Tiena Johnson Hall, General Manager
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City of Los Angeles

Karen Bass, Mayor

LOS ANGELES HOUSING DEPARTMENT
1910 Sunset Blvd., Ste 300
Los Angeles, CA 90026
Tel: 213.808.8808

housing.lacity.gov

October 29, 2026

Council File: 17-0274
Council Districts: Citywide
Contact Person: Craig Arceneaux: (213) 808-8967
Brittany Batong: (213) 922-9627

Honorable Members of the City Council
City of Los Angeles
c/o City Clerk, City Hall
200 N. Spring Street
Los Angeles, CA 90012

COUNCIL TRANSMITTAL: LOS ANGELES HOUSING DEPARTMENT REQUEST FOR APPROVAL OF THE RECOMMENDATIONS CONSIDERED AT THE AFFORDABLE HOUSING LINKAGE FEE OVERSIGHT COMMITTEE

SUMMARY

In 2017, the City Council adopted Ordinance 185341 to create the Housing Impact Trust Fund (Fund) for the receipt and use of the City's Affordable Housing Linkage Fee (AHLF) monies. The ordinance requires that AHLF revenue be used to "address the evolving and varied affordable housing needs of the City", and that the Los Angeles Housing Department (LAHD) as the administrator of the Fund, create and maintain guidelines for this purpose. These guidelines and any amendments are proposed through the Affordable Housing Linkage Fee Oversight Committee (OC) and approved by the City Council by resolution. The ordinance also requires that the LAHD present an annual report on the receipts and uses of the AHLF and that the OC provide opportunity for public input in the development of the annual report.

On May 4, 2026, the City Council and Mayor approved recommendations related to amendments to the AHLF fund's tiered funding structure and to the AHLF Expenditure Plan for FY 2023-24 & FY 2024-25 (C.F. 17-0274-S6). Subsequently, the AHLF OC met on July 14, 2026 and October 6, 2026 (Attachment C) to discuss proposed updated AHLF program guidelines. During the October 6, 2026 AHLF OC meeting, the AHLF OC voted to recommend to adopt the FY 2025-26 AHLF Expenditure Plan for revenue collected from July 1, 2025 through June 30, 2026 and to adopt the updated AHLF program guidelines by resolution, as amended, to align with the amended funding structure as detailed in the attached report.

RECOMMENDATIONS

I. That the City Council, subject to the approval of the Mayor:

A. APPROVE the Affordable Housing Linkage Fee Expenditure Plan for the revenue collected from July 1, 2025 through June 30, 2026;

AHLF Funds to Be Allocated	City Admin.	Rental - Preservation & Rental - New Construction
$ 33,215,233.37	15.0%	85.0%
	$ 4,982,285.01	$ 28,232,948.36
$ 33,215,233.37	**$ 4,982,285.01**	**$ 28,232,948.36**

B. ADOPT the Resolution (Attachment A), which includes adoption of the updated AHLF Program Guidelines (Attachment B), as amended;

C. AUTHORIZE the Controller to establish new accounts and increase or decrease the following amounts within the City of Los Angeles Housing Impact Trust Fund No. 59T:

Account	Account Name	Amount
43ED88	Rental New Construction and Preservation	$28,232,948
43E904	City Admin - Reserve	$790,086
43C904	City Admin - Reserve	($183,796)
43E722	Technical Contracts	$607,201
43E299	Reimbursement of GF Costs	$565,913
43E143	Housing	$114,876

D. AUTHORIZE the Controller to increase appropriation account 001010 - Salaries, General by $114,876 within Fund 100/43; and

E. AUTHORIZE the General Manager of LAHD, or designee, to prepare Controller instructions and any necessary technical adjustments consistent with Mayor and City Council actions, subject to the approval of the City Administrative Officer (CAO), and instruct the Controller to implement the instructions.

BACKGROUND

SUMMARY OF AHLF OC AMENDMENTS AND REQUESTS TO THE OCTOBER 6, 2026 REPORT DISCUSSED AT THE OCTOBER 6, 2026 MEETING:

1. LAHD recommended to amend Attachment B - the Affordable Housing Linkage Fee Program Guidelines and to remove "the AHLF OC" so that the last sentence on Page 2 reads:

    a. "The amount of funds dedicated to this program will depend on the "up to" allocation recommendation by the Department and as approved by the Los Angeles City Council."

    The version of Attachment B attached to this Council transmittal is the final version.

