

City of Los Angeles

Tiena Johnson Hall, General Manager  
Tricia Keane, Executive Officer

Anna E. Ortega, Assistant General Manager  
Luz C. Santiago, Assistant General Manager  
Craig Arceneaux, Acting Assistant General Manager



Karen Bass, Mayor

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

housing.lacity.gov

May 22, 2025

Council File: 17-0274  
Council Districts: Citywide  
Contact Persons: Hannah Levien: (213) 458-6068  
Craig Arceneaux: (213) 808-8967

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 the Los Angeles Housing Department (LAHD) present an annual report on the receipts and uses of the AHLF. It also requires that LAHD establish an oversight committee for the Fund, which shall provide opportunity for public input in the development of the annual report.

On April 17, 2025, the AHLF Oversight Committee (OC) heard LAHD's report to discuss the AHLF fund balances, programmatic performance, and administrative recommendations based on the adopted budget for FY 2024-25. However, due to a pending lawsuit, discussion and action on the FY 2023-24 AHLF expenditure plan have been postponed. The OC held a public hearing and approved the April 17, 2025 report's Recommendations and Controller Instructions, as amended below.

**RECOMMENDATIONS**

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

A. AUTHORIZE the Controller to:

- i. Decrease \$3,000,000 from 43W723 - Rental New Construction within Fund 59T - City of LA Housing Impact Trust Fund to support FY 2024-25 appropriations previously approved by the Mayor and Council for Accessible Housing Program (AcHP) retrofits.

- ii. Decrease the appropriation accounts within Fund 59T - City of LA Housing Impact Trust Fund as follows to support FY 2024-25 appropriations previously approved by the Mayor and Council for City staff:

Account	Account Name	Amount
43S143	Housing and Community Investment	(18,393.57)
43V143	Housing and Community Investment	(294,065.67)
43W143	Los Angeles Housing Department	(927,767.33)
43Y143	Los Angeles Housing Department	(1,191,262.31)
43W299	Reimbursement of GF costs	(372,920.38)
43Y299	Reimbursement of GF costs	(536,802.72)
43V112	City Attorney	(125,581.77)
43Y112	City Attorney	(39,943.86)
43W110	City Administrative Officer	(18,923.15)
43Y110	City Administrative Officer	(14,524.00)
43W166	Personnel	(49,911.01)
43Y166	Personnel	(6,513.07)
43Y168	City Planning	(30,305.00)
43T904	Administrative Reserve	(185,167.16)
	Total:	(3,812,081.00)

- B. INSTRUCT the Los Angeles Housing Department (LAHD) to pause any future expenditures of program receipts collected in FY 2023-24 until the conclusion of the Highroad Litigation and to schedule another meeting of the Affordable Housing Linkage Fee Oversight Committee no later than July 2025;
- C. INSTRUCT LAHD to report back to the Affordable Housing Linkage Fee Oversight Committee and the Los Angeles City Council with the FY 2023-24 expenditure plan and possible alternative tier allocation structures based on highest and best use of the Linkage Fee in the context of all LAHD capital funding sources when the Highroad Litigation has concluded; and,
- D. 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**

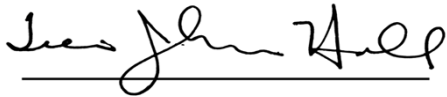
### **SUMMARY OF AHLF OC AMENDMENTS TO THE APRIL 17, 2025 REPORT DISCUSSED AT THE APRIL 17, 2025 MEETING:**

1. The OC requested that the LAHD schedule another meeting of the Committee at the conclusion of the Highroad litigation, no later than July 2025.
2. The OC requested that the LAHD report back to the Committee with a reevaluation of the tier allocation structure in light of new funding sources within LAHD, namely United to House LA. LAHD proposed to review this internally to determine the “highest-and-best-use” of the Linkage Fee funds and will share this analysis at the next Committee meeting.

## **FISCAL IMPACT**

There is no impact to the General Fund.

