

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing developers apply for funding through HCIDLA’s Affordable Housing Managed Pipeline (AHMP), which includes HUD grant sources. HCIDLA also manages the Affordable Housing Bond Program, which uses municipal bonds to fund affordable housing, and exercises considerable control over the allocation of the 9% Low Income Housing Tax Credit (LIHTC) allocation, the key financial leveraging source for the development of affordable housing. The leveraging of LIHTC and other sources helps ensure that projects admitted into the AHMP can be successfully financed and completed. In addition to projects receiving funding commitments, projects funded in prior years are completed and become ready for occupancy during the program year. Please note the categories in Table 10 are not mutually exclusive, for example, a special needs household may also be homeless. No data for special needs housing is submitted for Year 3 of this 2018-22 period, however, future projects may include units for elderly persons, persons living with HIV, or other special needs populations. Additionally, goals are based on the number of housing units expected to be completed and ready for occupancy.

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	300
Non-Homeless	500
Special-Needs	0
Total	800

Table 10 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	800
Rehab of Existing Units	279
Acquisition of Existing Units	73
Total	1,152

Discussion

For the *Production of New Units*, HCIDLA estimates that 800 new units of supportive housing or other affordable rental housing financed with HOME, CDBG and/or HOPWA prior year resources will be completed and ready for occupancy. *Rehab of Existing Units* includes 244 homeowner units through the Single-Family Rehabilitation-Handyman Program, and 35 rental units through the Lead Hazard Remediation and Urgent

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Repair Programs. The Lead Hazard Remediation Program was also awarded other grant funds through HUD's Office of Lead Hazard Control and Healthy Homes, and will rehabilitate additional housing units through that program. The number of first-time homebuyer households to be assisted is proposed at 73 for the *Acquisition of Existing Units*.

Housing Central Command

In partnership, the leaders of Los Angeles, including the Mayor, the County Executive, LAHSA, HACLA, Los Angeles Community Development Authority, County Department of Health Services, County Department of Mental Health and the U.S. Department of Veterans Affairs launched a rapid response effort in December 2019. This crisis response approach builds on procedures developed in Houston, TX, after Hurricane Harvey and North Carolina after Hurricane Florence.

Housing Central Command (HCC) has been created to develop a real-time supportive housing inventory and utilization management process that strives to:

1. Efficiently identify and prioritize people with the greatest need for PSH,
2. Calibrate real-time solutions, and
3. Effectively account for movement through the rehousing process regardless of funding source.

HCC provides real-time awareness of LA's supportive housing portfolio across all jurisdictions and funding streams, including how many homes are available, which are vacant, and how quickly the thousands of case managers, providers and partners are moving people into them. Multiple funding streams, cities, Continuums of Care, and housing authorities in LA prevent any one entity from achieving visibility across the homeless response system, much less comprehensive management. HCC lets people work together across many jurisdictions and is expected to increase visibility and improve speed and effectiveness in housing people experiencing homelessness.

Accessible Units

All multifamily properties with HCIDLA regulatory agreements must follow the requirements of Section 504 and its implementing regulations at 24 C.F.R. Part 8 as well as the City's Fair Housing Policy Related to Disability to assure that information regarding availability of accessible units reaches eligible individuals with disabilities. Owners and property managers of these properties take reasonable, nondiscriminatory steps to maximize the utilization of accessible units by eligible individuals who require the accessibility features of the particular unit. To this end, when the accessible unit becomes vacant, the following process is applied:

1. First, it is offered to a current tenant of the development who has requested and needs the features of an accessible unit;
2. Second, it is offered to a current tenant of the development under common control who has requested and needs the features of an accessible unit;

3. Third, it is offered to an eligible, qualified applicant on the accessible unit wait list who needs the features of the accessible unit;
4. Fourth, it is offered to current tenants of any Covered Housing Development who has requested and needs the features of an accessible unit, and is registered with the Accessible Housing Registry;
5. Fifth, it is offered to qualified and registered applicants of the Accessible Housing Registry who need the features of an accessible unit;
6. Sixth, reasonable efforts to advertise the accessible unit to qualified individuals who need the accessible features, including listing it as available to individuals who need the accessible features at Housing.LACity.org and AccessHousingLA.org websites, distributing the information about the accessible vacancy in accordance with City's approved Property Management Plan, distributing it to the most recent mandatory affirmative marketing and outreach resource list from the City, and sending a batch e-mail to parties on the Housing.LACity.org and AccessHousingLA.org websites.

All communications and outreach efforts take appropriate steps to ensure effective communication with individuals with disabilities by utilizing appropriate auxiliary aids and services, such as the use of accessible websites and emails in compliance with City's Fair Housing Policy Related to Disability. Costs related to the transfer of tenants, in response to providing an accessible unit, may be treated as an eligible project cost.

Rental applications include a section to be filled out by applicants requesting an accommodation with the reasons why the applicant needs the accessible features of a unit or other accommodations. Applicants are not required to disclose a disability under any circumstances, and information disclosed shall be limited to only what is necessary to establish the disability-related need for the required accommodation or modification. Outreach efforts to the people in the community with disabilities include but are not be limited to, notices and other communications describing the availability of such units, specific information regarding the features of accessible units, eligibility criteria, and application procedures.

In addition, Accessible Housing Program staff work with HCIDLA staff who administer Con Plan-funded services, including FamilySource Centers, to conduct outreach and education sessions to inform low-income households of the City's Accessible Housing Program and Fair Housing Policy Related to Disability.

AP-60 Public Housing – 91.220(h)

Introduction

Much of HACLA's public housing stock was built in the 1940's and as such require significant capital improvements from things such as new plumbing lines to new roofs. HACLA has prioritized addressing the infrastructure needs (plumbing and electrical) of the public housing sites over the past few years and will continue to do so until all sites have been upgraded.

Actions planned during the next year to address the needs to public housing

In 2019, HACLA initiated an extensive Physical Needs Assessment (PNA) of its housing stock, the results of which have not yet been finalized. From the previous PNA there was identified over \$533 million in capital needs for the public housing inventory. Once completed, it is anticipated that the new PNA will yield the same amount of needs. Unfortunately, with an anticipated annual funding level of \$14.5 million, it will be impossible to address all of the needs. Though funding for public housing capital needs is limited, HACLA plans to complete the following projects through 2022:

- William Mead window repair
- Plumbing replacement (gas, water, and sewer lines) at Estrada Courts, Avalon Gardens, Mar Vista Gardens, Gonzaque Village, Nickerson Gardens, Imperial Courts, Pueblo Del Rio, and William Mead
- Electrical upgrades at all PH Sites
- Imperial Courts roof replacement
- Pueblo Del Rio, William Mead, and Imperial Courts social hall renovations
- Playground and fitness equipment renovation—all sites
- Parking lot improvement and upgrade project—all sites

In 2019, HACLA completed its 20-year Vision Plan, which created a blueprint for the future of public housing properties. The plan reviewed each property using an extensive matrix of data points that evaluated the property's physical needs, operational functionality, redevelopment potential and service needs. Each property has now been categorized for redevelopment, substantial rehabilitation or light rehabilitation / service enhancement. Within each category the properties have been tiered in priority order for investment based on how they scored for need. This categorization will be applied as HACLA considers its capital investments annually and looks at longer term property investments. Current properties under some stage of redevelopment include Jordan Downs, Rose Hill Courts and Rancho San Pedro. HACLA will be undertaking a more concentrated study for redevelopment of its William Mead Property in 2020.

Actions to encourage public housing residents to become more involved in management

and participate in homeownership

HACLA also works with the residents at each of its public housing sites to develop Resident Advisory Councils (RACs). The RACs are made up of duly-elected representatives from the development. Each RAC consists of five officers—positions normally include a President, Vice-President, Secretary, Treasurer and Sergeant-at-Arms. Among the eligibility requirements to run for a RAC position, candidates must be in good standing, at least 18 years-old, listed on the lease for the unit they reside in, and must not have served more than two full terms as a RAC board member.

In addition to the RACs, at each site the Housing Authority Resident Advisory Council (HARAC) is made up of one representative from each public housing site, with the goal of providing a collective resident voice on important issues and ensuring resident representation in the absence of a functioning RAC. HARAC members are elected at the same time as RAC members and may serve on both boards.