2. The OC requested that the minutes from the July 14, 2026 AHLF OC Regular Meeting to better reflect the actions of the meeting by modifying numerals and adding clarifying language to Items 5.a, 5.b, and 5.c.

    a. LAHD staff will make the appropriate changes and present the corrected minutes at the next AHLF OC meeting for review and possible approval.

SUPPORTING INFORMATION TO THE OCTOBER 6, 2026 REPORT:

Affordable Housing Linkage Fee Revenue Analysis and Appendices

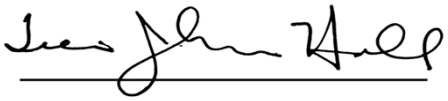
Included with the October 6, 2026 report was the AHLF Analysis and Appendices. The analysis and appendices were developed by LAHD's Strategic Engagement and Policy (SEP) Unit using data provided by the City of Los Angeles Department of Building and Safety (LADBS). The amount LAHD provided for the Expenditure Plan was also included in the report and represents the Financial Management System's (FMS) Cash Balance for the total AHLF receipts collected by LADBS from July 1, 2025 through June 30, 2026, in addition to program income, and interest income generated by the Fund.

Data collected for the SEP Unit's analysis and appendices and the amount reconciled for the LAHD Expenditure Plan utilize distinct sets of criteria particular to the given report. Discrepancies between the Expenditure Plan amount (~$33.2M) and the amount included in the AHLF Analysis and Appendices (~$31.4M) are related to program income, interest, or other data sets that are not captured in the report LADBS provides to the SEP Unit for this particular analysis.

FISCAL IMPACT

There is no impact to the General Fund.

Approved By:



TIENA JOHNSON HALL
General Manager
Los Angeles Housing Department

ATTACHMENTS:

Attachment A - Resolution - AHLF Program
Attachment B - Updated Amendment AHLF Program Guidelines
Attachment C - AHLF OC Mtg Package from October 6, 2026

ATTACHMENT A:

RESOLUTION

WHEREAS, on December 13, 2017, the City Council ("Council") approved the Affordable Housing Linkage Fee ("AHLF") Ordinances No. 185341 and 185342 to implement the AHLF and establish the Housing Impact Trust Fund ("Fund") for receipt of the AHLF revenue; and

WHEREAS, pursuant to Ordinance No. 185341 as the administrator of the Fund, the Los Angeles Housing Department ("LAHD", previously known as the Housing and Community and Investment Department of Los Angeles) shall create and maintain the annual administrative allocation and recommend the proposed use of such funds to the Council; and

WHEREAS, Ordinance No. 185341 requires that AHLF revenue "address the evolving and varied affordable housing needs of the City, pursuant to guidelines promulgated for this purpose by the LAHD ('Guidelines');" and

WHEREAS, on October 8, 2019, Council approved the AHLF Allocation Guidelines to appropriate Linkage Fee revenues based on three funding tier levels;

WHEREAS, Ordinance No. 185341 governs the Fund generated through revenues collected under the AHLF, which can only be expended according to guidelines in the tier allocation system, and any amendments to the Guidelines must be approved by Council by Resolution; and

WHEREAS, on May 4, 2026 under Council File Number 17-0274, Council approved the amendment to the AHLF "tiered funding structure" and funding transition to a single program expenditure account based on the changing affordable housing ecosystem and the highest and best use analysis, as well as the instruction to amend the Guidelines to align with the amended tiered funding structure.

NOW, THEREFORE, BE IT RESOLVED, that City Council adopt the updated AHLF Program Guidelines attached.

ATTACHMENT B: Affordable Housing Linkage Fee Program Guidelines

The Affordable Housing Linkage Fee (AHLF) allocation shall be expended according to the updated guidelines as summarized below:

Category 1: Rental - Preservation and Rental - New Construction (as adopted in the December 18, 2025 Affordable Housing Linkage Fee Oversight Committee meeting).

Background

The Los Angeles Housing Department (LAHD) previously separated the *Rental - Preservation* and *Rental - New Construction* categories within the original AHLF tiered funding structure; however, these updated guidelines combine the two categories with a primary focus on preservation efforts. Below is a description of LAHD programs through which the AHLF may be deployed and, if not deployed through one of the following programs, the Department will need to seek outside approval from the City Council and Mayor.

Homes for LA Notice of Funding Availability (NOFA)

The former LAHD Affordable Housing Managed Pipeline (AHMP) was the Department's signature new construction rental housing lending program. Projects competing for funds leveraged Low-Income Housing Tax Credits (LIHTC) or funding from other State or Federal housing programs. Linkage Fee program guidelines to apply Rental - New Construction funds to the AHMP program were approved by the City Council and the Mayor in April 2021 (Council File: 21-0305).

