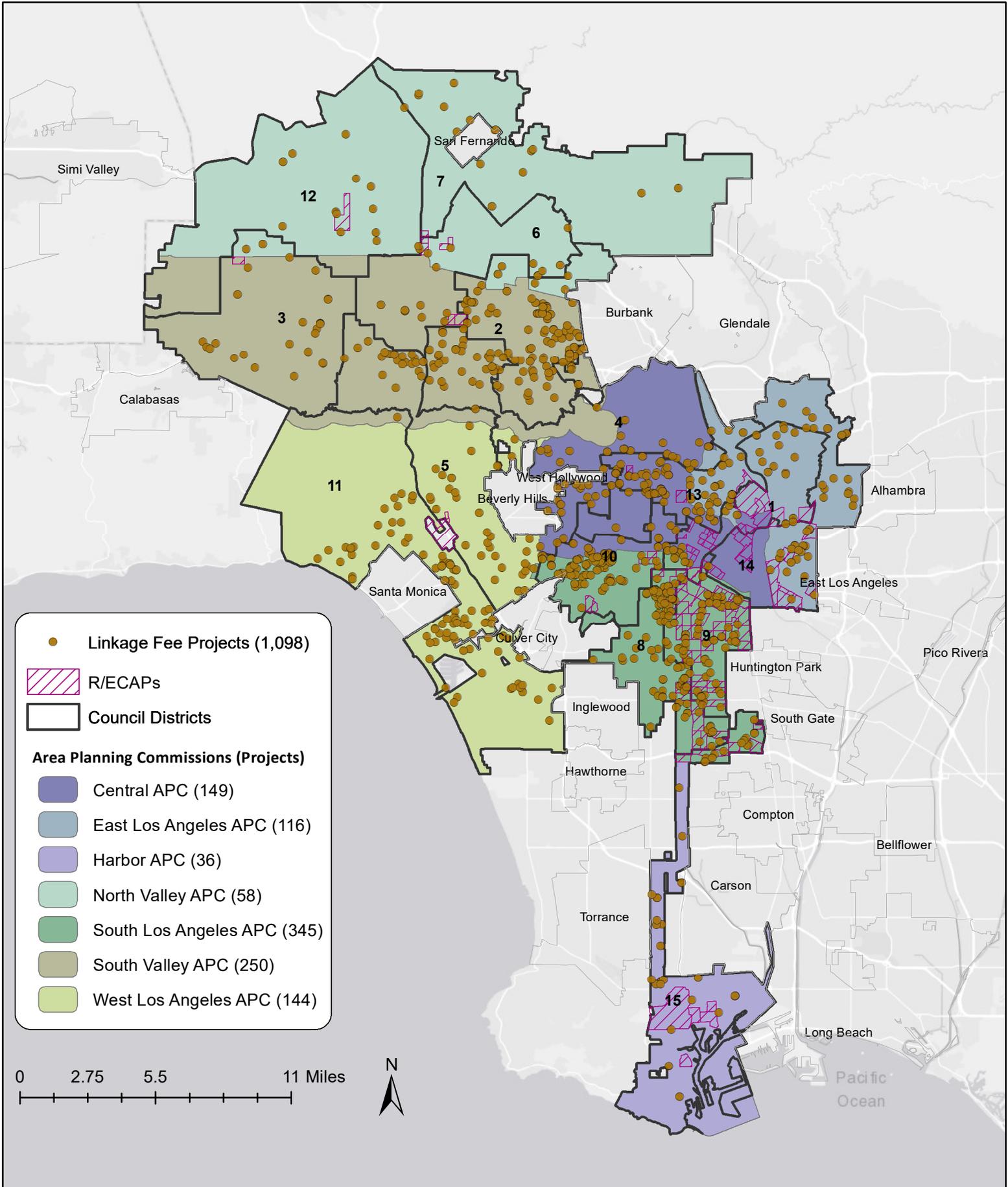
Appendices - Data Revenue Table & Map

## Appendices: Data Revenue Table & Map

### Appendix A: Data Revenue Table

<b>Table 1: Summary of Project Types Subject to the Linkage Fee</b> <b>(Permits Issued between 7/1/22 and 6/30/23)</b>								
Project Type	Number of Total Projects	% of Total Projects	Total Revenue (\$)	% of Total Revenue	Average Revenue (\$)	Total Area (SF)	% of Total Area	Average Area (SF)
1 or 2 Family Dwellings	1,090	99%	30,215,612	99.99%	27,721	5,516,988	99.8%	5,061
Multifamily	8	1%	1,906	.01%	238	11,854	.2%	1,482
Commercial	0	0%	0	0%	0	0	0%	0
Total	1,098	100%	30,217,519	100%	27,959	5,528,842	100%	6,543