Typically, each year there are seven general leadership training meetings with RAC board members. Topics for upcoming meetings include HACLA's training on how to prepare and manage individual RAC budgets and financial literacy. RACs will also be asked to provide input on the annual Agency Plan, comment on draft policy changes affecting residents and participate in implementing HACLA's citywide Vision Plan for public housing. Individual RACs will meet with staff on a monthly basis and receive briefings on important topics from HACLA senior staff as necessary. Site RACs will also hold regular monthly resident meetings to discuss important issues affecting their development and provide educational and training programs.

Quarterly meetings with the HARAC are held in January, April, July, and October of each year to receive information regarding current programs and policies and inform HACLA of resident concerns. Results of the quarterly meetings are reported back to residents at the monthly RAC site meetings. Quarterly meetings are generally held offsite to show board members the range of housing offered by HACLA. The offsite meetings also aim to give HARAC members insight into possible future strategies for providing low- income housing. On important issues, such as the participatory budget process, HARAC members are invited to join their RAC colleagues at a general leadership meeting.

New RAC Boards and HARAC elections are administered by an independent third party: The League of Women Voters, Los Angeles (LWVLA). HACLA anticipates the LWVLA will conduct independent RAC/HARAC elections at six public housing sites during 2020.

HACLA currently does not have a homeownership program for the public housing component, although it does have a Section 8 homeownership program. Since the program's inception in 2000, HACLA has successfully assisted 72 clients to become homeowners. Of the 72, 32 of which are still in the program receiving assistance and 10 achieved self-sufficiency level. Of the 32 participants receiving HAP assistance, the average housing

assistance payment for the homeownership program participants is \$873.31.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Currently HACLA is a high performer in the Section 8 Management Assessment Program (SEMAP) as well as in the Public Housing Assessment System (PHAS). Both programs anticipate to retain this distinction in future evaluation years.

Discussion

HUD is proposing an overhaul of the physical inspection component of PHAS. This component makes up 40% of the agency's overall PHAS score. In recent years, HUD has made it more difficult for PHAs to win appeals on questionable "deficiencies" cited. While HUD is developing its new protocol ("NSpire"), they have already begun a drastic change in the scheduling of inspections. Under the new rule, property owners are only provided a 14-day window notice for an inspection. This makes any planning for PHAs for training and other events very difficult and will also place a strain on PHAs to move around limited resources to accommodate. HUD has accepted HACLA's willingness to participate in the NSpire demonstration which will begin in the winter of 2020. HUD anticipates to complete the development of the new protocol by late 2021.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

As the lead agency for the Los Angeles Continuum of Care (LA CoC), the Los Angeles Homeless Services Authority (LAHSA) works closely with the City of Los Angeles and LA CoC housing and service providers to ensure that homeless services and activities address the unique barriers faced by the individuals, youth, and families experiencing homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

One-year goals for reducing and ending homelessness include:

- Shorten the length of time persons remain homeless
- Reduce the number of persons returning to homelessness
- Increase income and job access for people experiencing homelessness
- Reduce the number of persons who become homeless for the first time
- Increase successful housing placements in both interim and permanent housing

One-year goals also include further alignment of resources within the broader crisis response system to ensure participants have efficient and fair access to resources (e.g., Supplemental Nutrition Assistance Program, Supplemental Security Income, mental health and substance use programs). LAHSA will focus on enhancing the region's prevention resources, increasing outreach capacity, connecting more persons to income supports, expediting the housing placement process, and supporting an increased supply of housing options.

Reaching Out

Through LAHSA's outreach teams, the City plans on increasing connections between unsheltered individuals and families to CES. Currently there are over 700 outreach workers deployed throughout LA City and County. This work has been bolstered through the launch of the LA County Homeless Outreach Portal (LA-HOP), which allows the City to more efficiently receive requests for people needing outreach and quickly deploy appropriate outreach services to people experiencing unsheltered homelessness.

The citywide and countywide expansion of LAHSA's Homeless Engagement Team (HET) program has continued to increase geographic span of outreach, increase the depth of outreach coverage in regions, improve access to services and emergency housing, provide immediate access to resources, and improve coordination of

services leading to permanent and supportive housing through the CES system.

LAHSA's Access and Engagement Department HET staff are co-located at service providers and council offices throughout the city and county to better respond to local communities where services are needed.

HET continues to participate in the City of LA's comprehensive Cleaning and Rapid Engagement (CARE) teams, a collaboration of various providers and City of LA departments to ensure streets and sidewalks are clean while delivering resources for those experiencing homelessness.

HET continues to work with the LA City Public Library, various county departments, and local service providers on The Source project, which brings immediate services and resources to several area libraries monthly. LAHSA also continues to expand this model to more LA County libraries.

Through coordination by regional Outreach Coordinators and collaboration with a variety of outreach teams, including the Measure H-funded Multi-Disciplinary Teams (MDTs - clinical outreach teams staffed by medical, mental health, substance use professionals, and those with lived experience), HET participates in numerous outreach events across the city. HET alongside the MDTs and other teams have been working together to connect people in city-funded emergency shelters (e.g., A Bridge Home). HET also participates in Homeless Connect Days and resource fairs happening regularly across the city.

Additionally, LAHSA continues to participate on the County + City + Community (C3) interdisciplinary outreach teams. These teams identify the highest acuity, unsheltered homeless individuals dwelling in specific geographic areas who are eligible for permanent housing through the Housing for Health program administered by the LA County Department of Health Services. By using an interdisciplinary approach, the teams can immediately address a variety of basic needs such as mental health, substance abuse, physical health, mainstream benefits, and shelter, while working with clients toward permanent housing.

Through close collaboration with the LA Mayor's office specialized homelessness task force, known as CENTCOM, LAHSA's Unified Homeless Response Center, (UHRC) Manager assists in coordinating LAHSA's outreach response to the City of LA's priority encampment areas. The UHRC Manager is also responsible for participating in the UHRC's efforts to develop additional strategies and best practices to assess the needs of people experiencing homelessness and efficiently connect them to appropriate crisis housing, bridge housing, and permanent housing opportunities.

Assessing Needs

LAHSA has developed an evidence-informed prevention screening tool to more effectively identify those who are the most at-risk for homelessness and appropriately target limited prevention resources. Prevention and diversion staff are embedded within the LA Coordinated Entry System (CES). In addition to CES, referral hotline staff, city departments, mainstream providers (e.g., senior centers), and other entities working with populations at risk of homelessness have been trained on prevention screening and referrals. Prevention services include housing and income stabilization, housing placement, property owner mediation, relocation,

and financial assistance. Diversion services include problem solving, administration of flexible funds, service linkages, and housing search services. LAHSA also funds legal agencies to address relevant legal issues for at-risk persons (e.g., evictions).

LAHSA works closely with its workforce development and mainstream resources partners to increase the income of individuals and families experiencing homelessness. For example, LA-RISE, a collaborative between LA City and LA County Workforce Development Boards, connects participants with transitional subsidized jobs at social enterprise agencies and leverages training and services from work source centers. Mainstream benefits providers, (e.g., the Department of Public Social Services (DPSS), Department of Public Health) and CES agencies coordinate closely (e.g., case conferencing) and are co-located at both CES access points and mainstream benefits sites to assist persons in applying for and receiving mainstream benefits. For example, DPSS eligibility workers are co-located at CES access points for same-day eligibility screening and to expedite TANF applications. Additionally, the Department of Health Services contracts with 10 community-based providers to implement the Countywide Benefit Entitlement Services Teams (CBEST) program which helps clients who are homeless and at-risk with applying for federal and state disability benefits (e.g. Veteran Disability, SSI/SSDI, and CAPI).

To shorten the length of time persons remain homeless, LAHSA incorporated problem-solving with flexible funding across all interventions and at mainstream services sites, increased funding for housing navigation services to assist high needs individuals with the housing application process, increased the local property owner incentive program to help people quickly obtain housing units, and supported the implementation of programs to increase the supply of permanent housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

LAHSA currently uses LA City CDBG, LA City and County ESG, LA City and County General Funds, LA County DPSS funds, and LA County Measure H to fund the operation of shelter beds. LAHSA will continue to use these funds to ensure interim housing is available for all families in need and continue to address the need for adults without minor children. Additionally, LAHSA operates the Winter Shelter Program (WSP) on an annual basis, which adds more than 1,100 overnight emergency shelter beds during the winter season. The WSP program provides overnight shelter, meals and bathroom/shower facilities, and engages homeless persons in case management to assess their homeless history and current needs to place them in appropriate longer-term interim housing or transitional housing programs so that they can work toward permanent housing status.