The Department has retired the AHMP and now administers funding programs via the bi-annual Homes for LA NOFA. The NOFA has programs that combine the leveraged sources (including Linkage Fee) as described in the Background section of these guidelines. LAHD obtains authority to release Homes for LA NOFA regulations in advance of every funding round.

Selected projects will be recommended for approval by the Council and Mayor. When approved, the Department issues a funding commitment letter which provides the developer the opportunity to leverage additional State, County, and Federal funding while securing entitlements and permits.

The Homes for LA Program Guidelines shall remain consistent with the latest version of the Homes for LA NOFA regulations. All of this information is publicly available on the Homes for LA NOFA webpage at https://housing.lacity.gov/ula/homes-for-la-nofa and will be updated as changes are approved by the Council and Mayor.

New Preservation Programs

In both of the Rental Preservation Programs, LAHD will determine which projects receive funding based on a set of required threshold items, criteria, and prioritization based on project type and AMI level. No projects will be awarded funding if they fail threshold requirements. Funds for specific projects obligated under both programs will be processed through funding transmittals to obligate and disburse the funds to awarded projects.

LAHD will obtain Council and Mayor authority to approve program-specific guidelines and term sheets for each of the programs. Within those term sheets, LAHD will describe eligible projects, sponsors, loan type, and term among other relevant application information.

Rental Preservation: Reserve Replenishment Support Program

The Asset Management Division of the Housing Development Bureau (HDB) will administer the Reserve Replenishment Support Program, which seeks to replenish the operating and/or replacement reserves for qualifying projects already in the LAHD portfolio. The amount of funds dedicated to this program will depend on the “up to” allocation recommendation by the Department and as approved by the AHLF OC and the Los Angeles City Council. LAHD has approximately 50,000 units in its portfolio and over half of those units have existed for over 25 years. As the aging housing stock begins to refinance and recapitalize, the Department plays a critical role in kick-starting that process by addressing depleted reserves in order to preserve existing affordable housing in the City.

Rental Preservation: Deferred Maintenance Program

The Asset Management Division of the HDB will administer the Deferred Maintenance Program to support the deferred maintenance of projects currently in the LAHD portfolio. This program seeks to bring previously offline units, due to abatement or other capital needs, online. This will increase the cash flow of the projects and, in turn, will provide more units for people in need of affordable housing and/or supportive housing. The amount of funds dedicated to this program will depend on the “up to” allocation recommendation by the Department and as approved by the Los Angeles City Council.

ATTACHMENT C

Tiena Johnson Hall, General Manager
Luz C. Santiago, Executive Officer

Anna E. Ortega, Assistant General Manager
Emilyzen Cervantes, Assistant General Manager
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City of Los Angeles

Karen Bass, Mayor

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INTER-DEPARTMENTAL MEMORANDUM

TO: AFFORDABLE HOUSING LINKAGE FEE OVERSIGHT COMMITTEE

FROM: TIENA JOHNSON HALL, GENERAL MANAGER

DATE: OCTOBER 6, 2026

REGARDING: **EXPENDITURE PLAN FOR FY 2025-26 AFFORDABLE HOUSING LINKAGE FEE REVENUES, UPDATED PROGRAM GUIDELINES, AND REVENUE ANALYSIS**

On December 13, 2017, the Los Angeles City Council adopted the Affordable Housing Linkage Fee (AHLF) Ordinance (C.F. No. 17-0274), which amended Chapter II of the Los Angeles Municipal Code. On December 18, 2025, the AHLF Oversight Committee (OC) heard the Los Angeles Housing Department's (LAHD) Report requesting a recommendation to amend the AHLF tiered funding structure to a single program expenditure account to allow more flexibility as the City adapts to rapidly changing housing needs. This recommendation, along with the FY 2023-24 and FY 2024-25 Expenditure Plan, was approved by Council and Mayor on May 4, 2026 (C.F. No. 17-0274-S6).

Effective July 1, 2026, an adjustment to the Ordinance placed a fee on residential development ranging from $1.33 to $24.06 per square foot, depending on the market area, and non-residential developments ranging from $4.00 to $6.68 per square foot, depending on market area, to mitigate housing market impacts of new projects and generate local funding for affordable housing production and preservation in the City. The Ordinance also stipulated various exemptions and deductions based on project characteristics.

