

Communication from Public

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Comments for Public Posting: Honorable Chair Padilla, Vice-Chair Jurado, and Committee Members: I support the goal of Homes for LA Round 2: to create and preserve affordable housing and prevent homelessness. But I ask you to strengthen transparency and accountability so this historic \$466.6 million investment delivers the public good it promises. History shows what happens when oversight is weakened. LAHSA underspent its budget by \$108 million** in FY 2024-25. HUD moved to suspend LAHSA from federal funding in June 2026, citing fraud and mismanagement. A federal judge blocked the suspension, but public trust was damaged. Measure ULA has roughly **\$177 million in tenant protection contracts still unsigned as of June 2026. Proposition HHH spent \$1.2 billion with slow spending and limited units. These are not isolated failures. They are patterns that emerge when public money flows without real-time public visibility. This NOFA proposes **\$466,575,674.71**. Round 1 authorized \$393.9 million and awarded \$360.9 million to 80 projects, producing 1,288 new construction units and 3,713 preserved units. Round 2 is larger and adds new programs. The public deserves to see the math clearly. The transmittal asks Council to authorize the LAHD General Manager to recommend awards and take actions to “minimize the number of times a project must return to City Council.” This concentrates significant authority in one office. Without safeguards, it reduces public votes, public records, and public accountability. We cannot repeat the mistakes of the past. I respectfully ask for five specific commitments: 1. Release the delayed comprehensive ULA report before Round 2 opens. In April 2026, the Ad Hoc Committee on ULA approved \$360.97 million for 80 projects but delayed a comprehensive report on ULA revenues, expenditures, and outcomes from April 2023 through January 2026. That report should be public before the NOFA opens on October 13. The public has a right to see what worked, what didn’t, and how many units actually served the income levels promised. 2. Explain and report on the 120% AMI allowance in the new Portfolio Preservation Program. ULA was passed to fund affordable housing and homelessness prevention. The new Portfolio Preservation Program allows units up to 120% AMI — moderate income, not low income. This is a significant shift. Please provide a written justification and a commitment to

report how many units are created at each income level, especially deeply affordable units at 30% AMI and below. 3. Attach transparency safeguards to the delegated authority to the LAHD General Manager. Require a public dashboard showing every award, amount, affordability level, and status. Require quarterly public reports on units produced, preserved, and serving each income level. Require advance notice to Council and public before awards are executed. Require an independent audit of the NOFA process. And require the General Manager to report to Council on any deviations from the NOFA criteria. 4. Report on the \$177 million in frozen tenant protection contracts.** As of June 2026, roughly **\$177 million in Measure ULA-funded tenant protection contracts remained unsigned. Voters approved that money for tenant protection. Where is it? What is the timeline for release? These funds are urgently needed now. 5. Strengthen monitoring of the ULA Operating Assistance Program. Round 2 doubles the subsidy from \$4,000 to **\$7,500 per unit** and changes it from a non-forgivable loan to a forgivable loan. This is a material increase in public risk. Please require annual public reporting on whether these projects actually stabilize, including cash flow, reserves, and outcomes for tenants. Transparent, accountable spending builds public trust. Trust builds support for future housing funding. When the public can see the math, they are more likely to support the next bond, the next tax, the next investment. Transparency is not an obstacle to housing — it is the foundation for lasting public commitment. I ask the Committee to adopt these transparency measures as conditions of approving the Round 2 NOFA. Thank you for your service and for your commitment to housing Angelenos. Respectfully submitted, Jonathan Michael Portela Jonathanportela716@outlook.com