Approved By:



TIENA JOHNSON HALL  
General Manager  
Los Angeles Housing Department

ATTACHMENT:

Affordable Housing Linkage Fee Report 04-17-2025

City of Los Angeles

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**INTER-DEPARTMENTAL MEMORANDUM**

TO: AFFORDABLE HOUSING LINKAGE FEE OVERSIGHT COMMITTEE

FROM: TIENA JOHNSON HALL, GENERAL MANAGER

DATE: APRIL 17, 2025

**REGARDING: UPDATE AND RELEVANT RECOMMENDATIONS REGARDING THE FY 2023-24 AFFORDABLE HOUSING LINKAGE FEE REVENUE**

On December 13, 2017, the Los Angeles City Council adopted the Affordable Housing Linkage Fee (AHLF) Ordinance (C.F. No. 17-0274), which amends Chapter II of the Los Angeles Municipal Code. Effective July 1, 2024, an adjustment to the Ordinance places a fee on residential development ranging from \$1.25 to \$22.53 per square foot, depending on the market area, and non-residential developments ranging from \$3.75 to \$6.25 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 for the City. The Ordinance also stipulates various exemptions and deductions based on project characteristics.

The Housing Impact Trust Fund Linkage Fee (HITF, Fund 59T) receipts collected from July 1, 2023 through June 30, 2024 total \$34,896,521. The AHLF funds are held in an interest-bearing account and as of June 30, 2024, \$2,403,394.56 had been collected from Interest Income, which is combined with Program Income to be distributed towards the tiered allocations (inclusive of both program and admin funds). As a note, this program generates income through the interest rates on the loans (interest income), and loan repayments on the loans (program income)

As done annually through the budget process, the Mayor and Council approved funding from Linkage Fee revenue for administrative costs for various departments (Los Angeles Housing Department (LAHD), City Attorney, Personnel, City Administrative Officer, and Controller's Office) for FY 2024-25. In addition, the Mayor and Council approved \$3 million from Linkage Fee revenue for Accessible Housing retrofits in FY 2024-25. To ensure that the FY 2024-25 appropriations are not funded by Linkage Fee receipts collected from July 1, 2023 through June 30, 2024, LAHD is recommending Controller instructions (instruction I.A. for AcHP retrofits and instruction I.B for City staff costs) to use savings from prior year accounts to fund approved expenditures for FY 2024-25.

## 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. AUTHORIZE the City Controller to:

- A. Decrease \$3,000,000 from 43W723 - Rental New Construction within Fund 59T - City of LA Housing Impact Trust Fund to support FY 2024-25 appropriations previously approved by the Mayor and Council for AcHP retrofits.
- B. Decrease the appropriation accounts within Fund 59T - City of LA Housing Impact Trust Fund as follows to support FY 2024-25 appropriations previously approved by the Mayor and Council for City staff:

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43Y166	Personnel	(6,513.07)
43Y168	City Planning	(30,305.00)
43T904	Administrative Reserve	(185,167.16)
	Total:	(3,812,081.00)

- II. INSTRUCT the Los Angeles Housing Department to pause any future expenditures of program receipts collected in FY 2023-24 until the conclusion of the Highroad Litigation.
- III. INSTRUCT the Los Angeles Housing Department to report back to the Linkage Fee Oversight Committee and the Los Angeles City Council with the FY 2023-24 expenditure plan when the Highroad Litigation has concluded.

- IV. 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

Although receipts and interest were collected in FY 2023-24 as detailed above, the Los Angeles Housing Department has not recommended an expenditure plan at this time due to a pending Linkage Fee lawsuit described in the section below. As such, the Department finds it most fiscally prudent to withhold spending any of the Linkage Fee dollars from FY 2023-24 until the amount of funds owed to the plaintiff has been negotiated in a court of law. While the City may prove successful in trial, if they're not, LAHD will need to borrow funds from elsewhere to backfill the losses. This does not preclude the Department from expending funds approved in prior expenditure plan years approved by the Linkage Fee Oversight Committee and the Los Angeles City Council.

### Pending Linkage Fee Lawsuit

Pending litigation will determine whether the City lawfully imposed linkage fees on approximately 629 developments, and must refund those fees, in the Los Angeles County Superior Court, *The Highroad, LLC v. City of Los Angeles et al.*, Case No. 21STCV37436 (consolidated with Case No. 23STCV24554).