The AHLF revenues received by the City are held in an interest-bearing account. This fund generates income through the interest on the loans (interest income) and loan repayments on the loans (program income). The Housing Impact Trust Fund (HITF, Fund 59T) Linkage Fee receipts collected from July 1, 2025 through June 30, 2026, total $33,215,233.37 (which includes interest and program income). It is proposed that these funds are distributed through the recommended allocations in the Expenditure Plan (inclusive of both program and administrative dollars) as detailed in the following report.

RECOMMENDATIONS

The General Manager of the Los Angeles Housing Department (LAHD) respectfully requests that the AHLF OC recommend that the Council, subject to approval by the Mayor, take the following actions:

I. ADOPT the Affordable Housing Linkage Fee Expenditure Plan for the revenue collected from July 1, 2025 through June 30, 2026;

AHLF Funds to Be Allocated	City Admin.	Rental - Preservation & Rental - New Construction
$ 33,215,233.37	15.0%	85.0%
	$ 4,982,285.01	$ 28,232,948.36
$ 33,215,233.37	**$ 4,982,285.01**	**$ 28,232,948.36**

II. ADOPT the Resolution (Attachment A), which includes adoption of the updated AHLF Program Guidelines (Attachment B);

III. AUTHORIZE the Controller to establish new accounts and increase or decrease the following amounts within the City of Los Angeles Housing Impact Trust Fund No. 59T:

Account	Account Name	Amount
43ED88	Rental New Construction and Preservation	$28,232,948
43E904	City Admin - Reserve	$790,086
43C904	City Admin - Reserve	($183,796)
43E722	Technical Contracts	$607,201
43E299	Reimbursement of GF Costs	$565,913
43E143	Housing	$114,876

IV. AUTHORIZE the Controller to increase appropriation account 001010 - Salaries, General by $114,876 within Fund 100/43; and

V. AUTHORIZE the LAHD General Manager, or designee, to prepare Controller instructions and make any necessary technical adjustments consistent with the Mayor and City Council actions, subject to the approval of the City Administrative Officer (CAO), and authorize the Controller to implement these instructions.

BACKGROUND

The AHLF OC requested that LAHD report to Council with further information about program details, including timeline for commitments, and project commitment type for the new preservation programs within LAHD's Asset Management Division. Details for these programs are contained within the updated AHLF Program Guidelines (Attachment B).

In the approved AHLF Expenditure Plan for FY 2023-24 and FY 2024-25, in addition to supporting various Project Homekey (PHK) projects through both gap financing and new funding awards, $32,172,456 was allocated to the Deferred Maintenance Program and $16,651,834 was allocated to Operating Support, which has subsequently been renamed the Reserve Replenishment Support Program.

- The Deferred Maintenance Program will support the deferred maintenance of projects currently in the LAHD portfolio. This program seeks to bring previously offline units, due to abatement or other capital needs, online. This will increase the cash flow of the projects and, in turn, will provide more units for people in need of affordable housing and/or supportive housing.

- The Reserve Replenishment Support Program is designed to replenish the operating and/or replacement reserves for qualifying projects already in the LAHD portfolio.

The combined expenditure plans for FY 2023-24 and FY 2024-25 also set aside $450,000 to support the completion of a new nexus study for the AHLF in compliance with the California Mitigation Fee Act. This study is expected to be completed before December 2028.

AHLF Expenditure Plan for FY 2025-26

The Los Angeles Department of Building Safety (LADBS) tabulated $33,215,233 in AHLF program revenues collected during FY 2025-26. Of the total annual revenue, 15%, or $4,982,285.01, is allowed to be set aside for administration costs. 85% of the total annual revenue, or $28,232,948.36, will be allocated as per the new funding structure that allocates all revenue exclusively to Category 1: Rental - Preservation and Rental - New Construction (as adopted in the December 18, 2025 Affordable Housing Linkage Fee Oversight Committee meeting).

Attachment C provides a breakdown of expenditures and allocations of previously allocated AHLF revenue (through June 2026).

AHLF Resolution and Amended AHLF Program Guidelines

The $28,232,948.36 from revenues collected during FY 2025-26 allocated to Category 1: Rental - Preservation and Rental - New Construction will be disbursed through the mechanisms identified in the proposed updated Affordable Housing Linkage Fee Program Guidelines (Attachment B). The aforementioned $32,172,456 that was allocated to the Deferred Maintenance Program and $16,651,834 that was allocated to the Reserve Replenishment Support Program - approved as part of the AHLF Expenditure Plan for FY 2023-24 and FY 2024-25 - will also be disbursed through these mechanisms.