During the HUD CoC Program NOFA competitions, LAHSA continues to engage its domestic violence service providers and apply for HUD DV projects. For FY2019, the LA CoC was awarded nearly 200 new DV transitional housing and rapid rehousing beds (TH-RRH) which will be implemented during the 2020 year.

Each year, LAHSA operates the Winter Shelter Program (WSP), which adds more than 1,100 overnight emergency shelter beds during the winter season. The WSP program provides overnight shelter, meals and bathroom/shower facilities, and attempts to engage homeless persons in case management to assess their

homeless history and current needs to place them in appropriate longer-term interim housing or transitional housing programs so that they can work toward regaining their permanent housing. Additional facilities have been contracted to open weather-activated emergency shelters during extreme weather conditions. There are 300 weather-activated emergency shelter beds that can be provided if needed.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Los Angeles implemented CES to serve all individuals and households experiencing homelessness. The development, implementation, and operation of CES for all populations of homeless persons in the LA CoC is intended to remove the institutional barriers that often hinder homeless persons from becoming stabilized in housing. CES is divided into various subsystems with resources and knowledge catered to the following populations: individuals, families (adult households with a minor), and youth (including unaccompanied youth). Veterans may be served by the most appropriate population-specific system. Through the community-based approach offered by CES, homeless individuals, families, and youth no longer must travel from program to program retelling the history of their homeless experience to try and find a program that will meet their needs. The screening, standardized assessment, and connection to appropriate services and housing facilitated by CES avoids duplication of effort and decreases the length of time in accessing services.

CES provides a no-wrong-door approach, universal assessment, clear points of access, and a more streamlined system. These efforts are intended to decrease the length of time it takes an individual or family to return to housing. LAHSA tracks system process measures and monitors this data to increase system efficiencies.

To ensure effective and efficient flow through the CES, LAHSA will be working to more quickly match assessed households to available housing resources. This will require increased participation from housing providers and Public Housing Authorities (PHAs) to ensure we have an accurate and continued flow of housing units to match. LAHSA recently launched the Housing Central Command (HCC), along with LA County Department of Health Services and the LA County Department of Mental Health, to improve the speed and effectiveness of the homeless rehousing system to move people experiencing homelessness into permanent supportive housing. The HCC will ensure CES is tracking all people experiencing homelessness from assessment to housing, create an efficient supportive housing inventory system that quickly matches people experiencing homelessness to housing, and ensure that LAHSA and its partners are working collaboratively. HCC has already spearheaded streamlining efforts, such as co-locating LAHSA staff at key PHAs, including the Housing Authority of the City of LA.

Capacity building will occur by assisting agencies to meet the growing demands required of them to quickly

and effectively move households into permanent housing. To accomplish this, LAHSA's Capacity Building unit within the CES division focuses on developing training and technical assistance opportunities for CES participating agencies. The Capacity Building unit manages the Centralized Training Academy to ensure all case managers within the CoC are appropriately trained and informed on critical elements, such as trauma-informed care and motivational interviewing.

To shorten the length of time persons remain homeless, LAHSA incorporated problem-solving with flexible funding across all interventions and at mainstream services sites, increased funding for housing navigation services to assist high needs individuals with the housing application process, increased the local property owner incentive program to help people quickly obtain housing units, and supported the implementation of programs to increase the supply of permanent housing.

To reduce returns to homelessness, LAHSA continues to increase funding for intensive case management in both new and existing supportive housing projects to ensure participants receive adequate, ongoing stabilization and retention services. LAHSA's prevention program for individuals and families prioritizes households who previously had exited a homeless program and have become unstable again, providing them with property owner mediation, housing search/placement, legal services, financial assistance, and other supportive services. LAHSA implemented a shallow subsidy program to assist persons who have exhausted their rapid rehousing services, are unlikely to increase their income, and will remain highly rent-burdened without continued financial aid. LAHSA also implemented an Organizational Representative Payee program for SSI recipients to support financial management and thus ensure timely payment of rent.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Through Measure H, local countywide funding, the LA CoC has prevention and diversion funding to provide financial assistance and supportive services to prevent homelessness. With this funding resource having greater demand than the resource can provide, assistance is targeted to households through a tool created to identify those at greatest risk of becoming homeless, prioritizing households that have been previously homeless. Additionally, legal services have been funded to support families and individuals to resolve any legal issues that may affect housing stability. The CES is working closely with City of LA's FamilySource Centers to provide additional prevention resources for at-risk households as well as provide targeted outreach to better identify households most in need of services, such as property owner mediation, financial assistance, and housing stability case management.

Through the availability of state funding, LAHSA continues to refine approaches for resolving housing crises as

clients are first approaching homeless service providers. Funding will be used to co-locate staff within various departments to assist individuals and households facing homelessness. Staff will work with clients to identify rapid resolution options that are accessible, such as family or friends for a permanent or temporary resolution of their housing crisis, or assistance with utilities, food, and other one-time costs.

LAHSA coordinates with several public systems of care as well as publicly funded institutions to help prevent families and individuals from becoming homeless upon exiting or discharge. LAHSA works closely with numerous county departments that serve vulnerable residents, including the LA County Department of Children and Family Services (DCFS), Department of Health Services (DHS), Department of Mental Health (DMH), Department of Probation (Probation), Department of Public Health (DPH), Substance Abuse Prevention and Control Division, and the Sheriff's Department, nearly all of which operate under state law or county regulations regarding effective discharge planning to ensure individuals and families are not discharged into homelessness.

LAHSA and DHS administer funding from Measure H to ensure individuals exiting institutions, including but not limited to hospitals and jails, are not discharged to the street and are provided interim housing. LAHSA and other funders of interim housing have created a common referral form for institutions to identify those in need of interim housing solutions while working towards permanent housing. All interim housing funders have staff to assist in ensuring linkages to interim housing best fit their needs. Additionally, DHS funds jail in-reach in Los Angeles to target homeless individuals to develop discharge plans centered around housing identification.

LAHSA is a collaborative partner on the County of LA's homeless strategy around discharges from foster care and juvenile probation, which the Department of Children and Family Services (DCFS) and Juvenile Probation are the lead agencies. DCFS and Juvenile Probation continue to refine transition planning requirements to improve the minimum length of time for transition planning.

LAHSA continues to refine the youth component for the LA County Coordinated Entry System (CES). A 2019 pilot to develop CES relationships with DCFS and Probation has expanded countywide to connect youth involved in these systems to housing resources through CES referrals.

Discussion

See above.

AP-70 HOPWA Goals- 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	200
Tenant-based rental assistance	325
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	116
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	652
Total	1,293

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Building housing that is affordable to households of all income levels and appropriate for persons living with disabilities or other special needs faces many challenges. The supply, distribution, and cost of housing in Los Angeles is affected by local, state and federal land use regulations and environmental laws established over the years as a result of public and private pressure. Local and state building codes affect the cost and nature of residential development. Los Angeles is now nearly built-out and there is a shortage of appropriately-zoned and suitably-sized vacant land for affordable multifamily development. Due to this shortage, new housing construction often results in the demolition of older apartment buildings, displacing their residents, and resulting in new high-cost apartments unaffordable to those displaced or most renters.

The COVID-19 public health crisis and the potential economic recession has the potential to make the existing affordable housing crisis worse. There is less public financing available for affordable housing development, and there are more unemployed residents in need of housing assistance. For example, a UCLA study estimates that 365,000 renter households in LA County are unemployed and likely unable to pay rent, and another 36,000 households are at risk of homelessness.

Barriers to affordable housing is also due to Not In My Back Yard (NIMBY) opposition in many neighborhoods, as well as insufficient—and in recent years, shrinking—federal and state affordable housing resources, all of which can be exacerbated by governmental regulations that pose constraints to the production and preservation of housing. The City has developed an array of responses to counter these constraints, facilitate residential development, and expand tenant protections, which are described below and in other parts of this Annual Action Plan.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The discussion below describes initiatives by the City in recent years to address some of the barriers and negative impacts of governmental regulations on residential development. The need for additional funding, particularly for supportive housing and affordable housing preservation and production, will be met in part by new local and state resources:

- In November 2016, city voters approved Proposition HHH, the Homelessness Reduction and Prevention Housing and Facilities Bond, which allows the City to issue up to \$1.2 billion in general obligation bonds over a 10-year period. Funds can be used to buy, build, or remodel facilities to provide supportive housing for persons experiencing homelessness; temporary shelters and

facilities; affordable housing, veterans housing, housing for individuals and families with low incomes; and to increase access to mental health care, drug and alcohol treatment, education and training. The projected infusion of funds generated by Proposition HHH provides a funding stream to finance the development of up to 10,000 permanent supportive and affordable housing units over the ten year period.