A plaintiff limited liability company, The Highroad, LLC ("Highroad"), identified 629 circumstances in which the City had imposed linkage fees, and arranged with the persons or entities who paid or owed linkage fees pursuant to assign to Highroad their rights to challenge the legality of the linkage fees and to seek refunds. Highroad then filed suit to challenge the linkage fees and seek refunds, for itself, of close to \$16 million in fees paid or owed by parties who purportedly assigned their claims to Highroad.

The Superior Court ruled that the City had not complied with the Mitigation Fee Act with respect to one type of residential development—additions to, or replacement of, single family homes resulting in net increase of 1,501 square feet or more (SFH), , and set a damages trial for August 4, 2025, regarding the refund amounts. The parties had not yet litigated whether each of the properties assigned to Highroad falls into this category of residential development.

The City filed a motion for a court order barring Highroad from recovering any refunds, including without limitation on the grounds that, Highroad, as a third party who did not itself pay any fees, lacks any right to refunds as a matter of statutory and common law, irrespective of the purported assignments.

After the Superior Court resolves Highroad's claims for refunds - including as to its claimed entitlement to refunds and the amount thereof, if any, which is set for trial on August 4, 2025 - and enters judgment, rights to appeal will be triggered.

If the City were to prevail, Highroad could then appeal. If Highroad were to prevail, the City could appeal. If the Court were to issue a split decision (e.g., refunds awarded, but for less than claimed by Highroad), the City and Highroad could each appeal. The appeals process typically takes approximately 18 months.

On March 20, 2025, the Court granted the City's motion, ruling that irrespective of the Court's order declaring the linkage fees to have been unlawfully imposed, and irrespective of the purported assignment of the refund claims, Highroad may not recover refunds. The Court also vacated the August 4, 2025 date for the damages trial.

Highroad has responded by filing a motion for reconsideration, requesting the Court to either to reverse its March 20, 2025 order, or to allow Highroad to file an amended complaint that adds the parties who paid the fees as plaintiffs. That motion, which the City will oppose, has been set for May 29, 2025.

In the meantime, the City has not been enjoined from continuing to collect linkage fees. Whether the City should spend the fees collected while the suit is pending is, for the most part, a policy question, as the City has the right to continue spending but may be liable for refunds, depending upon the final outcome of the litigation (after exhaustion of appellate court proceedings, if any).

### AHLF Revenue Analysis

The data revenue table and citywide map in the appendix provide a detailed overview of the revenue by building type, council district, and market type, based on an analysis of revenues from July 1, 2023 through June 30, 2024. Highlights include:

- The majority of the AHLF revenue collected is attributed to building permits for new commercial developments in Low and Medium Market areas. Overall, one- or two-family dwellings constitute 88% of all projects subject to the Linkage Fee, however, commercial developments constitute 60% of all revenue collected.
- Although commercial developments contribute the most to the Linkage Fee revenue, these projects comprise the smallest percentage of total Linkage Fee projects during the analysis period. Only 5% of the total projects (49) are commercial, and 7% of total projects (63) are multi-family contributing to the Linkage Fee during the period of analysis.

LAHD's analysis also included an examination of specific Linkage Fee implementation and revenue activity by Council District:

- Council Districts 10 and 3 generate the largest AHLF revenue amount in the City, predominantly located in Residential Medium Market Areas, and representing 47% of the total AHLF revenue amount combined. Council Districts 1, 8, and 12, generated the lowest amount of AHLF revenue overall (2.0%, 1.5%, and 1.2% respectively).
- The average Linkage Fee revenue was \$42,833 across the project types. CD 3 had the highest average revenue per project (\$324,597) while CD 8 had the lowest average revenue per project (\$7,377). However, CD 13 had the largest number of total projects (12%) subject to the linkage fee.
- The majority of one- or two-family home and multi-family construction is occurring in Low and Medium Market Areas (i.e. CDs 2, 6, and 8) but these projects yield lower revenue than projects in High Market Areas. This is due to discrepancies in impact fees across project types. The impact fee is \$10.02, \$12.52, \$15.02, and \$22.53 per square foot in Low, Medium, Medium-High, and High Market areas for single-family and six or more units in residential projects.

### Policy Studies

L.A. Department of City Planning (DCP) initiated the Inclusionary Zoning Study and Market Analysis Tasks in 2023. The market study will inform updates to the AHLF Market Area maps, anticipated to be presented to City Council in early 2025. These maps will also determine the market-based affordability requirements in the Mixed-Income Incentive Program, a component of the City's Regional Housing Needs Assessment (RHNA) Rezoning Program, slated for effectuation in early 2025. The Inclusionary Zoning Study has been initiated and is anticipated to begin in earnest following the adoption of the rezoning ordinances.