The attached Resolution (Attachment A) must be adopted to approve amendments and updates to the current AHLF Program Guidelines. The updated AHLF Program Guidelines (Attachment B) will expand housing production and preservation under the new AHLF funding structure, which reduces the number of program categories from six to one. Given that the one program category is proposed to be adopted, the tiered structure with varying percentage allocations per category becomes obsolete

(although the related Linkage Fee ordinances still reference the tiered structure).

Homes For LA Notice of Funding Availability (*NOFA)*

The Department administers funding programs via the bi-annual Homes for LA NOFA. The NOFA has programs that combine the leveraged sources (including Linkage Fee) as described in Attachment B. LAHD obtains authority to release Homes for LA NOFA regulations in advance of every funding round.

Reserve Replenishment Support and Deferred Maintenance Programs

As described in Attachment B, the AHLF will also support two (2) new affordable housing preservation programs: the Reserve Replenishment Support Program and the Deferred Maintenance Program. Both preservation strategies seek to maintain affordability and stabilize units within the LAHD portfolio of roughly 67,000 restricted units. The Department will report to the AHLF OC and the Council on the number of units preserved by each program. Continued investment of the AHLF in these programs will depend on the effectiveness of these programs compared to other preservation programs within the Department and demonstrated need expressed by the affordable housing development community and the needs to further the health of the LAHD portfolio.

AHLF Revenue Analysis

In FY 2025-26, the AHLF generated approximately $31,401,948 in revenue from 913 permits, a 1.4% increase from FY 2024-25. The Data Revenue Table in Appendix 1 shows that permits issued for 1 or 2 Family Dwelling projects generated over $14 million in revenue, representing 45% of the overall total. Commercial projects generated nearly $11.1 million, representing 35% of the total, and apartment projects generated nearly $6 million, which represented 19% of the total City revenue. Compared to Fiscal Year 2024-25, the share of revenue from Commercial Projects increased by approximately 26% (from nearly 28% in FY 2024-25 to nearly 35%in FY 2025-26), while the share of revenue attributable to 1-2 family projects decreased by 16% (from 53.5% in FY 2024-25 to 45.3% in FY 2025-26). The share of revenue from Apartment projects also increased from nearly 19% in FY 2024-25 to nearly 20% in 2025-26.

The Data Revenue Table in Appendix 2 shows that 1 or 2 Family Dwelling projects in High Market Areas accounted for the largest proportion of the revenue generated this fiscal year, with nearly $5.7 million collected from 108 transactions. Although High Market Area 1 or 2 Family Dwelling Projects generate the largest share of revenue, there is a marked decline in revenue from these projects compared with last fiscal year. In FY 2024-2025, 1 or 2 Family Dwellings in High Market Areas generated $8.6 million from 126 transactions. FY 2025-2026 saw an increase from the previous year in the amount of revenue generated by Apartment buildings in Low Market Areas. In 2024-25, Low Market Apartment Buildings generated just over $280,000 from 17 transactions. By contrast, this past fiscal year (2025-26) Low Market Area Apartments generated nearly $2.8 million from 16 transactions, a 883% increase.

Geographically, there was also a shift in Linkage Fee revenue in FY 2025-26 compared to FY 2024-25. In FY 2024-25, properties located in Council District (CD) 11 generated by far the most linkage fee revenue at nearly $6.7 million - representing over 21% of the fiscal year's total revenue. This fiscal year, properties located in CD 11 and CD 5 generated the most revenue ($5.6 million and $4.8 million respectively). Revenue generated in CD 15 and CD 12 also increased significantly from $364 thousand and $560 thousand in FY 2024-25 (respectively) to over $3.1 million and $3.7 million respectively in FY 2025-26.