- Also in November 2016, the voters of Los Angeles County (which includes Los Angeles and 87 smaller cities) approved Measure M, a sales tax increase for transportation purposes, estimated to provide \$120 billion over 40 years, funding massive light and heavy rail expansions, highway improvements, biking and walking infrastructure and local street repairs. This will support the continued focus of the City to invest in affordable housing built near public transit. Measure M revenue has been severely impacted by the public health crisis, and revenue may continue to be lower than projected for years to come.
- In 2017, the voters of Los Angeles County approved Measure H, a sales tax increase that will generate up to \$300 million per year to pay for homeless services and other support systems needed to get people off the street and into safe housing. These funds will leverage the Proposition HHH and other resources allocated for homeless housing and services.
- July 2020 marks the fifth consecutive year that California's Strategic Growth Council has awarded Affordable Housing and Sustainable Communities (AHSC) Program funds to the City of Los Angeles. Combined with the prior AHSC awards, the City has successfully secured approximately \$330.8 million to support 28 developments with 2,943 new housing units, of which 2,668 are affordable, and an array of greenhouse gas emission-reducing transit infrastructure projects.
- In late 2017, the City approved the proposed Affordable Housing Linkage Fee, which is based on the nexus between different types of market rate development (e.g., residential, commercial and industrial) and the demand for affordable housing by workers related to that development. The City's Municipal Code was amended by an Ordinance that will establish a permanent funding stream for the development of affordable housing by setting a fee on identified types of market rate development. The funds generated by the fee will be used for the development of new affordable housing. As of May 31, 2020, the Affordable Housing Linkage Fee has produced a revenue of a little more than \$23 million and could eventually produce up to \$100 million annually.
- In 2019, over 20,000 housing units were permitted, of which 1,255 or 6% were affordable to lower-income households.
- The City committed \$200 million in 2016 to increase the supply of accessible affordable housing, in response to a lawsuit against the City. The lawsuit alleged the City and the Community Redevelopment Agency of Los Angeles (CRA/LA) failed to ensure housing developments funded, developed, or significantly assisted by the City or CRA/LA had the required number of accessible units for people with mobility and hearing/vision disabilities and were made available to people with disabilities. The lawsuit also alleged that the City and CRA/LA failed to operate other aspects of the City's housing program in compliance with Section 504 of the Rehabilitation Act, the Americans with Disabilities Act (ADA), the Fair Housing Act, and California state law. Over the next

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ten years, the City will ensure that at least 4,000 of its affordable housing units meet federal architectural accessibility standards and that the accessible units are made available to those in need in more effective methods.

Los Angeles City Planning (LACP) has spent the past several years working on a variety of ordinances and guidance documents to remove barriers to affordable housing development, adapt new state law to the City's rules, create new incentives to facilitate affordable housing development, and update the City's zoning code.

Barrier removal efforts completed include:

- Affordable Housing Project Review Procedures: In 2012 LACP and the Los Angeles Department of Building and Safety (LADBS) presented a new development reform framework to more effectively coordinate the review of proposed affordable housing development plans by those departments and HCIDLA.
- Parallel Design Permitting Process: LACP and LADBS established a program to allow the review of a project's construction permits during its conceptual design phase. The program applies to projects with 100 or more units, and to affordable housing projects through a process referred to as the Affordable Housing Approval Process. This program significantly reduces approval processing timelines for housing development projects.
- Small Lot Policy Design Guide: The guide was released in 2014 to facilitate the use of small properties for new residential construction.
- Unpermitted Dwelling Unit Ordinance: Effective since May 2017, the ordinance created a process by which certain unpermitted housing units in multifamily buildings can be brought into compliance provided certain life safety and affordability requirements are met. At least one affordable housing unit must be provided for each legalized unit.
- Value Capture Ordinance: Adopted January 2018, the Value Capture ordinance instituted affordable housing requirements on certain entitlement applications seeking additional density or floor area for mixed-use and commercial projects. The ordinance aligns affordability requirements for planning entitlements that allow for increased density or floor area ratio.
- Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines): Developed pursuant to Measure JJJ approved by city voters in November 2016 (discussed below), the guidelines became effective in late 2017 and apply to all housing developments located within a one-half mile radius of a major transit stop. The TOC Guidelines encourage housing development in key transit hubs and offer strong incentives for providing on-site affordable housing units. From 2017 to June 2020, nearly 22,000 discretionary units have been entitled using the TOC program, of which 21% were affordable.
- Interim Motel Conversion Ordinance (IMCO): Adopted in 2018, the IMCO provides a streamlined process for the retrofit and temporary reuse of underutilized motels and hotels for supportive and transitional housing — promoting creative and cost-effective strategies that can provide solutions for people experiencing homelessness.

- **Permanent Supportive Housing Ordinance:** Adopted in 2018, the ordinance established an administrative review process for qualifying supportive housing projects, as well as relaxed certain development standards such as density limitations and minimum parking requirements, helping to remove regulatory barriers and streamline the review process. This allows for the quicker production of this resource aimed at populations experiencing homelessness.
- **Home-Sharing Ordinance:** Adopted in 2018, the ordinance established a regulatory framework to permit short-term rentals in one's primary residence. This ordinance is intended to prevent the wholesale conversion of homes into rental properties, while still allowing responsible home-sharing to continue to operate. The ordinance restricts the use of home-sharing to primary residences only to minimize effects on the City's long-term housing stock, and prohibits home-sharing in any units subject to the City's Rent Stabilization Ordinance. The ordinance also establishes a registration process and enforcement policies against any unpermitted short-term rentals throughout the city.
- **Accessory Dwelling Unit (ADU) Ordinance:** One of the major barriers to affordable housing is the simple sprawl of Los Angeles and the fact that a great deal of the city is zoned for single family occupancy. A way to reconcile this is through relaxed ADU laws, allowing homeowners to build accessory dwellings without the burden of rezoning. By design, ADUs tend to be more affordable to build and rent because they do not involve the purchase of land or major new infrastructure. Recent changes to State law have allowed ADUs to be constructed on properties with an existing or proposed single family dwelling. In 2019, the City adopted an ADU ordinance, which incorporated the state ADU standards into the Los Angeles Municipal Code. The City's ADU Ordinance further regulates the size and form of ADUs in relation to the main home, requires additional standards for construction of new ADUs in certain hillside neighborhoods, and allows for Movable Tiny Houses to be used as ADUs.

Barrier removal efforts underway include:

- **"Fair Share" Housing Plan:** HCIDLA and LACP are in the process of proposing policies and programs to increase the distribution of affordable housing throughout the City. This work directly builds off of the City's 2017 Assessment of Fair Housing and aims to direct more affordable housing development in areas with more employment, educational, health, and transit opportunities.
- **Strategies for Moderate Income Housing:** HCIDLA and LACP are working on a report to City Council that analyzes the existing barriers to moderate-income housing production and recommends strategies and programs to increase the supply of moderate-income rental and homeownership housing in the City.
- **Inclusionary Housing Report:** HCIDLA and LACP are working on a report that recommends funding a feasibility study for city-wide inclusionary housing. An Inclusionary Housing ordinance would require all market-rate development to include a certain percentage of affordable housing units.
- **Density Bonus Update:** In November 2019, the State of California Housing and Community Development Dept. awarded LACP a \$625,000 grant to fund an Environmental Impact Report and economic feasibility study on updating the City's current Density Bonus (DB) Ordinance. The existing DB Ordinance was adopted in 2008, and the goal of an updated DB Ordinance is to increase the number of projects that include affordable housing through a more predictable and streamlined project approval process.

