

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to improving the City's Affordable Housing Managed Pipeline (AHMP) Program; and projects that have received AHMP funding; and related matters.

Recommendations for Council action, pursuant to Motion (Yaroslavsky – Raman – Harris-Dawson):

1. DIRECT Los Angeles Housing Department (LAHD), in consultation with the City Attorney, and the City Administrative Officer (CAO), along with other relevant departments, to report within 60 days with recommendations for improvements to the City's AHMP Program including, but not limited to:
 - a. Delegating Council authority to LAHD staff to approve initial funding awards for applications below \$25 million.
 - b. Reducing the number of times a project needs to return to Council for approval.
 - c. Allowing for LAHD staff approval of gap funding based on an analysis of increased funding awards over the preceding 3 years, updated on an annualized basis.
 - d. Initiating a time limit to act between funding submittal and awards announcement from LAHD for 100% affordable or permanent supportive housing projects that also takes other non-City processes into account.
 - e. Improving clarity around Notice of Funding Availability announcements, feedback windows and award notices.
 - f. Increasing transparency around LAHD's determination of project type and subpopulation prioritization for the pipeline and establishing a set timeline for publishing this information on an annual basis.
 - g. Prioritizing deep income targeting in both initial awards as well as in any subsequent gap funding.
 - h. Maximizing Housing Authority of the City of Los Angeles voucher utilization alongside project prioritization.
 - i. Creating an updated list of qualified non-profit developers for affordable housing opportunities.
 - j. Putting forward a clear set of requirements and documents needed for qualifying developers at the outset, and not introducing new processes after admission.
 - k. Limiting the number of times qualified developers have to resubmit materials after admission.
 - l. Consolidating applications and timelines for qualified developers seeking to utilize the AHMP Program.
 - m. Establishing priority scoring in the AHMP Program for projects proposed on public land.
2. DIRECT the LAHD to report within 60 days:
 - a. With a list of all completed projects and projects currently in the development pipeline that have received AHMP funding, broken down by Council District, with an analysis of how long it takes on average to approve, permit and construct projects, along with comments

regarding a project's current delays.

- b. On whether similar improvements to the current funding approval processes for Proposition HHH, Project Homekey, Affordable Housing and Sustainable Communities, and other related programs would expedite the production of affordable housing.
- c. On the affordable and supportive housing funding approval processes of the Cities of Santa Monica and West Hollywood, along with localities with similarly-sized housing programs such as New York City, the effectiveness of their respective structures in expediting affordable and supportive housing development, and how those structures can be implemented in the City.

Fiscal Impact Statement: Neither the CAO nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

SUMMARY

At the meeting held on June 21, 2023, your Housing and Homelessness Committee considered a Motion (Yaroslavsky – Raman – Harris-Dawson) relative to improving the City's AHMP Program; and projects that have received AHMP funding; and related matters.

After an opportunity for public comment was held, the Committee moved to approve the recommendations contained in the Motion, as detailed above. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

HOUSING AND HOMELESSNESS COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
RAMAN:	YES
BLUMENFIELD:	YES
HARRIS-DAWSON:	YES
RODRIGUEZ:	ABSENT
LEE:	YES

LV 6.21.23

-NOT OFFICIAL UNTIL COUNCIL ACTS-