ATTACHMENTS & APPENDICES:

Attachment A - Resolution - AHLF Program Guidelines

Attachment B - Updated AHLF Program Guidelines

Attachment C - Expenditures & Allocations as of June 30, 2026

Appendices - Data Revenue Tables & Charts

ATTACHMENT A:

RESOLUTION

WHEREAS, on December 13, 2017, the City Council ("Council") approved the Affordable Housing Linkage Fee ("AHLF") Ordinances No. 185341 and 185342 to implement the AHLF and establish the Housing Impact Trust Fund ("Fund") for receipt of the AHLF revenue; and

WHEREAS, pursuant to Ordinance No. 185341 as the administrator of the Fund, the Los Angeles Housing Department ("LAHD", previously known as the Housing and Community and Investment Department of Los Angeles) shall create and maintain the annual administrative allocation and recommend the proposed use of such funds to the Council; and

WHEREAS, Ordinance No. 185341 requires that AHLF revenue "address the evolving and varied affordable housing needs of the City, pursuant to guidelines promulgated for this purpose by the LAHD ('Guidelines');" and

WHEREAS, on October 8, 2019, Council approved the AHLF Allocation Guidelines to appropriate Linkage Fee revenues based on three funding tier levels;

WHEREAS, Ordinance No. 185341 governs the Fund generated through revenues collected under the AHLF, which can only be expended according to guidelines in the tier allocation system, and any amendments to the Guidelines must be approved by Council by Resolution; and

WHEREAS, on May 4, 2026 under Council File Number 17-0274, Council approved the amendment to the AHLF "tiered funding structure" and funding transition to a single program expenditure account based on the changing affordable housing ecosystem and the highest and best use analysis, as well as the instruction to amend the Guidelines to align with the amended tiered funding structure.

NOW, THEREFORE, BE IT RESOLVED, that City Council adopt the updated AHLF Program Guidelines attached.

ATTACHMENT B: Affordable Housing Linkage Fee Program Guidelines

The Affordable Housing Linkage Fee (AHLF) allocation shall be expended according to the updated guidelines as summarized below:

Category 1: Rental - Preservation and Rental - New Construction (as adopted in the December 18, 2025 Affordable Housing Linkage Fee Oversight Committee meeting).

Background

The Los Angeles Housing Department (LAHD) previously separated the *Rental - Preservation* and *Rental - New Construction* categories within the original AHLF tiered funding structure; however, these updated guidelines combine the two categories with a primary focus on preservation efforts. Below is a description of LAHD programs through which the AHLF may be deployed and, if not deployed through one of the following programs, the Department will need to seek outside approval from the City Council and Mayor.

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Selected projects will be recommended for approval by the Council and Mayor. When approved, the Department issues a funding commitment letter which provides the developer the opportunity to leverage additional State, County, and Federal funding while securing entitlements and permits.

The Homes for LA Program Guidelines shall remain consistent with the latest version of the Homes for LA NOFA regulations. All of this information is publicly available on the Homes for LA NOFA webpage at https://housing.lacity.gov/ula/homes-for-la-nofa and will be updated as changes are approved by the Council and Mayor.

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LAHD will obtain Council and Mayor authority to approve program-specific guidelines and term sheets for each of the programs. Within those term sheets, LAHD will describe eligible projects, sponsors, loan type, and term among other relevant application information.

Rental Preservation: Reserve Replenishment Support Program

The Asset Management Division of the Housing Development Bureau (HDB) will administer the Reserve Replenishment Support Program, which seeks to replenish the operating and/or replacement reserves for qualifying projects already in the LAHD portfolio. The amount of funds dedicated to this program will depend on the “up to” allocation recommendation by the Department and as approved by the AHLF OC and the Los Angeles City Council. LAHD has approximately 50,000 units in its portfolio and over half of those units have existed for over 25 years. As the aging housing stock begins to refinance and recapitalize, the Department plays a critical role in kick-starting that process by addressing depleted reserves in order to preserve existing affordable housing in the City.

Rental Preservation: Deferred Maintenance Program

The Asset Management Division of the HDB will administer the Deferred Maintenance Program to support the deferred maintenance of projects currently in the LAHD portfolio. This program seeks to bring previously offline units, due to abatement or other capital needs, online. This will increase the cash flow of the projects and, in turn, will provide more units for people in need of affordable housing and/or supportive housing. The amount of funds dedicated to this program will depend on the “up to” allocation recommendation by the Department and as approved by the AHLF OC and the Los Angeles City Council.