- Re:code LA: is the first comprehensive overhaul of the City’s outdated zoning regulations since 1946, applying state-of-the-art zoning tools to implement the City’s planning vision that will make the development process more certain for all users. It is one of the City’s largest planning initiatives to date, and will deliver a new Downtown code and a Citywide Zoning Code, as well as a first-of-its-kind, interactive web-based code system. The needs of the city have changed drastically, and Re:code LA will create a Zoning Code to realize the needs of a 21st Century LA. The zoning code re-tooling also revises project review procedures to improve predictability and clarity in development review and approval, and the modularity and range of new zoning options will allow for increased flexibility in the combination of building forms and uses allowed. Re:code LA also addresses recommendations of the City Planning Commission that the City Council adopt LACP’s Department Processes and Procedures Ordinance. The proposed changes consolidate over 100 existing processes to about 50, laying the groundwork for a more user-friendly, transparent, and predictable set of rules for project review.
- Community Plan Updates: The City has 35 Community Plans that provide the specific neighborhood-level detail, relevant policies, and implementation strategies necessary to achieve the General Plan objectives, including the objectives of the Housing Element. All 35 Community Plans will be updated every six years, more often than in recent years; 21 Community Plans have been updated since 2017, and several more are in process.
- In-Lieu Fee Study for Measure JJJ Affordable Housing Requirements: City voters approved Measure JJJ in November 2016, which added provisions to the City’s Municipal Code to require developers of certain residential projects to either provide affordable units or pay an in-lieu fee. To determine the in-lieu fee schedule, the City commissioned an Affordability Gaps study using the methodology outlined in Measure JJJ, which was completed in 2017 and updated in 2019 per the requirements in Measure JJJ. Implementation of the recommendations based on the study is in progress.
- Environmental Impact Reports: From January 2017 to April 2018, the City of Los Angeles published nearly 30% of the Environmental Impact Reports (EIR) in the State of California. When measured against the statewide average, the City’s processing times were nearly 47% faster, according to the State’s Office of Planning and Research. Having a dedicated team of planners in the Department assigned to handling EIRs has contributed greatly to the quality and consistency of the documents produced. It is largely why the City’s case processing times are significantly less than the rest of the State, and why Los Angeles has produced technically compliant EIRs.

Article 34 Repeal: In the California State Constitution, Article 34 is a law that requires a local vote on whether to allow low-income housing in the area. It is an unnecessary hurdle for affordable housing developers and empowers NIMBYs to block or reject projects.⁷ It was conceived in 1950 as a thinly-veiled attack on desegregation, as it was thought that affordable housing would bring racial and ethnic minorities into areas. State legislation has been introduced to put the repeal of Article 34 on the November 2020 ballot. If the repeal

⁷ <https://www.latimes.com/politics/la-pol-ca-affordable-housing-constitution-20190203-story.html>

is successful, it would help to considerably speed construction of affordable housing.

Discussion:

The above described activities to identify and address barriers to affordable housing will continue during the 2020-21 program year, as a coordinated effort involving various City departments and other stakeholders.

AP-85 Other Actions – 91.220(k)

Introduction:

A variety of actions are planned to address the needs of low-income residents, including addressing homelessness, increasing the supply of permanent supportive and affordable housing, lead-based paint hazard mitigation, and the reduction of poverty.

Actions planned to address obstacles to meeting underserved needs

Needs of Aging Angelenos

The Los Angeles Department of Aging (LADOA) hosts annual public hearings, conducts satisfaction surveys, reviews best practices from other city departments and municipalities, and study reports from universities, research groups and nonprofit organizations to identify the needs of older Angelenos. LADOA also meets quarterly with its service providers and bi-monthly with its Council on Aging to identify needs, evaluate service delivery, explore program modifications, and develop strategies to meet the needs of the city's older adult population.

As a result, LADOA has enhanced the quality of its nutrition program by incorporating the good food purchasing policy, ensuring that meals are nutritious and prepared with fresh, locally-grown food. LADOA has also submitted budget requests to strengthen its Proposition A Para-Transit Transportation program and explore new mobility options for the city's low income older adults. Furthermore, LADOA has applied for numerous grants to renovate some of the city's senior centers. LADOA had also advocated for funding for Mini-Multipurpose Senior Centers targeting historically underserved populations such as the LGBTQ older adult population and the Homeless older adult population.

Older Adult Population Statistics

According to the US Census 2018 American Community Survey 1-Year Estimates, 16.2% of the city's 713,245 non-institutionalized older Angelenos (aged 60+) are living below the federal poverty level while an additional 10.1% fall within 100% to 149% of the federal poverty level. Of the 404,433 housing units occupied by older Angelenos, 54.8% of older Angelenos owned their housing unit while 45.2% rented their housing unit. 40% of home owners and 62.1% of renters are cost-burdened by spending over 30% of their income on housing. This indicates that approximately 50% of older Angelenos may be experiencing financial difficulty affording basic necessities as a result of unaffordable housing.

According to the 2019 Greater Los Angeles Homeless Count, there are 5,654 homeless older adults within the ages of 55 to 61 (16% of the city's homeless population) which represents a 19% increase over the prior year. Moreover, there are 3,146 homeless older adults aged 62 and over (9% of the city's homeless population), representing a 5% increase over the prior year. The increase to the Los Angeles homeless older adult

population is a further indication that housing affordability and the rising cost of living has adversely impacted older Angelenos.

Nearly one-third, which is 224,672, of the city's 713,245 non-institutionalized older Angelenos have at least one disability. LA is also home to 48,610 veterans representing 6.7% of the older adult (60+) population. There are also 10,157 older Angelenos who are responsible for their grandchildren representing 1.4% of the city's older adult population. Furthermore, 397,017 of the city's 725,516 older adults are foreign born which indicates that the city has a robust, diverse population and the city has to be mindful to deliver services in a culturally-competent, multi-lingual manner.

Accessory Dwelling Unit Accelerator Program

To help meet the affordable housing needs of older adults, particularly those who are rent- burdened and on a fixed income, the Mayor's Innovation team (i-team) in partnership with HCIDLA launched the City's Accessory Dwelling Unit (ADU) Accelerator Program in 2019. As a result of state and local legislation enacted in 2015 and 2016, incentives to build ADUs have been highly successful, making them the fastest growing segment of new housing construction in LA and comprising 20% of all new housing stock. Between 2015 and 2020, the City of Los Angeles permitted over 16,000 ADUs, which is more than 2000% annual growth in new ADU permits over prior years. To more effectively use this new housing stock to house low income and homeless households, the ADU Accelerator Program will incentivize homeowners to lease to older adults facing housing insecurity. Made possible by a \$1 million grant from the Bloomberg Philanthropies, as part of U.S. Mayors Challenge, and a commitment of \$1 million from the local Affordable Housing Linkage Fee, the City of Los Angeles will provide rent subsidies to ADU owners to make their properties available to low-income seniors at or below 60% of AMI for a period of three years.

The LA ADU Accelerator Program is based on a successful tenant matching model that provides affordable housing, case management, supportive services, and alternative housing options for low-income and formerly homeless residents aged 62 or older. The focus of this effort is on fostering positive relationships between homeowners with extra space and lower-income seniors seeking stable housing. Recognizing that most ADU owners are new landlords who may need assistance with responsibilities such as property management, the pilot program also provides landlord training for homeowners in the program. In addition, the service provider will work with each tenant to create a long-term housing plan to ensure they continue to have stable housing prior to the end of the three-year term, which may include enrolling clients in other shared housing programs or affordable housing units. The Mayor's i-team and HCIDLA will monitor this process and make necessary adjustments to ensure all tenants are appropriately served. By partnering with 100 homeowners, the program expects to house 130 low-income older adults.

Actions planned to foster and maintain affordable housing

Affordable Housing Managed Pipeline

For many years, HCIDLA has financed the production of hundreds of affordable housing units annually through

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the leveraging of a number of financing sources, including low income housing tax credits, HOME, CDBG, HOPWA, competitive housing grants funded by state housing bonds and greenhouse gas reduction funds, tax-exempt mortgage revenue bond finance (i.e., private activity bonds) and private financing. With the recent addition of resources from local Proposition HHH, the development of thousands of supportive and affordable housing units will be underway at all times during the current Con Plan period.

At-Risk Affordable Housing Preservation

HCIDLA monitors approximately 40,000 restricted affordable housing units. The future expiration and termination of restricted affordable housing units pose potential threats to the City and tenants, which can lead to a loss of affordability and subsequent tenant displacement. HCIDLA estimates that the City currently has housing units at risk of losing their rental subsidies or affordability restrictions through the combined expiration of covenants or termination of rental subsidies during and beyond the current Con Plan period. These units are designated at-risk based on the restrictions established by the primary source used to build or rehabilitate the units, use agreement, covenant and/or rental subsidy program.

HCIDLA has a dedicated team to conduct initiatives to preserve at-risk restricted affordable housing. These initiatives include tracking and prioritizing at-risk properties; enforcing occupancy and notification requirements prior to expiration; identifying program funds for preservation; and directly outreaching to property owners and residents living in at-risk properties. Outreach to owners helps to identify property owners interested in continuing to provide affordable housing or wishing to sell a property to a preservation buyer.

