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## Citywide At-Risk Affordable Housing Expiring Through December 31, 2020

### ANNUAL SUMMARY

Year	At-Risk Properties	Total Units	Restricted Units
2016	107	3,863	3,649
2017	36	1,511	1,355
2018	78	2,806	2,627
2019	65	3,258	3,015
2020	48	1,790	1,581
N/A	60	1,356	1,326
<b>Total</b>	<b>394</b>	<b>14,584</b>	<b>13,553</b>

### PRIMARY AGENCY UNIT COUNT & ANNUAL SUMMARY

Primary Agency	Total Restricted Units	2016	2017	2018	2019	2020	N/A
HUD	9,193	3,107	1,128	1,481	2,045	396	1,036
HCIDLA-CRA/LA	2,270	359	167	301	634	752	57
STATE	1,250	150	34	283	326	428	29
HACLA	635			459			176
HCIDLA	126		5	92		5	24
HCIDLA DCP	79	33	21	11	10		4
<b>Total</b>	<b>13,553</b>	<b>3,649</b>	<b>1,355</b>	<b>2,627</b>	<b>3,015</b>	<b>1,581</b>	<b>1,326</b>

### PRIMARY FUNDING/RESTRICTION/ASSISTANCE SUMMARY

Primary Funding Source/Assistance Type Description	At-Risk Properties	Total Units	Restricted Units
HUD Project-Based Section 8 Rental Assistance (PBRA)	233	9,076	8,923
Community Redevelopment Agency of the City of Los Angeles Housing Programs (CRA/LA)	82	2,524	2,270
California Housing Finance Agency Multifamily Housing Programs (CalHFA)	7	789	787
Housing Authority of the City of Los Angeles (HACLA) - Project-Based Voucher Program (PBV)	1	525	459
California Low-Income Housing Tax Credit Program (LIHTC)	10	313	275
California Housing and Community Development Multifamily Housing Programs (HCD)	10	250	188
HUD Section 202/811 - Project Rental Assistance Contract (PRAC)	12	186	172
Housing Authority of the City of Los Angeles (HACLA) - Moderate Rehabilitation Program (MRP)	10	127	117
Housing Authority of the City of Los Angeles (HACLA) - Shelter Plus	3	61	59

<i>Care Program (SPC)</i>			
<i>HUD Section 236 (J)(1) Assisted Mortgage Insurance Program</i>	2	56	56
<i>City of Los Angeles Land Use Restrictions - Density Bonus</i>	4	240	56
<i>Los Angeles Housing and Community Investment Department (HCIDLA) - Earthquake (EQ)</i>	1	46	46
<i>Los Angeles Housing and Community Investment Department (HCIDLA) - Multifamily Rehab Program (EHOP)</i>	12	46	46
<i>HUD Section 202 Supportive Housing for the Elderly</i>	1	46	42
<i>Los Angeles Housing and Community Investment Department (HCIDLA) - Multifamily Housing Bond Financing Program (MHBP)</i>	1	24	24
<i>City of Los Angeles Land Use Restrictions</i>	2	260	21
<i>Los Angeles Housing and Community Investment Department (HCIDLA) - Neighborhood Preservation Program (NPP)</i>	2	11	10
<i>City of Los Angeles Land Use Restrictions - Mello Act</i>	1	4	2
<b>Total</b>	<b>394</b>	<b>14,584</b>	<b>13,553</b>

Source: HCIDLA At-Risk Affordable Housing Database (AHD) – [fcampos]

Data Generated: December 18, 2015  
 Data Published: January 14, 2016  
 Data Through: December 31, 2020

The HCIDLA updates and monitors the Citywide Affordable Housing Database (AHD) through its Affordable Housing Preservation Program (AHPP). The AHD is not an affordable housing production database. The AHD is used exclusively as an internal early warning system to track and analyze the potential impact of expiring covenants and subsidy contracts in the City. All AHD raw data set contains Point-in-Time (PIT) counts generated 12-18-2015.

The inventory is comprised of properties that are assisted and/or restricted by various public sources. The inventory also includes public housing sites managed/owned by the Housing Authority of the City of Los Angeles. However, the inventory does not include Housing Choice Section 8 Vouchers or properties that are in pre-development, construction stages or completed in recent years. Data is gathered independently from the various local, state and federal sources and therefore its usefulness has limits.

The inventory is based on a development's "primary source." Specifically, categorizing by "primary source" means that properties/units are attributed to the respective property's rental covenant, rental subsidy or funding source with the most years of affordability and set-aside units. A majority of the properties tracked through this inventory have multiple sources of funding (e.g. up to five varying sources), however, are accounted for ONLY by what their primary, most restrictive source of affordability. "Primary Agency" refers to the agency or level of government that oversees the "primary source."

"At-risk" is defined as "primary source" at-risk of losing its rental subsidies or affordability restrictions through the combined expiration and/or termination of covenants, restrictions and/or rental subsidies in the next 5 years through December 31 2020. Specifically, categorizing a property as "At-risk" does not translate into immediate tenant displacement or removal from the rental market. All termination and renewals of covenants and subsidies are primarily owner driven monitored by the financing agencies. In addition, there are notification and occupancy requirements property owners must adhere to in order to terminate affordability.

The data contains properties with primary expiration dates/years pre-2016 noted as "N/A." HCIDLA has not obtained data nor has verified expiration/termination dates or renewals terms for these N/A properties. HUD Project-Based Section 8 Rental Assistance (PBRA) and HACLA assisted properties have contract renewal mechanisms in place. HUD PBRA contract renewals are initiated by the property owner and are subject to 1, 5 or 20 year renewal terms. Contracts on annual renewals are deemed at risk since the property owner can decide to terminate a rental assistance contract by providing a 1-year, and a 4-month notification to HUD. To date, there is no indication these pre-2016 HUD and HACLA assisted properties have terminated their affordability restrictions. There are tenant protection mechanisms in place if a property owner decides to terminate a rental subsidy contract.

There are several properties that have not been included in the AHD due to HCIDLA's periodic updates, HCIDLA's inability to obtain data, confirm placed in service dates, covenant terms and incomplete data from the primary financing or sponsoring public agency.