# Linkage Fee Projects by Area Planning Commission



## Addendum: Affordable Housing Linkage Fee Expenditures and Allocations Table

### Expenditures and Allocations from June 7, 2019 - June 30, 2023

	Commitments	Approved Appropriations (YTD)	Requested Appropriations (Report)	Total Appropriations	Committed	Expenditures	Balance
<b>City Admin.</b>	City Admin Costs	\$ 7,582,924.13	\$ 3,120,791.71	\$ 10,703,715.84	\$ 420,000.00	\$ 4,971,806.01	\$ 2,191,118.12
	Studies	\$ 212,195.00	\$ -	\$ 212,195.00	\$ 3,486.30	\$ 114,693.70	\$ 94,015.00
	Admin Reserve	\$ 3,713,059.24	\$ 1,096,949.00	\$ 4,810,008.24	\$ -	\$ -	\$ 3,713,059.24
	<i>Subtotal Admin Costs</i>	<i>\$ 11,508,178.37</i>	<i>\$ 4,217,740.71</i>	<i>\$ 15,725,919.07</i>	<i>\$ 423,486.30</i>	<i>\$ 5,086,499.71</i>	<i>\$ 5,998,192.36</i>
	Program Delivery Admin Costs	\$ 1,103,704.13	\$ 2,624,982.29	\$ 3,728,686.43		\$ 418,370.11	\$ 685,334.02
<b>Rental</b>	Rental New Construction	\$ 36,541,205.32	\$ 16,355,655.34	\$ 52,896,860.66	\$ 29,240,527.00	\$ 2,120,000.00	\$ 5,180,678.32
	Rental Preservation	\$ 11,833,260.52	\$ 4,508,020.11	\$ 16,341,280.63	\$ -	\$ -	\$ 11,833,260.52
<b>Homeownership</b>	Homeownership MIPA	\$ 10,680,260.34	\$ 2,359,619.09	\$ 13,039,879.43	\$ 5,682,452.00	\$ 2,986,146.00	\$ 2,011,662.34
	Homeownership LIPA	\$ 1,047,844.94	\$ 275,768.05	\$ 1,323,612.99	\$ 322,000.00	\$ -	\$ 725,844.94
<b>Innovative Housing</b>	Innovative Housing Demo - ADU	\$ 3,176,471.00	\$ (2,676,471.00)	\$ 500,000.00	\$ 500,000.00	\$ -	\$ 2,676,471.00
	Innovative Housing Demo - Others	\$ 830,264.49	\$ 452,956.79	\$ 1,283,221.28	\$ -	\$ -	\$ 830,264.49
	<b>Totals:</b>	<b>\$ 76,721,189.11</b>	<b>\$ 28,118,271.38</b>	<b>\$ 104,839,460.49</b>	<b>\$ 36,168,465.30</b>	<b>\$ 10,611,015.82</b>	<b>\$ 29,941,707.99</b>

# RESOLUTION

**WHEREAS**, the Affordable Housing Linkage Fee (AHLF) tier allocation system provides clear guidance on how the Affordable Housing Linkage Fee funds shall be spent as adopted by Council action through a resolution passed on July 1, 2021 under Council File Number 17-0274; and

**WHEREAS**, Ordinance No. 185341 governs the City of Los Angeles Housing Impact Trust Fund generated through revenues collected under the Affordable Housing Linkage Fee, which can only be expended according to guidelines in the tier allocation system, and any amendments to the guidelines must be approved by Council by resolution; and

**WHEREAS**, Council adopted the Housing and Homelessness Committee Report and Resolution on February 15, 2023 relative to the Fiscal Year 2021-22 (FY 2021-22) Affordable Housing Linkage Fee Expenditure Plan and program guidelines; and

**WHEREAS**, the Affordable Housing Linkage Fee Oversight Committee met on October 19, 2023, and adopted the Fiscal Year 2022-23 (FY 2022-23) expenditure plan with one-time amendments to the funding amounts under the allocation system to prioritize the creation of new affordable housing units in the City; and

**WHEREAS**, the Los Angeles Housing Department collected a total of \$28.1 million in receipts during FY 2022-2023. Per the Affordable Housing Linkage Fee Oversight Committee recommendation, funds from the Innovative Housing Demo - ADU account shall be reallocated to the Rental – New Construction account, which brings the total for the Innovative Housing Demo - ADU account to \$500,000; and

**NOW, THEREFORE, BE IT RESOLVED**, that City Council adopt the reallocation, outside of the tier allocation system, of \$2,676,471 from the Innovative Housing Demo - ADU account to the Rental - New Construction account.