Through the preservation team, HCIDLA manages the At-Risk Affordable Housing Database (AHD), an internal early warning system to track and analyze the potential impact of expiring covenants and rental subsidy contracts in the City. The AHD inventory contains point-in-time counts generated using various data sources. The inventory is based on a development's primary funding source and restrictions attributed to the respective property's rental covenant, rental subsidy contract, or funding source with the most years of affordability and set-aside units.

Since 2013, the city permanently lost more than 1,400 restricted, affordable housing units through the combined expiration and/or termination of restrictions tied to City financing, land use restrictions, prepayment of a federally-insured mortgage, and termination of federally-assisted project-based Section 8 rental assistance contracts. To prevent further loss of these units, HCIDLA will continue to implement financial and nonfinancial strategies to extend and preserve housing at risk of losing its affordability, such as:

- Continue to dedicate a preservation team that combines nonfinancial and financial initiatives to preserve at-risk affordable housing.
- Continue the use of an internal early warning system to track and analyze the potential impact of expiring covenants and subsidy contracts in the city.

- Monitor and enforce the California State Notice of Intent requirement law that applies to housing with pending expiration/termination of affordability restrictions.
- Continue to outreach and identify property owners interested in continuing to provide affordable housing or wishing to sell a property to a preservation buyer.
- Review and focus on HCIDLA's highest risk properties and initiate discussions with property owners with outstanding loan balances and expiring covenants to work out potential extension of covenants.
- Support citywide and interagency efforts to share information, develop preservation action plans, policy development and preemptive efforts to protect the city's affordable housing stock.
- Partner with community-based organizations to conduct tenant outreach and education to increase the awareness of residents living in at-risk properties of their rights and responsibilities, covenant and restriction expiration, and potential housing alternatives.
- Continue to issue tax-exempt and taxable multifamily housing bonds for the preservation of at-risk affordable housing developments. The issuance of housing bonds will leverage 4% tax credits that will result in long-term preservation.

Fostering and Preserving Accessible Affordable Housing

The Accessible Housing Program (AHP) ensures that multifamily affordable housing constructed with the financial assistance of the City and/or the former Community Redevelopment Agency of the City of Los Angeles (CRA/LA), is accessible to people with disabilities. This program was established to ensure the City's compliance and implementation of a Corrected Settlement Agreement (CSA) with Independent Living Centers of Southern California, et al., and, more recently, the Voluntary Compliance Agreement (VCA) with the Department of Housing and Urban Development (HUD). As such, AHP is responsible for monitoring and certifying that these affordable housing developments are constructed and operated in accordance with all applicable disability and fair housing laws and the City's Fair Housing Policy for Persons with Disabilities.

Pursuant to the terms of the VCA and the CSA, both are ten (10) year term agreements, with effective dates of August 2, 2019 for the VCA and September 5, 2016 for the CSA, the City committed to various efforts, including but not limited to the following:

- City will build or retrofit 4,000 units under the CSA and must build or retrofit 4,031 units under the VCA of which 3,100 must be retrofitted units to make them accessible to individuals with mobility impairments and/or hearing/vision impairments and ensure that these units comply with the applicable accessibility standards under Section 504 of the Rehabilitation Act, the ADA, the federal Fair Housing Amendments Act, and the California Building Code;
- City will achieve the target accessible units through increasing the number of required accessible units in new and substantial rehabilitated developments from 5% mobility units and 2% hearing/vision units of the total units in a development to 11% mobility units and 4% hearing/vision units;

- City will also achieve the target accessible units through surveying City's existing multifamily affordable housing developments to identify deficiencies, and retrofitting, at minimum 3,100 units, where feasible;
- City will ensure that owners and property management agents for covered housing developments adopt and implement the City's Fair Housing Policy Related to Persons with Disability;
- City has developed an Accessible Housing Registry that lists all accessible units in Covered Housing Developments on AcHP's website at AccessHousingLA.org to allow individuals with disabilities to search, register, and apply for affordable accessible units; all affordable units are soon to be included in the listings;
- City will consult with Department of Disability, HCIDLA Community Services & Development Bureau, and others on the development of community outreach and informational plan that could include but not be limited to community presentations about the Registry, train the trainers sessions (housing advocates), availability of assistance at HCIDLA's public counters, AcHP office, and FamilySource Centers and Department of Aging's Multipurpose Senior Centers as part of the alternative mechanism for providing the information;
- HCIDLA's Effective Communications Policy has been revised to ensure that their communications with individuals with disabilities are as effective as communications with other and complies with the Guidance in the U.S. Department of Justice's ADA guidance on Effective Communication (January 1, 2014);
- HCIDLA will provide appropriate auxiliary aids and services when requested to ensure that individuals with disabilities have an equal opportunity to participate in, and benefit from, the programs, services, and activities conducted by HCIDLA;
- HCIDLA staff, owners, and their property managers of Covered Housing Developments will be required to attend training on City's Fair Housing Policy Related to Persons with Disabilities. City has developed a grievance procedure, instructions, and form which are available to download from the AcHP website at AccessHousingLA.org and will be available to submit online in the near future; and
- HCIDLA will provide detailed semiannual reports to the plaintiffs, the Court Monitor, HUD, and City management regarding all the activities undertaken to carry out these requirements.

Policy Compliance

The Accessible Housing Program has revised its training efforts pursuant to deadlines outlined in the VCA, instituting multiple monthly joint trainings with the City's Department on Disability, alongside the provision of technical assistance to provide property owners, often through their property managers, to provide an overview of all relevant accessibility requirements as described in the settlement agreement and the voluntary compliance agreement. The training program is being expanded to include more property staff, and has been broadened to provide information on the revisions to the policies as well as new requirements and deadlines dictated by both agreements.

Policy compliance staff will continue to develop online and desktop training approaches, as well as use online resources to provide technical assistance more efficiently to property managers with properties subject to the tenets of the settlement agreement. In this respect, Policy staff will continue to work with the HCIDLA's existing Occupancy and Monitoring unit to align with their process of reviewing developers' property management planning requirements.

In addition, the Accessible Housing Program will proceed in developing and conducting outreach and training to families and households that may qualify for accessible housing through the City's network of social service providers, including but not limited to working with the City's FamilySource Centers and the City's HOPWA program. The Accessible Housing Program will work to leverage these networks and social service infrastructure to inform households and families that can best benefit from accessible, affordable housing units.

Retrofit and Construction Program

The Retrofit and Construction staff will continue to work with new construction staff in the City's affordable housing development program (i.e., the City's Proposition HHH and Managed Pipeline programs) as it certifies new developments for accessibility. Specifically, Retrofit and Construction staff will align its process with the established construction monitoring process to identify and ensure through a series of inspections, in anticipation of the unit lease-up phase, such that the appropriate accessibility features are included in respective units and common areas. The Retrofit Unit created a procedure to review the plans and design of covered affordable housing projects. Additionally, the Retrofit has successfully integrated as part of the plan check with the Department of Building and Safety (DBS). All covered affordable housing projects now require a plan check clearance from the ACHP Retrofit unit. The Retrofit Unit will continue to work with DBS to be incorporated as part of the Temporary Certificate of Occupancy (TCO) and Certificate of Occupancy (CofO) clearance.

In addition, the Retrofit and Construction program will move forward in establishing the process for completing retrofit measures for existing, covered units for which accessibility features are required. The process will include, but not be limited to, selecting and entering into contracts with entities that will completed identified retrofit measures.

Preserving Safety and Habitability of Affordable Housing

HCIDLA's Systematic Code Enforcement Program (SCEP) is responsible for maintaining safe and decent rental housing by enforcing the state and local health and safety codes in about 760,000 multifamily residential rental units throughout the city, including covenanted rent-restricted affordable housing. A special SCEP unit inspects HOME-funded affordable housing on a regular basis in compliance with HOME regulations.

Every four years, SCEP performs routine inspections of residential rental properties; SCEP inspects properties with a history of noncompliance more frequently. SCEP's resources focus on the most hazardous rental housing, which are typically less than 4% of the total rental properties in the city. In addition, tenants and property owners may continue to file habitability complaints at any time. HCIDLA also receives referrals from

the Fire, Building and Safety, and LA County Public Health Departments on potentially unsafe conditions of rental housing.

