



Los Angeles Housing Department

LAHD

Bond Occupancy Monitoring



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LAHD Mission

To support safe and livable neighborhoods through the promotion, preservation, and development of decent and affordable housing



Multi-family Programs Monitored by LAHD

- Major Projects- various funding sources, including federal HOME and CDBG money, for multifamily development (averages 20% of TDC)
- Land Use- affordable housing covenants required due to land use concessions - e.g. density bonus, height, parking, etc.
- Earthquake- HUD disaster recovery funds issued after '94 Northridge EQ
- Neighborhood Preservation Program (NPP)- rehab loans
- Bond- LAHD has authority to issue tax-exempt revenue bonds
- HOPWA and NSP (Housing Opportunities for Persons with HIV/AIDS, Neighborhood Stabilization Program)



LAHD Bond Program

- Monitor 3,000+ units in 185 buildings - with and without Housing Assistance Payments (HAP)
- Earliest Bond issuance is from 1984
- Many Bond projects also have other LAHD loans or Land Use Covenants
- LAHD's Bond monitoring ceases after
 - Minimum of 15 years after the date on which 50% of the units are first occupied and BONDS ARE PAID
 - More than 15 years - until Bonds are not paid
- LAHD is determining whether and how we will continue to monitor Bond projects for the full 55 years.



Bond Monitoring Documents

- Quarterly collect:
 - Certificate of Continuing Compliance
 - Bond Program Report (lists restricted unit occupants)
 - Rent Roll (collected for Bond-HAP)
 - ❖ LAHD is in the process of eliminating quarterly monitoring and will convert to an annual reporting system for all Bond Projects
- Annually collect (for Bond non-HAP):
 - Income Computation and Certification (ICC)
 - Proof of income/assets
 - ❖ LAHD is also in the process of reviewing projects with multiple funding sources to eliminate duplicate reporting, to the extent possible.



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LAHD Non-Compliance/ Business Policy

- To secure new LAHD commitments, all projects by same owner/developer must be in compliance with Occupancy Monitoring requirements
- This also applies to Bond issuances
- Non-Compliance is often due to a disconnect between the development and property management operations
- LAHD will begin a formal program to bring non-compliant bond projects into compliance after the 1st of the year
- Enforcing NBP has created opportunities for greater collaboration between LAHD units



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LAHD Bond Projects

New Dana Town Homes—116 Units



425 N. Wilmington Blvd
LA, 90744

- Completed April 2008
- TDC \$27.6 Million
- Bond \$8.4 Million
- LAHD Trust Fund \$770K
- XX Bond Units @ %AMI
- 56 HOME Units



Harbor Towers – 180 Units



**340 S. Mesa St.
LA, 90731**

- Completed December 2008
- TDC \$28 Million
- Bond \$13.2 Million
- 72 Bond Units @ 60%AMI



Asbury Apartments - 97 Units



2501-2505 W. 6th St.
LA, 90057

- Completed November 2005
- TDC \$11.9 Million
- Bond \$5.6 Million
- LAHD Trust Fund \$3 Million
- 20 Bond Units @ 50%AMI
- 47 HOME Units
- XX Market Rate Units



Mac Arthur Park Tower – 183 Units



**450 S. Grand View St.
LA, 90057**

- Completed December 2008
- TDC \$29.3 Million
- Bond \$13.9 Million
- 73 Bond Units @ 60%AMI



Closing Thoughts...

- You now have an overview of LAHD's Bond monitoring
- And that we are continue to improve the process
- It is do-able for you, too
- By “piggy-backing” efforts within the LAHD, we have achieved greater levels of compliance
- Next year, the LAHD will focus resources to bring projects back into OM compliance