



GATEWAY CITIES

COUNCIL OF GOVERNMENTS

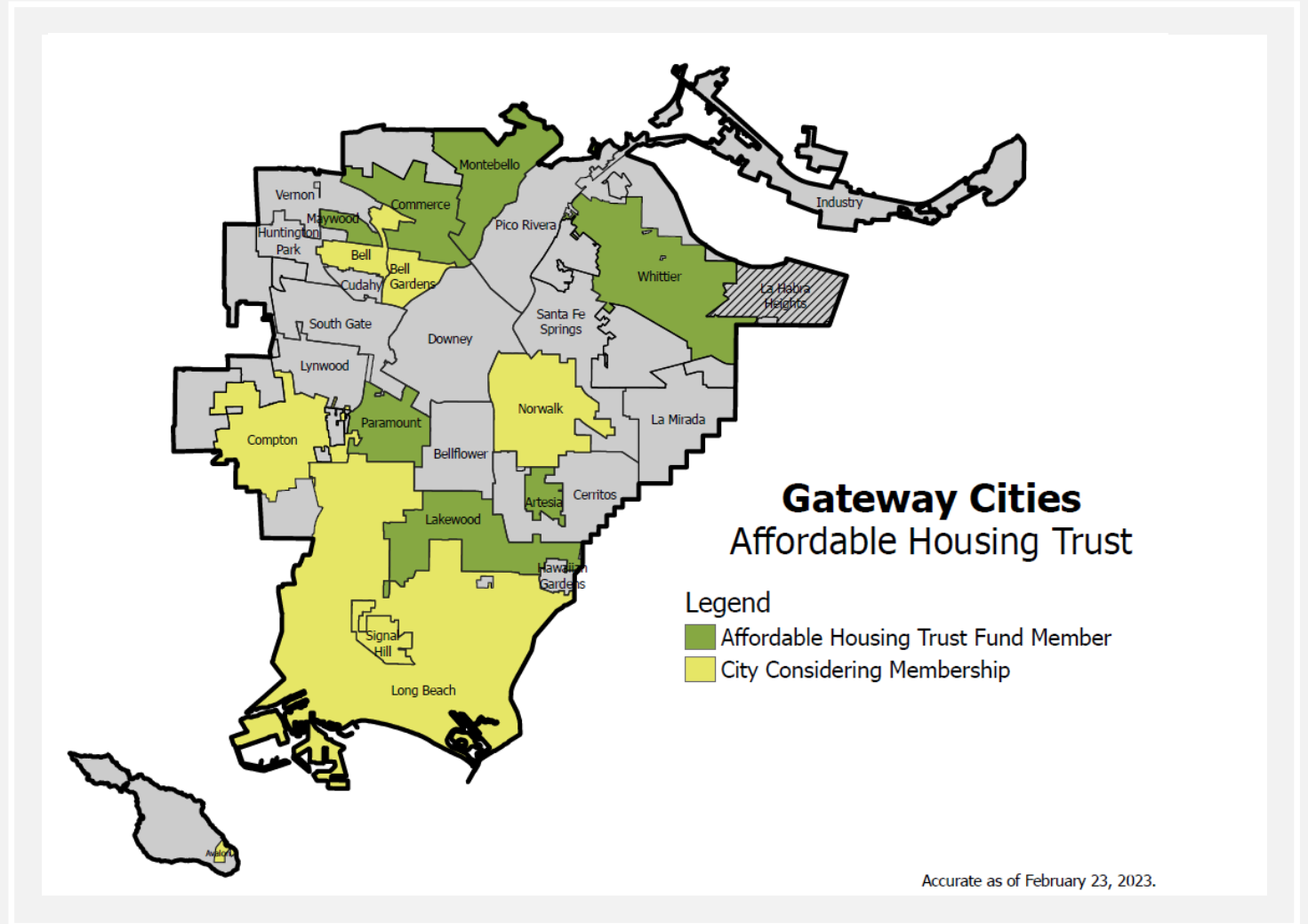
AFFORDABLE HOUSING TRUST

FORMING THE TRUST

Feasibility study completed

COG Board approved formation January 2023

Multiple cities have joined to date/are considering



**GATEWAY CITIES
AFFORDABLE
HOUSING
(LIHTC) IN THE
PAST 8 YEARS**

City	Total Units	% Total Units	Projects	Total Federal Award	Total State Award
Long Beach	2,899	48%	27	\$46,197,738	\$33,882,385
Compton	499	8%	7	\$4,737,578	\$2,508,479
Huntington Park	423	7%	5	\$3,301,409	\$2,043,080
Santa Fe Springs	421	7%	2	\$2,629,591	
South Gate	276	5%	2	\$5,699,719	\$116,685
Hawaiian Gardens	264	4%	1	\$3,790,173	
Whittier	231	4%	2	\$1,650,376	
Bellflower	144	2%	1	\$1,032,050	
Pico Rivera	132	2%	1	\$1,479,129	
La Mirada	122	2%	1	\$979,083	
Cudahy	100	2%	1	\$530,777	
South Whittier	98	2%	2	\$1,593,476	\$0
Lakewood	85	1%	1	\$558,271	
Bell Gardens	75	1%	1	\$478,910	
Signal Hill	72	1%	1	\$1,825,661	
Bell	65	1%	1	\$801,170	
Vernon	45	1%	1	\$807,053	
Avalon	38	1%	1	\$490,100	
Grand Total	5,989	100%	58	\$78,582,263	\$38,550,629

**GATEWAY CITIES
AFFORDABLE
PIPELINE
PROJECTS**

CITY	TOTAL UNITS	% UNITS	# PROJECTS
Norwalk, CA	1,120	28.43%	2
Commerce	952	24.16%	3
Montebello	320	8.12%	5
Whittier	300	7.61%	1
Long Beach	240	6.09%	4
Pico Rivera	225	5.71%	1
South Gate	125	3.17%	4
Compton	121	3.07%	6
Santa Fe Springs	120	3.05%	2
Lynwood	106	2.69%	1
Downey	100	2.54%	1
Bell Gardens	100	2.54%	1
Paramount	42	1.07%	2
Lakewood	37	0.94%	4
Bellflower	32	0.81%	1
Grand Total	3,940	100.00%	38

Pipeline Projects = Initial site control and up to the start of construction

WHAT IS A HOUSING TRUST?

Funding source to finance the preservation and production of affordable housing.

Established by state, city, or county gov'ts as a Joint Powers Authority.

Funding sources include local, state and federal money, private donations

WHAT ARE THE BENEFITS?

- The Trust provides gap funding for development of both affordable and supportive housing for populations that already exist within the community.
- Trust funding makes affordable housing projects more competitive to obtain additional funding.
- The Trust helps finance development that contributes towards the Regional Housing Needs Assessment (RHNA).
- Membership supports the Trust efforts to bring Federal, State and County dollars into the region.