Use of Administrative Allocation and Other Actions Approved through FY 2024-25 Budget

The approved AHLF resolution allows up to 15% of the AHLF receipts to be used to cover eligible administrative costs as approved within the City’s budget. As part of the FY 2024-25 budget approval, the Mayor and Council appropriated approximately \$6.8 million in Linkage Fee funding for Fiscal Year

2024-25 for eligible staffing and accessible housing retrofits. As mentioned above, the accessible housing retrofits account for \$3M of the Linkage Fee funds appropriated as part of the budget process. However, they represent construction cost overruns and therefore the action is effectuated in Recommendation I.A of this report, where the Council-requested earmark is pulled from a previous year’s tier allocation for Rental - New Construction.

Staff funded through the annual budget process is needed to continue implementing Linkage Fee programs approved through prior years’ Expenditure Plans. In other words, while the Department has not recommended a new expenditure plan for approval including program receipts from FY 2023-24, staff continue to work on program delivery for previously approved expenditure plans.

Through the annual budget process, the Mayor and Council approve funding for staff completing tasks related to Linkage Fee programs, regardless of prior year revenue and upcoming Expenditure Plans. These staff take responsibility for various types of work including but not limited to underwriting loans and monitoring construction of projects funded by prior years’ Linkage Fee allocations, accounting staff monitoring drawdowns and payments from prior year allocations, systems staff developing programs used to monitor linkage fee projects, and staff performing other administrative tasks related to prior years’ allocations.

To fund FY 2024-25 staff costs for implementing prior years’ Expenditure Plans, the Department will use savings in various administrative accounts from prior years, which is effectuated in Recommendation I.B of this report. Administrative savings from prior years is a result of staff working on projects that are funded by other funding sources instead of Linkage Fee revenue, such as projects funded by HHH, HUD HOME, and SB 2 (PHLA) funds. Additionally, in earlier Linkage Fee Expenditure Plan years when programs were just being implemented, LAHD did not anticipate needing the full 15% administrative allocation and the balance was appropriated into Administrative Reserve accounts for administrative needs in future years.

Program Performance & Current Program Balances

It is important to note that the year-to-date balance in the far right column in each table only includes funds approved in expenditure plans up to FY 2022-2023. These balances are not inclusive of revenue collected during FY 2023-2024 since an expenditure plan for those funds has not yet been approved due to the pending litigation.

***Moderate-Income Homeownership***

During the past fiscal year, LAHD utilized the state Senate Bill 2, Permanent Local Housing Allocation (PLHA) Year 2 program funds for the MIPA Program to ensure that those funds were fully expended by the SB2 - PLHA Year 2 expenditure deadline of April 2025. Additionally, the Linkage Fee program funds were utilized during this past fiscal year for the MIPA Program and will continue to be utilized and be fully expended this year. Note: The table below shows program performance with Linkage Fee funds only.



<b>Total Appropriation (YTD)</b>	<b>Total Expenditures (As of June 30, 2024)</b>	<b>Total Number of Loans Funded (YTD)</b>	<b>Total Household Members Assisted (YTD)</b>	<b>Committed (YTD)</b>	<b>Balance* (YTD)</b>
\$13,445,044.31	\$10,680,260.34	109	249	\$1,916,204.66	\$848,579.31

*\*The remaining balance has been budgeted for Fiscal Year 2024-2025 and is not available for reappropriation.*

### ***Low-Income Homeownership***

During the past fiscal year, LAHD utilized the federal HOME Program funds and the First Citizens Bank Community Development Grant funds for the LIPA Program to spend down those grant fund allocations given expenditure deadlines on those two funding sources. The Linkage Fee funds will be fully expended this year, especially in light of the major cut in HOME Program funds to the LIPA Program this fiscal year. Note: The table below shows program performance with Linkage Fee funds only.

