

Communication from Public

Name: AHLU Incumbent Staff

Date Submitted: 05/18/2026 12:01 PM

Council File No: 12-1549-S27

Comments for Public Posting: Please accept these statements as the comments of the Incumbent Staff of the Affordable Housing Liaison Unit ("AHLU"). Please also see the proposed friendly amendment, attached, to avoid lay-offs of the incumbent AHLU Staff.

TO: Los Angeles City Council

FROM: Affordable Housing Liaison Unit (AHLU), Incumbent Staff

RE: Proposed Friendly Amendment to Council File 12-1549-S27 (Item 11)

DATE: May 19, 2026

Please find included the following items submitted for public comment for the May 19, 2026 City Council Meeting, Item 11 - regarding C.F. 12-1549-S27: (a) Talking Points; (b) Draft Proposed Friendly Amendment to C.F. 12-1549-S27; (c) Highlighted CAO Budget Memo No. 102 re: Transfer of AHLU to LAHD, dated May 8, 2024; (d) Highlighted Instruction 4 - CF 21-0658-S1.

TALKING POINTS

Members of City Council:

- My name is Andre Perry.
- I am the Team Lead for the Affordable Housing Liaison Unit, or “AHLU”.
- I am the founding member of AHLU. Previously, I led the City’s Proposition HHH \$1.2 Billion dollar program that generated over 8,400 units of permanent affordable housing in each Council District over the last 10 years.
- Over the last 4 years, AHLU has fostered relationships with over 400 developers, contractors, consultants, and countless City Staff in the effort of streamlining affordable housing production.
- AHLU has streamlined over 7,000 units of 100% permanent affordable housing in over 140 projects.
- Today’s CAO Report (C.F. 12-1549-S27) does not mention that the approval to transfer AHLU automatically triggers layoffs for existing AHLU staff, regardless of where the transfer is made.
- These automatic lay-offs were first reported in the CAO Budget Memo Number 102, dated May 8, 2024.
- The layoffs are triggered because AHLU staff are exempt employees, not enjoying Civil Service status.
- If this Committee sees fit to transfer AHLU, the existing AHLU staff requests a friendly amendment to the report include that (a) makes the approval conditioned on preserving existing incumbent AHLU Staff employment, post transfer; (b) preserves AHLU pay-scale at the current CAO pay scale AHLU staff would enjoy along with its CAO colleagues post cost-of-living adjustments due to occur in July 2026, along with the full vacation benefits and accrual schedule that it currently enjoys and would accrue if it remains in the Office of the CAO; and (c) existing AHLU Staff be converted to civil service status, to avoid layoffs triggered by unit relocations. (**See Attachment A**).

- Benefits of the proposed amendment are:
 - It supports the City's "no layoff" budget for FY 2026-27, which the Mayor proposed.
 - It allows the City to leverage AHLU's existing relationships to continue growing affordable housing in the City.
 - Keeps the City on track for producing over 19,000 PSH Units and beds in compliance with the City's LA Alliance Settlement Agreement Plan (ASAP).
- Approval of the CAO Report without the proposed friendly amendment would result in the immediate dismissal of incumbent AHLU Staff post full Council approval. **(See Attachment B).**
- Maintaining the incumbent AHLU staff continues the critical and collaborative work of servicing affordable housing developers, with the Mayor's Office and the City's twelve (12) Development Services Departments. **(See Attachment C).**
- The proposed amendment has no fiscal impact, as AHLU is currently not funded from the general fund.
- We are available for any additional questions from the City Council.

Thank you.

AHLU, Incumbent Staff

ATTACHMENTS:

- A. DRAFT- Friendly Amendment to C.F. 12-1549-S27.
- B. HIGHLIGHTED - CAO Budget Memo No. 102 re: Automatic Lay-Off of Incumbent AHLU Staff If Transfer of AHLU to LAHD, dated May 8, 2024
- C. HIGHLIGHTED - Motion C.F. 21-0658-S1

ATTACHMENT A

DRAFT

PROPOSED FRIENDLY AMENDMENT

- If this Committee sees fit to transfer AHLU, the existing AHLU staff requests a friendly amendment to the report include that:
 - a. makes the approval conditioned on preserving existing incumbent AHLU Staff employment, post transfer;
 - b. preserves AHLU pay-scale at the current CAO pay scale AHLU staff would enjoy along with its CAO colleagues post cost-of-living adjustments due to occur in July 2026, along with the full vacation benefits and accrual schedule that it currently enjoys and would accrue if it remains in the Office of the CAO; and
 - c. existing AHLU Staff be converted to civil service status, to avoid layoffs triggered by unit relocations.


- Benefits of the proposed amendment are:
 - a. It supports the City's "no layoff" budget for FY 2026-27, which the Mayor proposed.
 - b. It allows the City to leverage AHLU's existing relationships to continue growing affordable housing in the City.
 - c. Keeps the City on track for producing over 19,000 PSH Units and beds in compliance with the City's LA Alliance Settlement Agreement Plan (ASAP).

ATTACHMENT B

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: May 08, 2024

To: Budget, Finance and Innovation Committee

From: Matthew W. Szabo, City Administrative Officer 

Subject: **CITY ADMINISTRATIVE OFFICER – AFFORDABLE HOUSING LIAISON UNIT**

APPLICABLE BUDGET THEMES:

- Fulfills legal obligations
- Improves accessibility requirements
- Supports public safety
- Above themes do not apply

RECOMMENDATION

This Office **does not recommend** moving the three positions that comprise the Affordable Housing Liaison Unit from this Office to the Housing Department, and recommends to note and file this report.