- The Trust is a regional collaborative that works with other entities involved in affordable and supportive housing in the region.
- The Trust implements the deployment of funds and compliance requirements of funds thus reducing staff workload.

TRUST STUDY PROCESS

Complete Best Practices Summary

Housing Needs Assessment

Identify and Compare Proposed Developments

Formation of Trust Steering Committee

Organizational Framework (Board Composition, Bylaws & JPA)

Funding Strategy

Strategic Plan

Fundraising Strategy

Program Recommendations

TRUST CAPITAL FUNDING SOURCES

- County of LA Homeless Initiative Grant \$1,920,195 (secured, FY22)
- County of LA Homeless Initiative Grant \$1,000,000 (pledged, FY23)
- County of LA MHSA Grant \$4,000,000 (applying)
- State of CA Local Housing Trust Fund \$4,750,000 (applying/need match)
- SCAG REAP 2.0 \$7,500,000 (applying)

Additional Capital Sources:

City Unused PHLA (direct or through LACDA)

State Budget Allocation

Federal Funding Programs

LACAHSAs

Philanthropic/Foundation

“WHAT ARE THE KEY COMPONENTS OF THE PROPOSED JPA?”

The Trust can pursue all funding sources that can finance all types of affordable ownership and rental housing at all affordable income categories, dependent upon funding source criteria.

Composition of the Trust Board

- 7 Directors: Elected Officials – Appointed by GCCOG Board
- 2 Directors: Housing Experts – Appointed by City Managers Committee

Administrative Cost Contribution

POPULATION	ANNUAL ADMIN FEE
<30,000	\$7,500
30,001 to 60,000	\$15,000
60,001 to 100,000	\$32,500
>100,000	\$47,500

Withdrawal: City resolution six months prior and no reimbursement of administrative fees

COMMITTEE REVIEW & APPROVAL

- **Trust Steering Committee** consisting of Lakewood, Maywood, Whittier, Norwalk, Long Beach City Managers, COG Board President, LA County Homeless Initiative leadership, developers, and financing entities. Reviewed in detail the policy choices for Trust formation.
- **COG Homelessness Technical Advisory Committee**
- **COG Committee on Homelessness**
- **Gateway Cities City Managers**
- **City Managers Steering Committee**
- **Planning Directors Committee**
- Attendees at each of these meetings expressed unanimous support for the formation of a Trust.

