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 Item No.: 7



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the HCIDLA

EXCLUDING MORE RECENT EVENTS, THE SUMMARY HEREIN IS
 DETAILED IN THE MANAGED PIPELINE TRANSMITTAL (CF-13-0824)
 ADOPTED BY CITY COUNCIL ON JUNE 28, 2013

9% LIHTC PIPELINE MANAGEMENT PLAN

Managed Pipeline

- Ranked list of approximately 24 affordable housing developments.
 - Represents roughly two-years worth of funding.
 - Mirrors TCAC Set-asides and Regional Apportionment.
- Affordable housing developments will be selected early in their development phase.
 - Commitment to the project; reduce multi-lateral uncertainty.
- Based on criteria that balance policy objectives with financial considerations.
- Fixed bi-annual Call For Projects: November and May
 - Sized based the projected availability of resources.

Selection Criteria

- Threshold Criteria
 - (Complete application, site control, TCAC score, Compliance)
- Competitive Criteria.
 - (Financial efficiency, Location, Other Policy Priorities, Bonus Points)

Pipeline Order Enforcement

- Only Managed Pipeline projects receive a positive Local Review Letter.
- Negative points awarded to developers that apply outside of their order.
- Advocate at TCAC against developers that jumped or bypassed process completely.

BENEFITS OF THE CITY OF LOS ANGELES GEOGRAPHIC REGION¹

Policy

- Control of Housing Policy.
- Links Policy Priorities to Production Goals.
- Improves Transparency.
- Achieves National Parity.
- Statewide Recognition.
- Community Confidence.

¹ And the 9% LIHTC Pipeline Management Plan to manage access to it.

Financial

- Stretches and Coordinates Resources.
- Controls Expenses.
- Controls Financial Exposure.

Administrative

- Predictability.
- Policy Management.
- Program Management.
- Staff Management.

CHALLENGES

- TCAC Round 2: Two projects challenged the process.
- New: City and Community still learning the rules.
- New culture of transparency.
- Not enough money to do all worthy projects we want to do; short-term bottleneck.
- TCAC selection process has loophole. Need to fix QAP.

NEXT STEPS

- State responded to loophole with QAP language changes
 - Proposed language: *For applications for projects within single-jurisdiction regions only (the City and County of San Francisco and the City of Los Angeles geographic apportionments), the first tiebreaker shall be the **presence of a funding commitment** to the project by a **City housing agency**.* [Projects without City funding commitments would follow and be ranked in accordance with the current set of tiebreakers].
 - HCIDLA's Proposed Response:
 - Base selection on region's policy priorities and a prioritized list (not funding)
 - Both of which are adopted by the City Council (not driven by "City agency")
 - Response is due December 9, 2013
- November Call For Projects to fill Initial Managed Pipeline gaps in:
 - TOD projects
 - Crenshaw Corridor Prop IC transferred to HCIDLA from the former CRA/LA
 - Permanent Supportive Housing projects
- Prepare for TCAC's 1st Round of 2014 (March 2014).