DISCUSSION

The Budget, Finance and Innovation Committee requested this Office to report on moving the Affordable Housing Liaison Unit (AHLU) function and positions from the Office of the City Administrative Officer (CAO) to the Housing Department. The 2024-25 Proposed Budget does not contain funding or positions allocated for the AHLU, as this function is funded off-budget. Position authority for these positions is authorized annually in the Personnel Authority Resolution Section C, and grant funding is provided on an interim basis from the Homeless Housing, Assistance and Prevention (HHAP) Grant.

The AHLU was created within the CAO in December 2022 with three positions consisting of one Senior Management Analyst II, one Principal Project Coordinator, and one Senior Project Coordinator (C.F. 21-0658). These positions provide project management services to streamline the development process for affordable housing projects and act as a liaison between City departments that provide related development services.

At the time the positions were authorized, there was consideration given to the appropriate department within which to authorize the AHLU. Given the CAO's dual reporting relationship to both the Mayor and Council, it was recommended to add the positions within this Office, as these positions were intended to institutionalize the existing coordination previously provided by the Mayor's Office. Additionally, the CAO, unlike the Housing Department, does not have direct responsibility in the funding, permitting, or occupancy monitoring of affordable housing projects.

Therefore, it is more appropriate for an impartial Office, such as the CAO, to coordinate with the affordable housing development community, as well as the various City development services departments. Finally, the three positions are also currently filled and exempted from Civil Service. If these positions were to be added within the Housing Department, it would require new Civil Service exemptions be approved within the Housing Department by the Civil Service Commission and City Council or it would trigger the layoff of the incumbent employees. For these reasons, it is recommended that the three AHLU positions remain within the CAO.

Below are some duties and accomplishments of the AHLU in 2023-24:

- Collaborates with Mayor's Office Executive Directive 1 (ED1) Team.
 - Meets weekly with the Mayor's Office to discuss issues and concerns with the affordable housing portfolio in the City.
- Provided developer concierge services to 66 projects across 12 Council districts, representing 4,624 new affordable, deed restricted units.
- Developed an online portal pilot program where private property owners can indicate their interest in selling or leasing their property to the City for either permanent affordable housing or interim housing (C.F. 23-1206).
- Acts as a liaison to City development service departments:
 - Meets semi-monthly with each of the City's development service departments (once a month with the General Managers, and once a month with key staff overseeing permitting and entitlements) and the Mayor's Office ED1 Team.
 - Created the Finance Tab to the Affordable Housing Tracking System, a component of BuildLA.
 - Drafted revisions to the Asset Evaluation Framework (C.F. 12-1549-S3).
 - Provides support for the Affordable Housing Opportunity Sites (C.F. 16-0600-S145).

FISCAL IMPACT STATEMENT

The AHLU is funded off-budget, and therefore there is no impact to the 2024-25 budget associated with the three positions currently authorized within the CAO for this function. The positions will continue to be authorized and funded off-budget.

FINANCIAL POLICY COMPLIANCE

The recommendation in this report complies with the City's Financial Policies.

MWS:MAV:11240110

Question No. 543

ATTACHMENT C

HOUSING & HOMELESSNESS

MOTION

PERSONNEL AND HIRING

On December 10, 2022, Council approved resources for a strategic plan to streamline 100 percent deed-restricted affordable housing projects. To this end, the Council approved the creation of a new Affordable Housing Liaison Unit (AHLU) and authorized three positions for this work within the CAO (CF 21-0658). The purpose of the unit was to institutionalize this concierge service for 100 percent affordable housing projects to expedite and prevent delays in the development process, identify and remove barriers to development services process, and provide technical assistance to developers on the City's permitting process and building requirements.

The AHLU has worked collaboratively with our City's Development Services Departments and affordable housing developers to permit over 7,000 units of affordable housing projects within approximately 140 affordable development projects. Additionally, AHLU has assisted in various other permit streamlining initiatives working with other city departments.

Since the AHLU was initially grant funded, Charter Section 1001(d)(4) provides such positions to be exempted for an initial authorization not to exceed three years. As such, the AHLU's staffing authorization expires April 1, 2026. Currently, AHLU is funded through a HHAP grant, and there is funding for an additional year beyond AHLU's authorization expiration. This valuable service needs to continue, so it is incumbent upon the city to extend the staffing authorization and find gap funding for any portion of the timeline that is currently unfunded.

I THEREFORE MOVE that the Council reauthorize and extend the Affordable Housing Liaison Unit (AHLU) and the three positions initially authorized pursuant to Council File 21- 0658 for an additional year past the current authorization, through April 30, 2027, and utilize the remaining allocated funding allocated to the unit.

I FURTHER MOVE that the Council instruct the CAO to identify resources to fund additional extensions of the AHLU to ensure the longevity of the program. Funding sources to explore may include, but are not limited to, current and future HHAP, Measure A - Technical Assistance and/or Admin categories, and other grants.

I FURTHER MOVE that the CLA, with the assistance of the Planning Department, the Housing Department, and the AHLU, evaluate the strategic congruence of the AHLU within the CAO's office, and report back with those findings and any other recommendations regarding alternative options for a permanent placement within a department for the AHLU.

I FURTHER MOVE THAT the CAO direct the AHLU to report to the City Council on a quarterly basis on its work, including but not limited to: the number and type of projects assisted; average time saved in permitting or entitlement processing; identification of recurring bottlenecks across departments; number of units completed and in pipeline; completed and pipeline units by community plan area and council district; and recommendations for additional legislative or administrative actions to expedite 100 percent affordable housing projects.

PRESENTED BY: Monica Rodriguez
MONICA RODRIGUEZ
Councilwoman, 7th District

PRESENTED BY: Nithya Raman
NITHYA RAMAN
Councilmember, 4th District

Handwritten signature: Matt Anderson for Monica

SECONDED BY: Adrin Nazarian
ADRIN NAZARIAN
Councilmember, 2nd District

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