SCEP prevents the development of dangerous, substandard and unsanitary living conditions for some of the city's most vulnerable, low-income residents. In the 20 years since its inception, this program has done more than any other housing program to preserve the city's existing stock of privately-owned rental housing, and is a national model that was recognized by the Harvard Innovations in American Government Award in 2005. In 2018 the SCEP unit inspected 23,900 properties with 189,632 rental housing units. There were 20,262 Notices to Comply (NTC) issued. The vast majority of the NTCs were for code violations that the owner was responsible to address. In 2018, 15,450 complaints were filed, with 9567 (92%) being resolved and closed within 120 days. A small number of properties went into additional enforcement programs due to noncompliance with HCIDLA orders. Those are described below.

When owners do not respond to NTCs, a property may be placed on the Rent Escrow Account Program (REAP), which allows tenants to pay reduced rent into an escrow account managed by HCIDLA. The property owner may only receive the full rent after demonstrating that necessary repairs have been made and all violations have been corrected. From 7/1/2018-12/31/2019, 467 REAP cases were opened and 473 cases were closed. The average REAP property size was seven units, and average year built was 1933, indicating that older buildings are more likely to be in need of serious repairs. A property owner's continued misconduct leads to criminal prosecution in about half of REAP cases.

When property owners fail to promptly correct dangerous housing conditions that pose an immediate threat to occupants of rental housing, HCIDLA's Urgent Repair Program (URP) will intervene in order to prevent displacement of tenants. Through preapproved contractors, HCIDLA corrects cited violations and restores rental units to safe and livable condition for the occupants.

City protections continue for residents in foreclosed rental property, including single family homes, through the mandatory foreclosure registry for lienholders, to protect residential neighborhoods, including abandoned properties, from blight through the lack of adequate maintenance and security of foreclosed properties. Lienholders must inspect and report back on the condition of the property monthly.

Foster Housing for Persons with HIV/AIDS

HOPWA staff will continue to work to identify and commit funds for the development of new units dedicated to provide permanent supportive housing for HOPWA eligible individuals/families.

Actions planned to reduce lead-based paint hazards

Based on American Community Survey (ACS) data, Los Angeles has approximately one million housing units that are likely to contain lead-based paint hazards. The City takes this preventable hazard very seriously.

On October 2, 2019 HCIDLA was notified that the City was awarded \$5.6 Million for the HUD 2019 Lead-Based Paint Hazard Reduction Grant Program (LHRG). The award includes \$5 million dollars for Lead Hazard

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Control and \$600,000 dollars for the Healthy Homes Supplement. The Lead Hazard Control grant will be utilized to remediate lead hazards in 240 pre-1978 housing units that are occupied by low-income households with children under six years old. The Healthy Homes supplement will allow the Lead Hazard Remediation Program (LHRP) to conduct a wide range of ancillary activities intended to mitigate health and safety hazards in 125 homes – including efforts to prevent tripping hazards and control asthma and allergy triggers such as mold, moisture, and pest infestation.

HCIDLA’s Lead Hazard Remediation Program verifies lead-based paint hazards in pre-1978 homes and provides financing to mitigate lead hazards. LHRP also conducts outreach and education and collaborates with community-based organizations, providing outreach and lead prevention education. HCIDLA’s goal is to train a minimum of 30 individuals to work in the lead hazard remediation field as technical staff, lead workers, supervisors and risk assessors.

Additionally, LHRP staff coordinates its efforts with various health jurisdictions, community-based organizations, public sector partners, and other governmental agencies. LHRP staff participates in the Southern California Health and Housing Council (SCHHC), a partnership to prevent childhood lead poisoning and environmental hazards in housing. The SCHHC consists of County of Los Angeles Public Health, Childhood Lead Poisoning Prevention Program representatives, community groups, tenant advocates, and others concerned with lead poisoning prevention issues in the greater Los Angeles area.

LHRP staff collaborates with the California Healthy Housing Coalition (CHHC). The CHHC members address healthy housing from multiple perspectives. The coalition’s priorities represent a comprehensive approach towards achieving healthy housing for all. CHHC organizes itself into three workgroups focused on the following priorities:

- Lead Poisoning Prevention—This workgroup focuses on increasing the use of required lead-safe work practices, improving the early identification of lead hazards and children at risk of lead poisoning, and supporting the implementation of newly passed legislation on lead testing; eliminates exposure to lead hazards in the home and improve the identification of and support to lead poisoned children.
- Habitability—This workgroup focuses on addressing slum lords/repeat code violators, improving the standard of practice for code enforcement (with a focus on mold), and increasing the adoption of proactive code enforcement policies. CHHC members have developed a series of short videos on integrated pest management (IPM). These videos are intended to make the case for rental property owners and managers to adopt IPM on their properties. The videos (What is IPM?, Why Use IPM?, and Getting Started: Implementing IPM at your Property) , along with links to additional resources, can be found at www.cahealthyhousing.org/ipm.
- Indoor Air Quality—This workgroup primarily focusses on addressing housing built near high traffic roadways, second-hand tobacco smoke, integrating health measures into green building standards, and LHRP staff works closely with SCEP inspectors, the local Healthy Homes

Collaborative, and the County Childhood Lead Poisoning Prevention Project (CLPPP) to educate property owners on lead safe practices, and to enforce the state laws regarding lead safety.

For the past five years, as a partner in a Centers for Disease Control and Prevention (CDC) funded grant program, LHRP, community-based organizations, and others have worked with Impact Assessment Inc. to improve public information and outreach regarding lead hazards and how to prevent childhood lead poisoning.

In addition, LHRP is collaborating with CLPPP to ensure compliance and adoption of the CDC's reference level of 5 micrograms per deciliter of lead in blood (CDC. Recommendations in "Low Level Lead Exposure Harms Children: A Renewed Call for Primary Prevention." June 7, 2012). The reference level of 5 mg/dl has brought an increase in investigative cases to CLPPP, which in turn has resulted in a higher number of referrals to the LHRP for lead remediation. Units referred from CLPPP always take priority in the LHRP pipeline.

LHRP has also participated in community outreach and planning meetings for remediation of the Exide Industries' battery recycling plant lead contamination designated area. The Exide battery recycling plant operated for 33 years in the Boyle Heights community with a temporary permit. At the time, the plant was not being properly regulated, resulting in the distribution of Chromium-6, arsenic, and lead into the atmosphere. These contaminants ended up inside and outside public properties and in residences for a 1.7-mile radius, based on the State Department of Toxic Substance Control (DTSC). Out of 75 properties tested, 55 homes were found to have lead-based paint hazards. Funding in the amount of \$5.2 million of a \$119.5 million legal settlement with Southern California Gas Company for the Aliso Canyon gas leak was subsequently allocated to the Exide area to remediate lead-based hazards.

in 2000, Santa Clara County and several other California jurisdictions sued paint companies for the sale of lead-based paint sold prior to 1978, which contributed in the proliferation of lead-base hazards throughout the State of California. A settlement was negotiated establishing funding for lead hazard remediation. The Department of Public Health (DPH) County of Los Angeles will receive \$134 million of settlement funds. The County has selected the Los Angeles Community Development Authority (LACDA) to plan and implement a program to utilize these funds throughout the County. The City of Los Angeles will work to promote coordination with the County for the expenditure of these funds within the City.

On June 21, 2019 the Environmental Protection Agency (EPA) announced the new lead dust standards to protect children's health, which became effective on December 18, 2019.

Below is a table with the previous and current lead dust standards:

Table 1:		
Clearance Standards - Leaded Dust micrograms per square foot ($\mu\text{g}/\text{ft}^2$) or parts per million (ppm)		
Surface	Previous Clearance Levels by EPA effective March 1, 2001	New Lead EPA Clearance Level effective 180 days of publication in the Federal Registry Published: 6/21/19. New levels effective December 18, 2019
Bare and Carpeted Floors	40 $\mu\text{g}/\text{ft}^2$	<10 $\mu\text{g}/\text{ft}^2$
Interior Window Sills	250 $\mu\text{g}/\text{ft}^2$	< 100 $\mu\text{g}/\text{ft}^2$
Window Troughs	400 $\mu\text{g}/\text{ft}^2$	< 100 $\mu\text{g}/\text{ft}^2$
Bare Soil Children's Play Yard	400 ppm	400 ppm
Bare Soil Other Parts of Yard	1,000 ppm	1,000 ppm
*Porch Floor - NEW	N/A	< 40 $\mu\text{g}/\text{ft}^2$

Actions planned to reduce the number of poverty-level families

FamilySource Centers

The FamilySource Centers (FSC) system consists of 16 multipurpose centers that are strategically located in the areas of the city where there is the highest concentration of poverty. Using a consortium-based model, funded with most of the City's CDBG public service allocation, all of its state Community Service Block Grant, and approximately \$5 million of its own general funds; the FSC system is designed to address multiple needs and barriers facing low-income customers. Each center provides a cadre of care services to assist low-income families with children ages 19 and under to become self-sufficient. The two-generation strategy is focused on reducing barriers to economic opportunity by: 1) increasing family income and/or economic assets, and 2) increasing youth academic success. Other services include: multi-benefit screening, case management, pre-employment and employment support, parenting classes, financial literacy, adult education, college preparation assistance, and computer literacy services. All services are consistent with an emphasis on development of self-sufficiency as an important anti-poverty tool. FamilySource service providers can refer and enroll customers in many undersubscribed programs for which they are eligible, including: food subsidy programs, healthcare programs, low-income automobile insurance, and utilities discount programs. Additionally, each FSC participates in the Free Tax Prep LA Partnership that has now expanded the California Earned Income Tax Credit and created the Young Child Tax Credit. This program serves over 40,000

unduplicated customers per year and produces millions of dollars in increased income and improved academic performance for thousands of youth; both of these outcomes improve the present and future for their communities and the city as a whole.