TRUST TIMELINE

Jan 4th - GCCOG Board approved formation of the Trust

Jan-Mar - City Council Meetings to join the Trust

Mar - Trust Board of Director applications

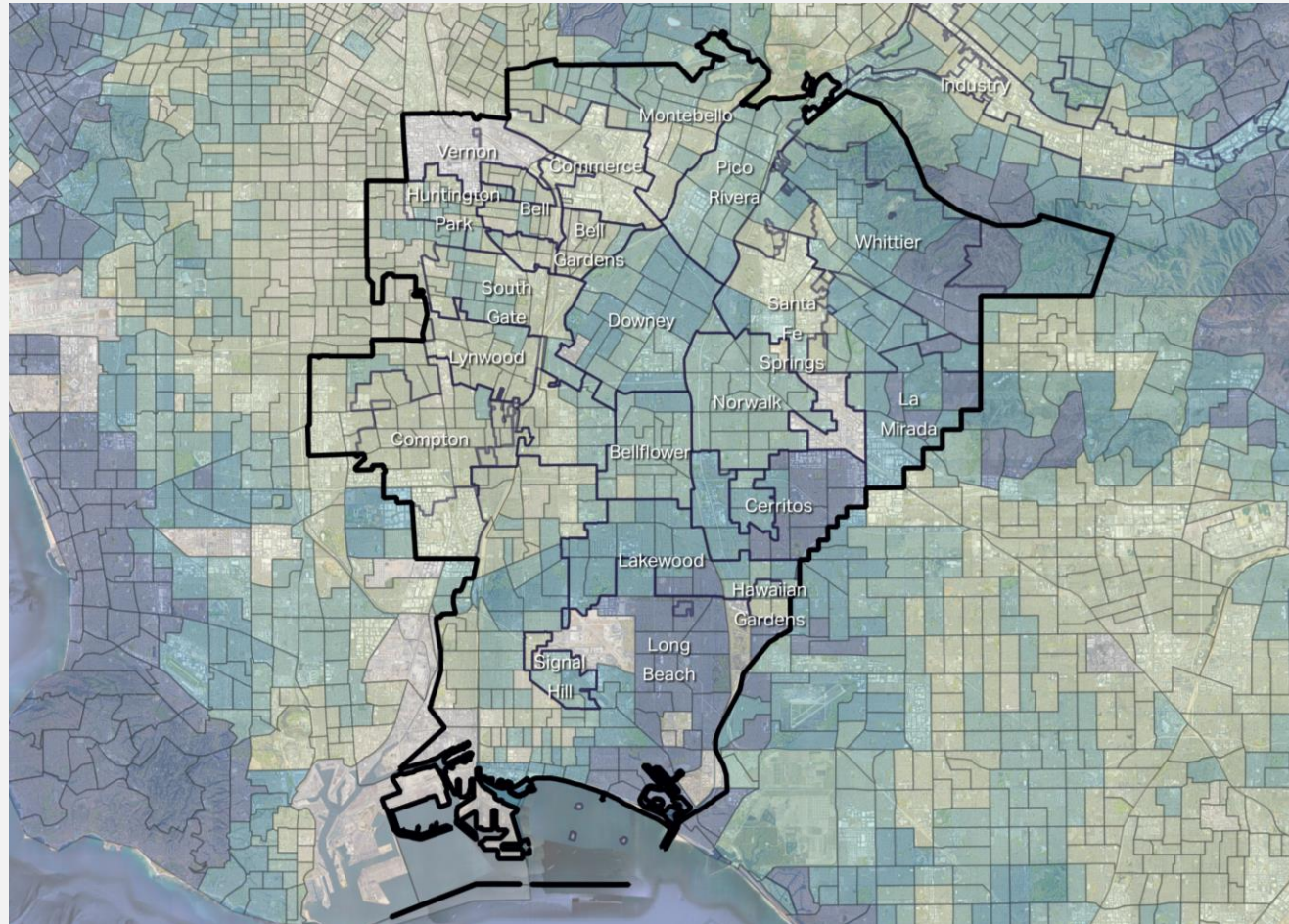
Apr 5th - GCCOG Board Mtg - appoint Trust Directors

May Gateway Cities Affordable Housing Trust – Board Mtg

COL-LAB-O-RATION

/KƏˌLABƏˈRĀSH(ə)N/

“The process of two or more entities working together to complete a task or achieve a goal.”





GATEWAY CITIES
COUNCIL OF GOVERNMENTS

Affordable Housing Trust



CONTACT INFORMATION

Melani Smith

Director of Regional
Development

Gateway Cities Council of
Governments

msmith@gatewaycog.org

213.479.0719

www.gatewaycog.org