Expenditures and Allocations from June 7, 2019 - June 30, 2026

	Commitments	Approved Appropriations (2019-2026)	Committed (2019-2026)	Expenditures (2019-2026)	Balance	FY 2026-27 Adopted Budget	Recommendation in Report	Total Appropriations
City Admin.	City Admin Costs	$18,792,805.77	340,927.55	$17,321,465.07	$1,130,413.15	2,904,209.00	$680,789.00	$22,377,803.77
	Studies	$662,195.00	38,851.30	$566,523.70	$56,820.00	-	-	$662,195.00
	Admin Reserve	$2,919,362.85	-	-	$2,919,362.85	-	$606,290.00	$3,525,652.85
	Financial Analysis Contractors	-	-	-	-	-	$607,201.00	$607,201.00
	Subtotal Admin Costs	***$22,374,363.62***	***$379,778.85***	***$17,887,988.77***	***$4,106,596.00***	***$2,904,209.00***	***$1,894,280.00***	***$27,172,852.62***
Rental	Rental New Construction	$51,385,521.81	$29,074,759.41	$20,310,762.40	$2,000,000.00	N/A	-	$51,385,521.81
	Rental New Construction - AcHP	$3,000,000.00	-	$3,000,000.00	-	N/A	-	$3,000,000.00
	Rental Preservation	$16,424,173.38	$1,474,173	$14,950,000.00	-	N/A	-	$16,424,173.38
	Rental New & Preservation	$68,096,640.28	$19,272,350	-	$48,824,290.28	N/A	$28,232,948.00	$96,329,588.28
Homeownership	Homeownership MIPA	$13,445,044.31	-	$13,445,044.31	-	N/A	-	$13,445,044.31
	Homeownership LIPA	$1,971,876.80	-	$1,971,876.80	-	N/A	-	$1,971,876.80
Innovative Housing	Innovative Housing Demo - ADU	-	-	-	-	N/A	-	-
	Innovative Housing Demo - Others	-	-	-	-	N/A	-	-
	Totals	**$176,697,620.20**	**$50,201,061.64**	**$71,565,672.28**	**$54,930,886.28**	**$2,904,209.00**	**$30,127,228.00**	**$209,729,057.20**

$14,718,018	The H4LA NOFA Round 1 award transmittal under C.F. 25-0690 (project commitment pending loan agreement execution)
$11,900,569.60	Encumbered Rental New Construction
$2,456,173.00	Fast Track 3 Award under CF 23-0206
$29,074,759.41	Total Rental New Construction Committed

$1,474,173	Rental Preservation Committed allocated to Selby Gardens through ULA NOFA Per CF 25-0690

$19,272,350	Rental New & Preservation Committed based on CF 17-0274

$16,651,834.00	Asset Management's Operating Support
$32,172,456.00	Deferred Maintenance Program
$48,824,290.28	Rental New & Preservation Balance total per CF 17-0274-S6

The total is calculating the approved appropriations to date + FY27 adopted budget + recommendation in report. It is the total appropriations for 2019-2027 inclusive of what is being requested in the report.

Appendices: Data Revenue Tables & Charts

Appendix 1 - Data Revenue Table

Summary of Project Types Subject to the Linkage Fee

Permits Issued 7/1/25 - 6/30/26

Project Type	Permits Issued	Permit Percentage	Total Revenue	Revenue Percentage	Average Revenue
1 or 2 Family Dwelling	834	91.3%	$ 14,235,986	45.3%	$ 17,070
Commercial	34	3.7%	$ 11,100,217	35.3%	$ 326,477
Apartment	45	4.9%	$ 6,065,745	19.3%	$ 134,764
Total:	913	100.0%	$ 31,401,948	100.0%	$ 478,341

Appendix 2 - Data Revenue Table

Summary of Project Types by Market Area Subject to the Linkage Fee

Permits Issued 7/1/25 - 6/30/26

Project Type	Market Area	Permits Issued	Permit Percentage	Total Revenue	Revenue Percentage
1 or 2 Family Dwelling	High Market Area	108	11.8%	$ 5,703,689.61	18.2%
Commercial	High Market Area	7	0.8%	$ 4,600,536.29	14.7%
Apartment	High Market Area	6	0.7%	$ 2,599,150.97	8.3%
1 or 2 Family Dwelling	Medium Market Area	280	30.7%	$ 3,758,571.92	12.0%
Commercial	Medium Market Area	17	1.9%	$ 3,008,774.68	9.6%
Commercial	Low Market Area	10	1.1%	$ 3,490,906.04	11.1%
1 or 2 Family Dwelling	Low Market Area	345	37.8%	$ 2,965,080.92	9.4%
Apartment	Low Market Area	16	1.8%	$ 2,790,497.28	8.9%
1 or 2 Family Dwelling	Medium-High Market Area	101	11.1%	$ 1,808,643.85	5.8%
Apartment	Medium-High Market Area	6	0.7%	$ 391,838.59	1.2%
Apartment	Medium Market Area	17	1.9%	$ 284,257.68	0.9%
Total:		913	100.0%	$ 31,401,947.83	100.0%