<b>Total Appropriation (YTD)</b>	<b>Total Expenditures (As of June 30, 2024)</b>	<b>Total Number of Loans Funded (YTD)</b>	<b>Total Household Members Assisted (YTD)</b>	<b>Committed (YTD)</b>	<b>Balance (YTD)</b>
\$1,971,876.80	\$0.00	0	0	\$1,971,876.90	\$0.10

### ***Rental - Preservation***

The Linkage Fee amount dedicated to Rental - Preservation for FY 2023-2024 has been primarily allocated to the preservation of 106 units located at the Hillside Villas building located in Council District 1 (C.F. 21-0600-S101). The remaining balance of less than \$2M will likely be rolled into a multi-source forthcoming preservation notice of funding availability.

<b>Total Appropriation (YTD)</b>	<b>Total Expenditures (As of August 29, 2024)</b>	<b>Number of Units Preserved (YTD)</b>	<b>Committed (YTD)</b>	<b>Balance (YTD)</b>
\$16,424,173	\$14,950,000	106	\$0	\$1,474,173

*\*Total expenditures for Rental - Preservation are as of August 29, 2024.*

### ***Innovative Housing Demo - Other***

Council instructed the Housing Department to create a carve out under Council File: 17-0274 within the normal Affordable Housing Managed Pipeline (AHMP) NOFA, which will be dedicated to innovative projects which demonstrate unique financing or that may be developed more efficiently outside conventional methods. That amount of funds will be released with the rest of the AHMP funds through a SuperNOFA in the fall. This line item is separate from the \$500,000 allocated to the Innovative/ADU program.

<b>Total Appropriation (YTD)</b>	<b>Total Expenditures (As of June 30, 2024)</b>	<b>Total Number of Loans Funded (YTD)</b>	<b>Committed (YTD)</b>	<b>Balance (YTD)</b>
\$1,283,221.28	\$0	0	\$1,283,221.28	\$0

### ***Innovative Housing Demo - ADU program***

Council instructed the Housing Department to establish the “Innovative ADU” Program (CF 22-0040). A second category for Innovative Housing specific to Accessory Dwelling Units (ADU) which had previously been approved but has not been implemented due to scheduling. The allocation of Linkage Fee funds are not activated until revenue collection exceeds \$50 million in a given FY, which has not occurred yet; and amounts currently allocated towards this category were done so through separate set-asides. The \$500,000 would be used to support the program planning for a future ADU lending program once approved.

<b>Total Appropriation (YTD)</b>	<b>Total Expenditures (As of June 30, 2024)</b>	<b>Total Number of Loans Funded (YTD)</b>	<b>Committed (YTD)</b>	<b>Balance (YTD)</b>
\$500,000	\$0	0	\$0	\$500,000

### ***Rental - New Construction***

The Rental - New Construction funds are pooled together with federal and state funds to support the Department’s AHMP which produces between 250-300 supportive and affordable units annually; however, the Department did not release a NOFA in 2023 or 2024. All of the appropriations and commitments were projects from the prior AHMP NOFA years that have competitively won bond or tax credit allocations and have been internally earmarked but have not necessarily drawn down cash. The table below only shows the Linkage Fee portion of the Managed Pipeline investments year-to-date even though the funds are leveraged by other, aforementioned sources.

<b>Total Appropriation (YTD)</b>	<b>Total Expenditures (As of June 30, 2024)</b>	<b>Total Committed* (YTD)</b>	<b>Total Number of Projects Funded (YTD)</b>	<b>Total Number of Units in Linkage Fee-Funded Projects (YTD)</b>	<b>Balance (YTD)</b>
\$54,385,522	\$7,443,545.30	\$33,746,959	6	688	\$13,195,018

*\*Encumbered plus earmarked*

### **ATTACHMENTS:**

Appendices - Data Revenue Table and Map

Addendums - Affordable Housing Linkage Fee Revenue Table and Affordable Housing Linkage Fee Expenditures & Allocations Table

