BRAINSTORM RESULTS

Identified Priority Areas

- New Construction of Affordable Housing (LACAHSA PPO)
- Preservation of Affordable Housing and Workforce Housing
- Compliance Monitoring
- Homeownership
- Increase Funding – Impact Funds and other alternative sources of funding
- Tax Default Properties
- Community Development Directors Advisory Committee
- Commercial Redevelopment and the GIS maps

PPO

LACAHSA PPO - New Construction

Task	Funding Source	Action Items	Deliverables	Lead
LACAHSA PPO New Construction	LACAHSA PPO - $5.7 million	**Predevelopment Loan Product Creation** - Sub $1.5 million loans to seed project development prior to construction phase. Loans paid back at beginning of construction	Product Guidelines, financial model, scoring, and underwriting checklist Consider funding $ limits/project	Civic Home consultants
		Construction Loan Product - (the Hawthorne/Abode project) - Soft loan product creation	Memorialize deliverables from the Hawthorne project - product guidelines, financial model, scoring, and underwriting checklist Consider funding $ limits/project	HR&A consultants/ SBRHT Staff
		Pipeline Development - Formation of a Community Development Directors Advisory Committee. Interview cities on focus areas and opportunities. Leverage GIS Mapping from Commercial Redevelopment study. Engage with development community	GIS Map of City Selected Priority Areas FY26-27 NOFA and/or RFPs for specific site(s)	SBRHT Staff and Community Development Directors (CDDs)
		APEX - Build to Own Study - Looking at existing frameworks to create housing projects that our build-to-own instead of the traditional-build to-rent	An Affordable Housing Build to Own Pilot Program	APEX and LACAHSA

Timeline

July - September	October - December	January - March	April - June
Finalize Predevelopment Loan and Construction Loan Product			
Pipeline Development - Discussion with CDDs and development community		Release NOFA and/or RFPs	Scoring and Project Selection
APEX begins Build-to-Own study		Study results published	Possible program implementation

Preservation, Workforce Housing, and Ownership

Task	Funding Source	Action Items	Deliverables	Lead
Preservation, Workforce Housing, and Ownership	PPO Flex - $1.7 million	**Preservation Loan Program** thru LACAHSA funded study in the South Bay and Gateway	Map/Inventory of At-Risk NOAH (Naturally Occurring Affordable Housing) Specific Site Feasibility Analysis with LACAHSA Guidelines Program Documents (Guidelines, financial model, RFP, etc)	HR&A consultants with LACAHSA Technical Assistance
	Impact Fund	**Increase available SBRHT Funding** thru philanthropy and regional employers (Skechers, Aerospace, Logistics, Hospitals, Sports teams..). Partnerships with stakeholder groups - Teachers' Union, Habitat for Humanity, Hospitality Workers, Entertainment Unions, Nurses, etc..	Evaluate formation of non-profit affiliated with SBRHT and SBCCOG. Establish an Affordable and Workforce Housing Impact fund	SBCCOG and SBRHT Staff
	Financial Engineering	**Develop Financial Innovations** to better pencil out preservation and workforce housing projects. Work with thought partners such as Manhattan Beach's Ethos Real Estate - a local leader in preservation work.	Financing product to help preservation and workforce development projects pencil out.	SBRHT Staff and Financial Thought Leaders
	Trust Budget	**Research Other Available Funding Programs** by meeting with Community Development Finance Institutions (CDFIs) and reviewing HCD's CalHome Program	Memorandum of available funding sources to support preservation and ownership activities	SBRHT Staff

Timeline

July - September	October - December	January - March	April - June
HR&A begins study of Preservation Program		Study results published	Possible program implementation
SBCCCOG and SBRHT Staff undertakes due diligence to create new non-profit		New Non-Profit created	New Non-Profit Board selected
SBRHT Staff investigates innovative new financial ideas		New financial product created	Possible product implementation
SBRHT Staff researched other available funding programs			

Low Income Compliance Monitoring

Task	Funding Source	Action Items	Deliverables	Lead
Compliance Monitoring for Cities	Developer Fees paid to cities	**Provide Low Income Housing Compliance Monitoring Services** for opt in cities. Develop RFP with city staffs.	RFP to seek consulting services to develop program - investigate budget, feasibility, costs, and develop operating plan	TBD Consultant
	Trust Budget	**Advocacy to LACAHSA** to include compliance and monitoring for non-Measure A funded units as an eligible use within the LACAHSA program guidelines	Finalize RFP and share with member cities to investigate who is interested in the program and how much it will cost Based on information gathered, create a memo directed at LACAHSA to include compliance and monitoring for non-Measure A funded units as eiligible use	SBRHT Staff

Timeline

July - September	October - December	January - March	April - June
SBRHT and City staff develop RFP	RFP released, consultant selected	Consultant develops plan	SBRHT solicits cities to sign on
Advocacy to LACAHSA		Bring forward changes to LACAHSA Board	

ADDITIONAL PROGRAMS

Additional Programs

Task	Funding Source	Action Items	Deliverables	Lead
Home Ownership	PPO Flex - $1.7 million	**Create** a complimentary program based of the impending LACAHSA Homeownership program, or alternatively, create our own unique program	SBRHT staff to recommend possible partnership with LACAHSA Homeownership program, or to develop own program Research on other homebuyer programs	SBRHT Staff and LACAHSA Staff
Tax Default Properties	LACAHSA PPO - $5.7 million	**Develop a Tax Default Program -** by working directly with the County of Los Angeles Treasurer and Tax	Tax Default Property Guidelines and Property List	SBRHT Staff and Tax Collector Staff
CSCDA - Bonding for Workforce Housing	CSCDA Bonds	**Create CSCDA Bonding Program in the South Bay**	Work with CSCDA and Community Development Directors to create RFP to solicit CSCDA projects	SBRHT Staff and CSCDA and CDDs

Timeline

July - September	October - December	January - March	April - June
Homeownership - evaluation of LACAHSA product	Promote LACAHSA Homeownership product in South Bay, or develop own product		
Discuss with Tax Collector on feasibility of program	Work with Community Development Directors and developers to evaluate list of properties.		Work with cities to select sites to bid on
Discuss with CSCDA on feasibility of program	Work with Community Development Directors to determine interested cities		Create RFP to solicit for CSCDA projects from developers

Other Programs: Master Leasing and Tenant Opportunity to Purchase Act (TOPA)

MOTION

Work Plan Approval

- Motion for approval of Work Plan would entail staff proceeding with Action Items and creation of Draft Deliverables (ie. Program Design, Guidelines, Memos..)

- Process will be iterative – Board will have opportunity to provide further direction

- Once program design/guidelines are approved, staff will proceed to create NOFA/RFPs for Board approval