

HOUSING COMMITTEE REPORT relative to the implementation of program activities and increased loan limits for the Los Angeles Housing Department (LAHD) Low Income Purchase Assistance (LIPA) and Moderate Income Purchase Assistance (MIPA) first-time homebuyer programs.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. AUTHORIZE the General Manager, LAHD, or designee, to:
 - a. Increase the established loan limits for the LIPA Program from up to \$90,000 to up to \$140,000 for purchase assistance.
 - b. Increase the established loan limits for the MIPA Program for households earning between 80 percent to 120 percent of Area Median Income (AMI) from up to \$75,000 to up to \$115,000 for purchase assistance.
 - c. Increase the established loan limits for the MIPA Program for households earning between 121 percent to 150 percent of AMI from up to \$50,000 to up to \$90,000 for purchase assistance.
 - d. Expend funds from the LIPA and MIPA Program accounts upon proper written demand of the General Manager, LAHD, or designee, based on the increased purchase assistance loan amounts in the Recommendations above.
 - e. Negotiate and execute any necessary modifications to loan documents reflecting the proposed loan limit increases.
 - f. Prepare Controller instructions and any necessary technical adjustments consistent with Mayor and City Council actions, subject to the approval of the City Administrative Officer.
 - g. Increase the LIPA and MIPA program limits by up to 15 percent above the proposed loan limits if needed to maintain the same levels of affordability as mortgage interest rates increase.
2. INSTRUCT the Controller to implement the instructions referenced in Recommendation 1.f above.

Fiscal Impact Statement: The LAHD reports that there is no impact on the City's General Fund through the recommended actions.

Community Impact Statement: Yes

For: Downtown Los Angeles Neighborhood Council

Summary:

At a regular meeting held on June 22, 2022, the Housing Committee considered a report from the LAHD relative to a report back on the LAHD first-time homebuyer programs, and the implementation of program activities and increased loan limits for the LIPA and MIPA programs to expand homeownership opportunities for residents of the City. LAHD staff provided an overview of the matter. After providing an opportunity for public comment, the Committee recommended approval of the recommendations contained in the LAHD report dated June 2, 2022, as detailed above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

HOUSING COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
RAMAN:	YES
KREKORIAN:	YES
LEE:	YES
CEDILLO:	ABSENT
HARRIS-DAWSON:	ABSENT

AXB
22-0038_rpt_hsg_06-22-22

-NOT OFFICIAL UNTIL COUNCIL ACTS-