

LACAHS!

**L.A. County
Affordable Housing
Solutions Agency
February 2023**

The people of the State of California do enact as follows:

SECTION 1. Title 6.9 (commencing with Section 64700) is added to the Government Code, to read:

TITLE 6.9. LOS ANGELES COUNTY AFFORDABLE HOUSING SOLUTIONS AGENCY

PART 1. FORMATION OF THE LOS ANGELES COUNTY AFFORDABLE HOUSING SOLUTIONS AGENCY AND GENERAL POWERS

CHAPTER 1. GENERAL PROVISIONS

64700. This title shall be known, and may be cited, as the Los Angeles County Regional Housing Finance Act.

64701. The Legislature finds and declares the following:
(a) Los Angeles County is facing the most significant housing crisis in the region's history, as tens of thousands of residents are living in overcrowded housing, being pushed out of their homes, spending hours driving every day to and from work, one paycheck away from an eviction, or experiencing homelessness.

(b) The impacts of Los Angeles County's affordable housing crisis are disproportionately borne by people of color, including Black, Latino, Asian and Pacific Islander Americans, and low-income residents.

(c) Women of color face an even greater burden due to systemic barriers, including wage discrimination, unsafe transit options, and lack of access to affordable childcare.

(d) Los Angeles County faces this crisis because, as a region, it has failed to produce enough housing at all income levels, particularly at the lowest levels of affordability, preserve affordable housing, protect existing residents from displacement, and address

Agency Tools → Purpose

Vision: Equity + Scale + Creative Non-Traditional Solutions

Renter Supports & Homelessness
Prevention

Countywide
Renter
Programs
(Right to
Counsel)

Rental
assistance
with no time
limits

Affordable Housing Preservation & Production

Funding &
Financing

Planning,
Development
& City
Technical
Assistance
Funding

CASE STUDY: NEW YORK

Financing affordable homes for New Yorkers.

- Since 2003, financed more than 186,000 housing units using over \$25 billion in bonds and other debt obligations and provided in excess of \$3 billion in subsidy from corporate reserves and other available funds held by the corporation.
- In each of the last five consecutive years, HDC's annual bond issuance has surpassed \$1.6 billion.

QUEENSTOWN
HERITAGE
TRAIL

THE FIRST HDB FLATS



HOUSING & DEVELOPMENT BOARD

The Housing & Development Board (HDB) is Singapore's public housing authority.

Established in 1960 during at the emergence of the nation's housing crisis, they built 21,000 flats in less than 3 years and 54,000 flats by 1965.

Singapore's public housing has housed an entire nation – today, more than 1 million flats have been completed in 23 towns and 3 estates across the island. HDB flats spell home for 80% of Singapore's resident population, of which about 90% own their home– with mortgage financing often provided by the HDB.



The first HDB Blocks under construction, the first estate of Housing and

BAY AREA HOUSING FINANCE AUTHORITY

- A separate, independent agency that has a narrow focus on housing and low income people
- The power to raise revenue, acquire land, fund renter services and provide rent assistance



Compare & Contrast: LACAHSAs & Community Redevelopment Agencies

Function	LACAHSAs	Community Redevelopment Agencies
Taxing Authority	Yes	No
Receive Property Tax Increment	Yes- but requires affirmative vote of jurisdiction sharing property tax increment	Yes
Regional Approach	Yes	No
Land Acquisition	Yes	Yes
Eminent Domain	No	Yes
Land Use / Entitlement Authority	No	Kind of- “redevelopment plans” that allowed for adjustments to base density
Grants & loans for housing predevelopment, construction, permanent financing	Yes	Yes
Technical Assistance & Capacity for local jurisdictions	Yes (explicit)	Yes (maybe informal only?)
% Budget required for housing related purposes	100%	20% of total budget for housing; at least 15% of the housing developed within redevelopment project areas must be affordable to low or moderate income households.