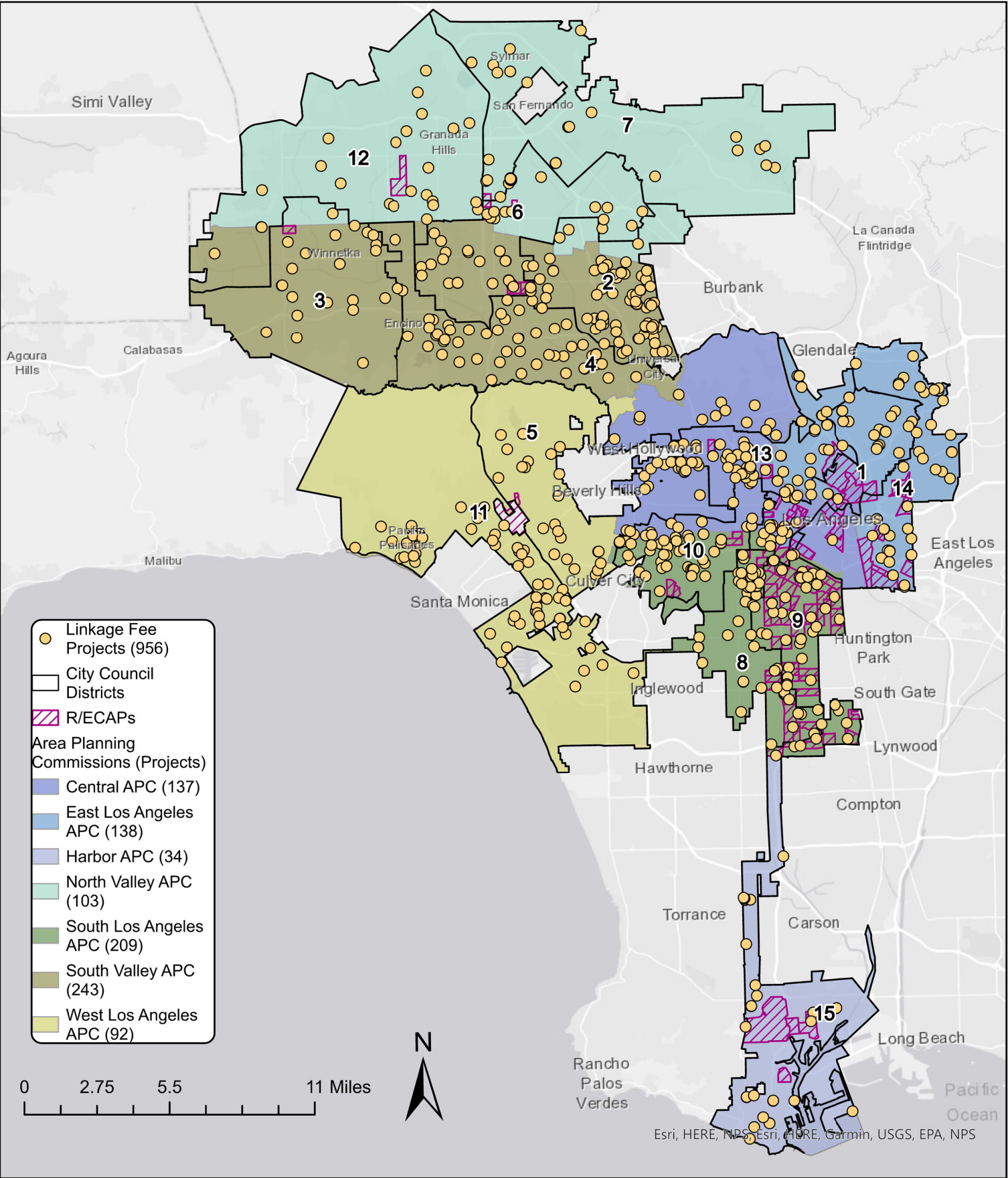
## Appendices: Data Revenue Table & Map

### Appendix A: Data Revenue Table

<b>Table 1: Summary of Project Types Subject to the Linkage Fee</b> <b>(Permits Issued between 7/1/23 and 6/30/24)</b>								
Project Type	Number of Total Projects	% of Total Projects	Total Revenue* (\$)	% of Total Revenue	Average Revenue* (\$)	Total Area (SF)	% of Total Area	Average Area (SF)
1 or 2 Family Dwellings	844	88%	13,403,547	33%	15,881	2,360,342	38.2%	2,797
Multifamily	63	7%	2,840,771	7%	45,092	271,643	4.4%	4,312
Commercial	49	5%	24,703,824	60%	504,160	3,533,080	57.3%	72,104
Total/Average	956	100%	40,948,142	100%	42,833	6,165,065	100%	6,449

\*Note: The reflected revenues are *pre-assessed amounts* at the time of permit application.