Appendix 3 - Data Permits Collected Chart

Permits Collected by Council District	
Permits Issued 7/1/2025 - 6/30/2026	
Council District	***Number of Permits***
CD 1	20
CD 2	94
CD 3	76
CD 4	108
CD 5	40
CD 6	48
CD 7	51
CD 8	67
CD 9	52
CD 10	71
CD 11	91
CD 12	49
CD 13	66
CD 14	36
CD 15	44
Total:	***913***

Appendix 4 - Data Revenue Collected Chart

Permits Collected by Council District	
Permits Issued 7/1/2025 - 6/30/2026	
Council District	***Revenue Collected***
CD 1	$ 637,923.53
CD 2	$ 1,460,263.36
CD 3	$940,796.15
CD 4	$3,248,948.54
CD 5	$4,828,689.61
CD 6	$1,097,119.22
CD 7	$595,998.69
CD 8	$596,492.75
CD 9	$310,464.21
CD 10	$2,031,335.53
CD 11	$5,628,647.04
CD 12	$3,665,872.78
CD 13	$1,576,700.96
CD 14	$1,663,331.30
CD 15	$3,119,364.16
Total:	***$31,401,947.83***

Appendix 5 - Data Revenue Table (FY2024-25)

Summary of Project Types Subject to the Linkage Fee

Permits Issued 7/1/24 - 6/30/25

Project Type	Permits Issued	Permit Percentage	Total Revenue	Revenue Percentage	Average Revenue
1 or 2 Family Dwelling	811	91.8%	$ 17,035,793	53.5%	$ 21,006
Commercial	32	3.6%	$ 8,843,661	27.8%	$ 276,364
Apartment	40	4.5%	$ 5,968,192	18.7%	$ 149,205
Total:	883	100.0%	$ 31,847,646	100.0%	$ 446,575

Appendix 6 - Data Revenue Table (FY2024-25)

Summary of Project Types by Market Area Subject to the Linkage Fee

Permits Issued 7/1/24 - 6/30/25

Project Type	Market Area	Permits Issued	Permit Percentage	Total Revenue	Revenue Percentage
1 or 2 Family Dwelling	High Market Area	126	14.3%	$ 8,622,045	27.1%
Apartment	Medium-High Market Area	9	1.0%	$ 5,340,960	16.8%
Commercial	Medium Market Area	13	1.5%	$ 4,363,616	13.7%
Commercial	High Market Area	11	1.2%	$ 3,799,293	11.9%
1 or 2 Family Dwelling	Medium Market Area	261	29.6%	$ 3,708,836	11.6%
1 or 2 Family Dwelling	Low Market Area	294	33.3%	$ 2,524,434	7.9%
1 or 2 Family Dwelling	Medium-High Market Area	130	14.7%	$ 2,180,479	6.8%
Commercial	Low Market Area	8	0.9%	$ 680,752	2.1%
Apartment	Low Market Area	17	1.9%	$ 283,819	0.9%
Apartment	Medium Market Area	11	1.2%	$ 282,244	0.9%
Apartment	High Market Area	3	0.3%	$ 61,169	0.2%
Total:		883	100.0%	$ 31,847,646	100.0%

Appendix 7 - Data Permits Collected Chart (FY2024-25)

Permits Collected by Council District	
Permits Issued 7/1/2024 - 6/30/2025	
Council District	***Number of Permits***
CD 1	28
CD 2	93
CD 3	38
CD 4	95
CD 5	65
CD 6	27
CD 7	32
CD 8	83
CD 9	42
CD 10	70
CD 11	85
CD 12	29
CD 13	103
CD 14	55
CD 15	38
Total:	***883***

Appendix 8 - Data Revenue Collected Chart (FY2024-25)

Permits Collected by Council District	
Permits Issued 7/1/2024 - 6/30/2025	
Council District	***Revenue Collected***
CD 1	$457,549.02
CD 2	$1,894,404.09
CD 3	$1,388,736.85
CD 4	$2,526,439.60
CD 5	$4,464,058.02
CD 6	$1,673,414.04
CD 7	$545,492.96
CD 8	$523,523.23
CD 9	$937,336.48
CD 10	$6,688,009.69
CD 11	$4,909,167.52
CD 12	$560,163.88
CD 13	$3,977,306.32
CD 14	$937,735.60
CD 15	$364,308.87
Total:	***$31,847,646.17***