Seat Number	Seat Description	Designated Person	Process	LACAHSA Board of Directors as of 2/15/23
1	SD1	Hilda Solis		
2	SD2	Holly J. Mitchell		
3	SD3	Lindsey P. Horvath		
4	SD4	Janice Hahn		
5	SD5	Kathryn Barger		
6	Mayor of L.A.	Karen Bass		
7	Mayor of L.A. appointee	TBD	Can be a member of the L.A. City Council or citizen appointee	
8	Mayor of L.A. appointee	TBD	Can be a member of the L.A. City Council or citizen appointee	
9	Mayor of L.A. appointee	TBD	Can be a member of the L.A. City Council or citizen appointee	
10	President of L.A. City Council	Paul Krekorian	One member who is a city council member or a housing expert or advocate appointed by the President of the Los Angeles City Council.	
11	Mayor or Vice Mayor of Long Beach	Rex Richardson	Mayor gets to decide	
12	San Gabriel Valley sector	Jed Leano, Councilmember, Claremont	L.A. County City Selection Process	
13	Southeast L.A. County Cities sector	Victor Sanchez, Councilmember, Bellflower	L.A. County City Selection Process	
14	Southwest sector	John Mirisch, Councilmember, Beverly Hills	L.A. County City Selection Process	
15	North County & San Fernando Valley sector	Jason Gibbs, Mayor, Santa Clarita	L.A. County City Selection Process	
16	At large rotation across the 4 sectors	Emma Sharif, Mayor, Compton	Begins with Southeast L.A. County sub region, 4 year rotating term across the 4 sub region seats	
17	At large small city seat	TBD	Under 100,000 in population and in the top 50% of housing burdened residents. Picked through the L.A. County City Selection Process	
18	Housing Production Expert	Alan Greenlee, Executive Director, SCANPH	Permanent member is selected by the board from a short-list created by the Agency CEO. Until that occurs, this member shall be a designee from the Southern California Association of Non Profit Housing.	
19	Housing Preservation Expert	Jonathan Jager, Staff Attorney, LAFLA	Permanent member is selected by the board from a short-list created by the Agency CEO. Until that occurs, shall be a designee from the Los Angeles Community Land Trust Coalition	
20	Renter Protections Expert	TBD	Permanent member is selected by the board from a short-list created by the Agency CEO. Until that occurs, shall be a designee from the steering committee for Stay Housed L.A. County.	
21	Citizens Oversight Chair	TBD	The Inspector General selects members of the Citizens Oversight Committee, which selects its own chair. Until that process is complete, the 3 Expert roles select this interim member.	

LACAHA TAX REVENUE & FUNDING BREAKDOWN

Estimated Tax Revenue

\$ 500,000,000

This is a hypothetical based on a \$500M scenario

Distribution By Program

			70%	30%
			Geographic	At Large
Renter protection & support programs- minimum	15%	\$ 75,000,000	\$ 52,500,000	\$ 22,500,000
Rental Assistance, tenant based & project based - minimum	15%	\$ 75,000,000	\$ 52,500,000	\$ 22,500,000
Affordable Housing preservation and production- minimum	40%	\$ 200,000,000	\$ 140,000,000	\$ 60,000,000
Direct Technical Assistance & Policy - minimum	5%	\$ 25,000,000	\$ 17,500,000	\$ 7,500,000
Non-Programmatic Administrative & Operations- <i>maximum</i>	10%	\$ 50,000,000	N/A	N/A
Flexible	15%	\$ 75,000,000	N/A	N/A
TOTAL	100%	\$ 500,000,000	\$ 262,500,000	\$ 112,500,000

GEOGRAPHIC DISTRIBUTION BY SUB REGION

SUB REGION	VLI & LI RHNA	Share of Total
CITY OF LOS ANGELES	184,721	54.3%
UNINCORPORATED LA COUNTY	39,339	11.6%
SAN GABRIEL VALLEY	36,577	10.7%
SOUTHBAY & WESTSIDE CITIES	25,078	7.4%
NORTH COUNTY - SF VALLEY	22,129	6.5%
GATEWAY CITIES COG	21,263	6.2%
CITY OF LONG BEACH	11,188	3.3%
TOTAL LA COUNTY	340,295	100.0%

	\$ 52,500,000	\$ 52,500,000	\$ 140,000,000	\$ 17,500,000	\$ 262,500,000
	Renter Protection	Rental Assistance	Pres &Prod	TA	TOTAL
\$	28,498,369	\$ 28,498,369	\$ 75,995,651	\$ 9,499,456	\$ 142,491,845
\$	6,069,139	\$ 6,069,139	\$ 16,184,369	\$ 2,023,046	\$ 30,345,693
\$	5,643,023	\$ 5,643,023	\$ 15,048,061	\$ 1,881,008	\$ 28,215,115
\$	3,868,981	\$ 3,868,981	\$ 10,317,284	\$ 1,289,660	\$ 19,344,907
\$	3,414,016	\$ 3,414,016	\$ 9,104,042	\$ 1,138,005	\$ 17,070,079
\$	3,280,411	\$ 3,280,411	\$ 8,747,763	\$ 1,093,470	\$ 16,402,056
\$	1,726,061	\$ 1,726,061	\$ 4,602,830	\$ 575,354	\$ 8,630,306
\$	52,500,000	\$ 52,500,000	\$ 140,000,000	\$ 17,500,000	\$ 262,500,000

2023: Building the Foundation

- **2023 as strategic planning & hiring year**
 - Begin CEO search process
 - Drive a countywide conversation with communities/elected officials & city staff/advocates to establish a framework for the agency
- **Conrad N. Hilton Foundation has confirmed \$1M to support year 1 costs to support Board operations, CEO search, strategic framework development, etc.**

Key Milestones

- **January 1, 2023: LACAHSAs are Born**
- **Board must be “established” by April 1, 2023**
- **Any prospective November 2024 ballot measure via Citizens Initiative must be filed with County Clerk for title and summary by November 2023; signature collection January 2024 - May 2024 (roughly 300,000 valid signatures required)**

Agency Revenue & Taxing Authority

Taxing Authorities

- Real Estate Documentary Transfer Tax
- Gross Receipts Business License Tax
- Parcel Tax
- General Obligation Bond

Revenue Authority

- Non-tax backed revenue bonds

Discussion