Appendix B: Map  
Linkage Fee Projects by Area Planning Commission



## ADDENDUM A

Updated as of 04/07/2025:

		Revenue Sources			
Fiscal Year	Fund	4680 - Affordable Housing Linkage Fee	4902 - Interest	4973 - Program Income General	Total Receipts
2019	59T	\$ 6,644,985.79	\$ 18,011.10	\$ -	\$ 6,662,996.89
2020	59T	\$ 17,932,456.69	\$ 272,611.59	\$ 268.25	\$ 18,205,336.53
2021	59T	\$ 17,405,280.78	\$ 402,654.99	\$ 153.42	\$ 17,808,089.19
2022	59T	\$ 33,637,089.83	\$ 532,715.80	\$ 22,188.93	\$ 34,191,994.56
2023	59T	\$ 26,402,728.90	\$ 1,697,203.69	\$ 16,675.22	\$ 28,116,607.81
2024	59T	\$ 32,356,761.78	\$ 2,403,394.56	\$ 134,152.98	\$ 34,894,309.32
Subtotal as of FY2024:		\$ 134,379,303.77	\$ 5,326,591.73	\$ 173,438.80	
2025	59T	\$ 19,634,218.44	\$ 2,059,120.23	\$ 29,717.93	\$ 21,723,056.60
Cumulative to Date:		\$ 154,013,522.21	\$ 7,385,711.96	\$ 203,156.73	

## ADDENDUM B

### Expenditures and Allocations from June 7, 2019 - June 30, 2024

	Commitments	Approved Appropriations (2019-2024)	Committed (2019-2024)	Expenditures (2019-2024)	Balance	FY 2024-25 Adopted Budget	Recommendation in Report	Total Appropriations
City Admin.	City Admin Costs	\$ 13,328,785.81		\$ 7,526,268.33	\$ 5,802,517.48	\$ 3,812,081.00	\$ (3,812,081.00)	\$ 13,328,785.81
	Studies	\$ 212,195.00	\$ 38,851.30	\$ 116,523.70	\$ 56,820.00	\$ -		\$ 212,195.00
	Admin Reserve	\$ 2,185,025.84	\$ -	\$ -	\$ 2,185,025.84	\$ -		\$ 2,185,025.84
	Program Delivery Admin Costs covered under 15% Admin	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
	<i>Subtotal Admin Costs</i>	\$ 15,726,006.65	\$ 38,851.30	\$ 7,642,792.03	\$ 8,044,363.32	\$ -		\$ 15,725,919.07
	Program Delivery Admin Costs Above 15% Admin	\$ 1,104,198.61		\$ 1,104,198.61	\$ -	\$ -		\$ 1,104,198.61
Rental	Rental New Construction	\$ 54,385,522.00	\$ 33,746,959.00	\$ 7,443,545.30	\$ 13,195,017.70	N/A	\$ (3,000,000.00)	\$ 51,385,522.00
	Rental Preservation	\$ 16,424,173.00	\$ -	\$ 14,950,000.00	\$ 1,474,173.00	N/A		\$ 16,424,173.00
Homeownership	Homeownership MIPA	\$ 13,445,044.31	\$ 1,916,204.66	\$ 10,680,260.34	\$ 848,579.31	N/A		\$ 13,445,044.31
	Homeownership LIPA	\$ 1,971,876.80	\$ 1,971,876.90	\$ -	\$ (0.10)	N/A		\$ 1,971,876.80
Innovative Housing	Innovative Housing Demo - ADU	\$ 500,000.00	\$ -	\$ -	\$ 500,000.00	N/A		\$ 500,000.00
	Innovative Housing Demo - Others	\$ 1,283,221.28	\$ -	\$ -	\$ 1,283,221.28	N/A		\$ 1,283,221.28
FY 2024-25	Accessible Housing Program	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000.00		\$ 3,000,000.00
	<b>Totals:</b>	<b>\$ 104,840,042.65</b>	<b>\$ 37,673,891.86</b>	<b>\$ 41,820,796.28</b>	<b>\$ 25,345,354.51</b>	<b>\$ 6,812,081.00</b>	<b>\$ (6,812,081.00)</b>	<b>\$ 104,840,042.65</b>