

CITY OF LOS ANGELES  
CALIFORNIA

JUNE LAGMAY  
City Clerk

HOLLY L. WOLCOTT  
Executive Officer



ANTONIO R. VILLARAIGOSA  
MAYOR

Office of the  
CITY CLERK

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KONRAD CARTER  
Acting Chief, Council and Public Services  
Division

[www.cityclerk.lacity.org](http://www.cityclerk.lacity.org)

February 17, 2010

To All Interested Parties:

The City Council adopted the action(s), as attached, under  
Council file No. 09-2841, at its meeting held January 27, 2010.

A handwritten signature in cursive script, appearing to read 'June Lagmay', is written in black ink.

City Clerk  
OS

Mayor's Time Stamp  
OFFICE OF THE MAYOR  
RECEIVED  
2010 FEB -2 PM 3:23  
CITY OF LOS ANGELES

City Clerk's Time Stamp  
RECEIVED  
CITY CLERK'S OFFICE  
2010 FEB -2 PM 3:06  
CITY CLERK  
BY \_\_\_\_\_  
DEPUTY

SUBJECT TO THE MAYOR'S APPROVAL

COUNCIL FILE NO. 09-2841

COUNCIL DISTRICT \_\_\_\_\_

COUNCIL APPROVAL DATE JANUARY 27, 2010

RE: THE 2010 CALENDAR YEAR AFFORDABLE HOUSING TRUST FUND NOTICE OF FUNDING  
AVAILABILITY AND RELATED ACTIONS

FEB 12 2010

LAST DAY FOR MAYOR TO ACT \_\_\_\_\_  
(10 Day Charter requirement as per Charter Section 341)

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DO NOT WRITE BELOW THIS LINE - FOR MAYOR USE ONLY

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APPROVED

✓

\*DISAPPROVED

\_\_\_\_\_  
\*Transmit objections in writing  
pursuant to Charter Section 341

DATE OF MAYOR APPROVAL OR DISAPPROVAL \_\_\_\_\_

FEB 12 2010

MAYOR \_\_\_\_\_



RECEIVED  
CITY CLERK'S OFFICE  
2010 FEB 12 AM 11:42  
BY \_\_\_\_\_  
CITY CLERK  
DEPUTY

TO THE COUNCIL OF THE  
CITY OF LOS ANGELES

Your HOUSING, COMMUNITY, AND ECONOMIC DEVELOPMENT COMMITTEE

reports as follows:

HOUSING, COMMUNITY, AND ECONOMIC DEVELOPMENT COMMITTEE REPORT relative to the 2010 Calendar Year Affordable Housing Trust Fund (AHTF) Notice of Funding Availability (NOFA) and related actions.

Recommendations for Council action:

1. APPROVE the recommendations contained within the accompanying City Administrative Officer (CAO) report dated January 6, 2010.
2. INSTRUCT the Los Angeles Housing Department (LAHD) to:
  - a. Report back within 30 days on methods to encourage inclusion of income-restricted units as part of mixed-income projects with market-rate units, including certain public benefit characteristics which may differ from those presented by 100% affordable projects such as:
    - i. Mixed income: new affordable units in a mixed-income project.
    - ii. Leveraging with private financing rather than with 100% public funding should be specifically allowed and encouraged to preserve scarce state and local funds.
    - iii. The length of affordability covenants should be consistent with property characteristics.
    - iv. Renovation rather than demolition of historic properties should be encouraged.
  - b. Advise, in its [LAHD] report back evaluating submittals under the current NOFA, where the mixed-income public benefit criteria would, if adopted, change the ranking of projects submitted for awards under the NOFA.
  - c. Recommend, in connection with the preparation of criteria for the Spring 2010 NOFA, potential mixed-income public benefit criteria for inclusion in that process.
  - d. Report back relative to establishing a recruitment radius for housing constructed with AHTF monies, specifically to provide residents of the communities that the new housing is being built in with the first opportunity to access it.
  - e. Report back relative to the status of the 5-Year Housing Plan and how it compares with the policies and recommendations of the 2010 AHTF NOFA.
  - f. Report back relative to the balance of the AHTF 5% Community Redevelopment Agency (CRA) Tax Increment set-aside identifying, by Council District, where the money originates and where the money is spent (cumulative as well as annually).
  - g. Report back relative to whether AHTF 5% CRA Tax Increment funds can be used for homeownership preservation and/or foreclosure prevention.

3. INSTRUCT the Housing Authority of the City of Los Angeles (HACLA) and the LAHD to report back to the Housing, Community, and Economic Development Committee when the AHTF results are considered on the status of the HACLA application process for project based vouchers.

