

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to adopting a revised Affordable Housing Managed Pipeline (AHMP) process; and making changes to existing AHMP, Proposition HHH, United to House LA or Project HomeKey projects.

Recommendations for Council action:

1. NOTE and FILE the Los Angeles Housing Department (LAHD) report dated September 26, 2024, attached to Council file No. 23-0624, inasmuch as no further Council action is required at this time.
2. DIRECT the LAHD to adopt a revised AHMP process consistent with the recommendations contained in the revised LAHD report dated February 28, 2025, attached to Council file No. 23-0624, including the following key provisions:
 - a. The requirement to present an annual Notice of Funding Availability (NOFA) to the City Council for approval at the beginning of each fiscal year that includes, at a minimum, the applicable guidelines and regulations for the NOFA; necessary delegated authorities to the General Manager, LAHD, or a designee, for streamlined implementation of funding awards; and a calendar of anticipated dates for one or more funding rounds in the NOFA process that are intended to align with the schedules of other funding sources.
 - b. Authorization for the General Manager, LAHD, or designee, to recommend project funding awards based on the approved NOFA criteria and direction that such recommendations be presented to Council and Mayor for approval.
3. DIRECT the LAHD to inform Council, the Mayor, and program stakeholders of the approved annual calendar of all relevant dates for the AHMP process.
4. AUTHORIZE the General Manager, LAHD, or designee, to make the following changes on existing AHMP, Proposition HHH, United to House LA or Project HomeKey projects:
 - a. Provide a commitment term of two years for AHMP awards, with delegated authority to the LAHD to provide up to two two-year extensions if justified.
 - b. Review, approve, negotiate, and execute new loan agreements, amendments to existing loan agreements, or amended and restated loan agreements for each project that receives a loan or loan increase, subject to the review and approval of the City Attorney as to form.
 - c. Allow the deferment of accrued construction loan interest to ensure the financial feasibility of a project.
 - d. Allow the use of residual receipts payments from one project owned by a sponsor to support another struggling project owned by the sponsor.
 - e. Allow the modifications to the project, provided such changes remain consistent with approval NOFA guidelines and regulations, including: financial terms, distribution and number of units, income targeting; and technical corrections to project addresses, name of project sponsor, and other administrative amendments that comply with the requirements of the funding program.
5. REQUEST the City Attorney to consider what changes might be required, including potential changes to the current Los Angeles Administrative Code, to allow for a further streamlined AHMP process.

Fiscal Impact Statement: The LAHD reports that there is no impact to the General Fund through the actions recommended in this report.

Community Impact Statement: None submitted

SUMMARY

At the meeting held on March 19, 2025, your Housing and Homelessness Committee considered LAHD reports relative to adopting a revised AHMP process; and making changes to existing AHMP, Proposition HHH, United to House LA or Project HomeKey projects.

After an opportunity for public comment was held, the Committee recommended to move forward the recommendations contained in the revised LAHD report as amended by Councilmember Raman and seconded by Councilmember Blumenfield to include corrections recommended by the LAHD and an additional instruction from 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
PRICE:	ABSENT
BLUMENFIELD:	YES
NAZARIAN:	ABSENT

LV 3.19.25

-NOT OFFICIAL UNTIL COUNCIL ACTS-