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Crisis. A term quite commonly used, particularly in Los Angeles when the topic turns to homelessness and lack of affordable housing. Make no mistake though, LA is indeed in a crisis, and the debate continues on how to effectively eradicate these issues. On December 13, 2017, the Affordable Housing Linkage Fee ordinance was ceremoniously passed in City Council, a landmark decision that will drastically impact the way LA tackles the crisis. In a time of depleted federal grants and other sources, the newly adopted linkage fee, the City’s first permanent funding source for affordable housing, is expected to bring in roughly $100 million by the time it becomes in full effect by 2019.

Known as the linkage fee because of the “link” between market rate housing and commercial development to the need for affordable housing, this geographically-based tool will require developers to pay a fee of up to $15 for every square foot of new construction. Fees will range from $1 to $15 based on the type of project and area, with the higher fees levied on “high market” areas like Hollywood and Downtown LA. Exemptions from the fee include schools, hospitals, residential projects under 1,500 square feet, and buildings with a set number of low to moderate income housing units.

The idea of the linkage fee was a hotly debated topic and long championed by Mayor Eric Garcetti and HCIDLA, and is estimated to add approximately 1,500 units of affordable housing per year. It’s by no means the sole answer to the problem that requires a multi-pronged approach, but the implementation of this ordinance will allow Angelenos to associate the homeless and affordable housing crisis with a much different word. Hope.

Mayor Eric Garcetti happily signed the Affordable Housing Linkage Fee Ordinance, which is expected to bring approximately 1,500 additional affordable housing units to Los Angeles each year.
The Road Ahead

"Watch this!" motivational speaker Adam White repeatedly exclaimed to the over 500 HCIDLA employees inside the Angelus Temple auditorium on November 15, 2017. Indeed, there was much to see and hear during the annual 2017 All Hands Staff meeting, where the emphasis was on the current economic climate, new housing initiatives, and what to expect for the future. As usual, the meeting featured high profile guest speakers, including the aforementioned Adam White, renowned economist Dr. Robert Kleinhenz, and to everyone's delight, a visit from the Mayor himself.

Mayor Eric Garcetti took center stage and delivered an inspirational message to staff, emphasizing that everyone present was part of a much larger role - human transformation. In a time where housing and homelessness are among the myriad of challenges facing Angelenos today, Mayor Garcetti stressed that it was on all of us, from the newest employee to the 40-year veteran, to take on a leadership role and embrace the opportunity to transform lives. The Mayor also preached togetherness, noting that with all the different functions of HCIDLA, we should work not as silos but as a collective unit in order to effectively address the multifaceted plights of our constituents.

Mayor Garcetti was followed by economist Dr. Robert Kleinhenz, who painted a spirited and insightful landscape of the current local economic climate amidst this time of political and social uncertainty. Assistant General Managers Sean Spear and Abigail Marquez also briefly took the stage to discuss various forward-based opportunities and initiatives, including future implications of Prop HHH, linkage fee, the Consolidated Plan and Domestic Violence/Human Trafficking Shelter Program.

As evidenced by all the speakers, there’s plenty for HCIDLA to feel optimistic and look forward to on the long road ahead. And everyone will definitely be watching.
NOT YOUR ORDINARY GROUNDBREAKING
The December 20, 2017 groundbreaking of PATH Metro Villas II may have seemed like an ordinary shovel and dirt event, but in actuality it represented something much more significant. This new construction project located in Council District 13 will be the first development utilizing Prop HHH funds, the important measure passed in November 2016 that authorizes $1.2 billion in bonds to pay for the construction of 10,000 units for the homeless. PATH Metro Villas Phase 2 is the second phase of a two-phase 187 unit development - Phase 2 will include 122 units and Phase 1, which broke ground in April 2017, will include 65 units. Ninety of the units will be designated as affordable housing for special needs tenants, consisting of 46 units for chronically homeless individuals, 15 units for disabled homeless individuals, and 29 units for veterans without a homelessness requirement. The remaining 30 units will be available as affordable housing units, and two units will be reserved as Manager’s units. Amenities in this six-story project include health and mental health clinics, a teaching kitchen, community garden and town square open space. The total development cost totaled $54.3 million, with HCIDLA providing $4.2
million in HOME dollars and $3.5 million in Prop HHH funds. Attendees and speakers at the event included Mayor Eric Garcetti and Councilman Mitch O’Farrell.

WHATS NEW

WINTER SHELTERS OPEN
Winter Shelters are now open until February 28, 2018. Go to www.lahsa.org/winter-shelter for more info on locations and times.

NEW ONLINE BILLING PORTAL
HCIDLA has launched a new, streamlined online customer portal, which now includes the ability to allow property owners to view their bills and exemptions for multiple properties, all in one convenient location.

NEW RSO AMENDMENTS
New amendments to protect tenants evicted under Ellis became effective December 13, 2017. Check out our website at www.hcidla.org for more information!

DID YOU KNOW?

STEPPING UP
HCIDLA is in the process of broadening the City’s Homeless Prevention efforts by enhancing services for those impacted by domestic violence and human trafficking, and is working with the County of LA and LAHSA on developing the future Domestic Violence/Human Trafficking Shelter Operations System.
HHH Updates
You can now learn all about Prop HHH, including announcements, regulations, development updates, the next Call for Projects, and more on www.hcidla.org!

RECOGNIZING EQUALITY
November was Transgender Awareness Month. HCIDLA has been working closely with the Transgender Advisory Council to ensure that Angelenos from all walks of life are treated equally and with dignity.

Honorable Eric Garcetti, Mayor

hcidla.lacity.org

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