Fiscal Impact Statement: The CAO reports that there is no impact to the General Fund. Approval of the CAO recommendations authorize the release of the 2010 AHTF NOFA Round One in the amount of \$32.81 million based on the availability of previously approved HOME Investment Partnerships Program (\$19.48 million), Department of Water and Power (DWP) funds (\$1.28 million), McKinney Bond proceeds (\$0.70 million) and CRA funds (\$11.35 million) designated to the AHTF to the extent that proposer projects qualify for these funds and have obtained acknowledgement and support from the CRA. The LAHD must report back to the Mayor and Council with recommendations for final award based on the results of the 2010 AHTF NOFA. These recommendations comply with City Financial Policies because dedicated funding sources will fully fund any resulting commitments to projects selected under the NOFA.

Community Impact Statement: None submitted.

Summary:

In its transmittal dated January 6, 2010, the CAO reports that the LAHD requests approval of various actions including approval of the draft 2010 AHTF NOFA which was issued to fund the rehabilitation, construction, and preservation of multi-family rental housing for low and very-low income households throughout the City. The LAHD anticipates releasing up to three funding rounds for 2010 and awarding up to \$32.81 million in Round One.

On December 16, 2009, Council authorized the LAHD to accept AHTF NOFA applications based on the draft NOFA attached to the LAHD transmittal dated November 17, 2009 with a submission deadline of December 21, 2009 (Council file No. 09-2841-S2). The LAHD was authorized to accept supplemental information from proposers after the deadline in the event that the Mayor and Council's action on this matter differs from the draft. Applications were accepted from non-profit and for-profit developers, joint ventures, limited liability companies and limited partnerships. The LAHD will continue to review applications and prepare recommendations for Council and Mayoral approval.

The CAO further reports that the LAHD also requests approval of proposed changes to the AHTF and Permanent Supportive Housing Program guidelines. The policy changes are based on input received from the City Collaborative, a partnership of the LAHD, CRA, DWP and HACLA as well as other stakeholders in the affordable housing community. These changes are intended to increase the success of individual projects in securing leveraging funds.

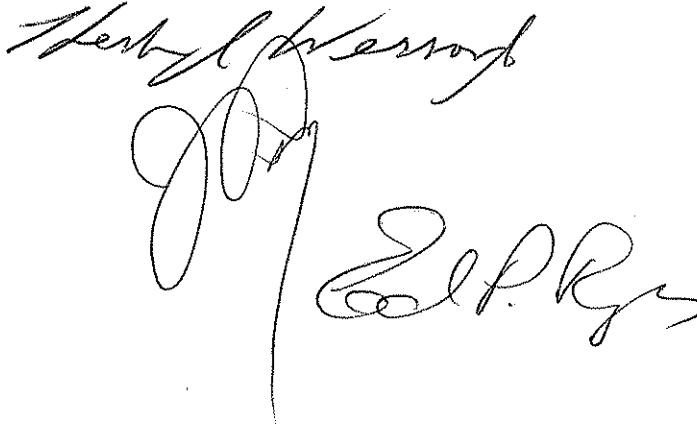
The CAO notes that the LAHD also requests authority to implement the following changes to prior AHTF authorities: a) amendments to agreements for the Hollywood Bungalow Courts and Maya Townhomes Projects to reflect an augmentation of funds issued through the LAHD/DWP Sustainable Design and Economic Development Guidelines Programs; b) reprogramming of \$4.0 million in HOME funds awarded to the Lincoln Place Project for purposes of augmenting the Round One NOFA funding; and, c) amendment to the Women's Village Project agreement to merge two of three loans issued to the project.

The CAO recommends approval of the requests proposed by the LAHD. It also recommends that the LAHD provide a status report on the City's New Generation Fund as part of the report back on the AHTF NOFA results. These recommendations comply with City Financial Policies because dedicated funding sources will fully fund any resulting commitments to projects selected under the NOFA. Future NOFA rounds will be funded with HOME funds allocated through the 2010-11 Federal Housing and Community Development Consolidated Plan (36th Program Year Con Plan).

At its regular meeting held January 13, 2010, the Housing, Community, and Economic Development Committee discussed this matter with City staff and recommended that Council approve the recommendations of the CAO, as submitted in its report dated January 6, 2010. The Committee further recommended that Council approve Recommendations Nos. 2 and 3 above.

Respectfully submitted,

HOUSING, COMMUNITY, AND ECONOMIC DEVELOPMENT COMMITTEE

Handwritten signatures of committee members, including Herb Wesson and Ed Perry.

<u>MEMBER</u>	<u>VOTE</u>
WESSON	YES
REYES	YES
ALARCÓN	YES
CÁRDENAS	ABSENT
PERRY	YES

- Not Official Until Council Acts -

Attachment

AMA  
09-2841\_rpt\_hced\_01-15-10

**ADOPTED**

JAN 27 2010

**LOS ANGELES CITY COUNCIL**

MAYOR WITH FILE