Academic Achievement

The FSCs continue its partnership with the Los Angeles Unified School District (LAUSD) to co-locate 16 Pupil Services and Attendance (PSA) counselors at FSCs throughout the city to serve families with children from elementary school through high school. PSA counselors serve as educational consultants and conduct educational assessments for students and families through collaboration with FSC staff and programs. This FSC-LAUSD partnership, funded equally with LAUSD and City Community Services Development Block Grant funds; aims to increase attendance, improve academic achievement, and support the goal of graduation for all students.

Access to Higher Education:

FSCs also have College Corners to provide resources and information to students on getting a college education. The College Corners provide information on what classes students should take for college eligibility, resources for standardized test preparation, assistance with filling out financial aid forms, scholarship opportunities, college readiness programs, and more.

FSCs are also key partners in the LA College Promise, which reduces the financial barrier to accessing higher education by offering high school graduates waived tuition for the first year of community college. The LA College Promise is a comprehensive strategy designed to support students to complete a higher education degree and/or a workforce certificate; includes priority enrollment and a dedicated support team providing a wide array of academic and student support services.

FSCs are also a key partner in establishing and operating the new Children's Savings Accounts program for first-graders. The Children's Savings Accounts program provides seed funding for bank accounts opened for eligible Los Angeles Unified School District (LAUSD) children for the purpose of funding post-secondary education and pre-college expenses.

Response to Coronavirus (COVID-19) Economic Recession:

Just as the FSCs provide support on filing income tax returns, they also assisted clients to access the 2020 Recovery Rebates provided by the federal government in March 2020 in response to the economic recession that resulted from the COVID-19 pandemic. In addition, FSCs were central to the screening, application and distribution of \$30 million in Angeleno Cards. Supported by private donations, the Angeleno Cards provided amounts of from \$700 to \$1,500 to households that experienced job loss or a significant cut in work hours as a result of the public health measures put in place to quell the COVID-19 pandemic.

Public Housing Authority

Family Self-Sufficiency (FSS) Program

The Housing Authority of the City of Los Angeles (HACLA) is the recipient of the largest grant amount of \$755,480 from the U.S. Department of Housing and Urban Development (HUD) for the Family Self-Sufficiency (FSS) program in the state of California. FSS is a program designed to assist Section 8 participant families in identifying and reaching their educational and career goals by connecting them to services and resources in the community that can help them achieve economic self-sufficiency. Upon enrollment in the program; FSS families have access to job search assistance, referrals to available trainings, employment opportunities, and on-going case management services. The FSS Program gives participant families the possibility to qualify for a special savings (escrow) account and the opportunity to apply for the Section 8 Homeownership Program. Currently, there are 523 families who are enrolled in the program utilizing 99% of the slots.

Jobs Plus Initiative

HACLA was awarded \$3.7 million by HUD to implement the Jobs Plus program which seeks to serve at least 741 residents of Nickerson Gardens public housing development. Nickerson Gardens is the largest public housing development west of the Mississippi River with 1,066 Units. The Jobs Plus program will provide job development and supportive services. It also provides an earned income disregard as a rent incentive, allowing households receiving housing assistance to keep more of their earned income for a period of up to two years following an increase in employment income. The goal of the program is to increase self-sufficiency and upward mobility. HACLA will improve job prospects through work readiness, job training primarily in the construction and healthcare and allied fields, development of employer engagement opportunities, job placements, and educational advancement for residents of Nickerson Gardens.

Tenant-Based Supportive Housing Program

The Tenant Based Supportive Housing program (TBSH) provides affordable, permanent, supportive housing for high-service-need chronically homeless individuals and families. This program provides rental subsidies and supportive services through the collaborative effort of the Authority and the LA County Departments of Mental Health and Health Services. The intensive supportive services enable chronically homeless individuals and families to stabilize their living conditions and remain successfully housed for the length of time that they are on the program. The TBSH program has an allocation of 800 housing choice vouchers.

Continuum of Care (Shelter Plus Care) Program

The HACLA has participated in the Continuum of Care (formerly known as Shelter Plus Care) program since 1992 and has a current allocation of 4,382 units with 22 partner agencies. The Continuum of Care (CoC) Program is designed to provide permanent housing with supportive services to chronically homeless persons with disabilities. The program provides for a variety of rental housing components: Tenant-Based (TRA), Sponsor-Based (SRA), and Project-Based (PBA) assistance. Persons with mental illness, substance abuse, or HIV/AIDS are the focus of this program.

Support for Entrepreneurship

BusinessSource Centers System

BusinessSource Centers are one-stop places to access a full range of services and tools to help entrepreneurs get their business running and to help current small business owners stay competitive or expand. With ten locations around the City, the System's services include financing loans, business management classes, business consulting, legal assistance, tax assistance, business plan development, and workforce development.

Business Incubators

Similarly to the BusinessSource Centers System, the business incubators funded by the Con Plan, provide resources to help start-up businesses succeed. The incubator program provides free workspace, mentorship, access to capital and networking, to ultimately create jobs and stimulate the City's economy. The Cleantech Incubator assists start-up companies dedicated to clean, green technologies such as low or zero emission energy, transportation, air quality, sustainability, and smart solutions. Three other incubator programs provide help to start-ups in the fashion, technology, and food service industries.

LA:RISE

The Los Angeles Regional Initiative for Social Enterprise (LA:RISE) is a collaborative and innovative program designed to find permanent occupations for residents with extremely high barriers to employment, such as previous homelessness or incarceration. With federal funding, the City of Los Angeles, Los Angeles County, nonprofit organizations, and for-profit private employers all come together to help prepare individuals on multiple levels for permanent employment. The program provides paid training and personal supports such as housing, transportation, and legal assistance. This program yields wide-ranging benefits: the customer gains self-sufficiency and a reduced chance to reenter homelessness or of recidivism; businesses gain trained employee(s); the City moves persons off the streets.

LA's Green New Deal

LA's Green New Deal is a plan to secure clean air, water, and a stable climate while improving community resilience, expanding access to healthy food and open space, and promoting justice for all—and for future generations. LA's Green New Deal will guide the City's transition to an equitable and abundant economy powered by 100% renewable energy. This plan will support the creation of hundreds of thousands of good green jobs in all communities, by mandating and incentivizing the transition to a zero-carbon-emission city, in a way that prioritizes the needs and opportunities of disadvantaged communities, thus ensuring that the new green economy fulfills the promise of a more just and equitable economy.

Small Business Administration Paycheck Protection Program

Amid the Coronavirus (COVID-19) pandemic and the resulting economic recession, under the CARES Act the Small Business Administration Paycheck Protection Program \$349 billion to provide loans of up to \$10 million to small businesses impacted by coronavirus, including nonprofits, with fewer than 500 employees. BusinessSource Centers referred clients to apply for the loans.

Actions planned to develop institutional structure

Universal Notice of Funding Availability System for Supportive and Other Affordable Housing

In 2019, HCIDLA executed a Memorandum of Understanding with two local PHAs, the Housing Authority of the City of Los Angeles and the Los Angeles Community Development Authority, to create a Universal Online Application System (UNOFA). This system is a collaborative effort among multiple agencies within the County of Los Angeles. The UNOFA will be a web-based system that will allow housing developers to apply for capital financing and housing subsidy vouchers all at once from the multiple agencies. The new system will expedite the funding process for developers, and in turn, expedite housing production. The UNOFA is in the development phase and is expected to be available for use starting FY 2020-2021.

HOPWA

HCIDLA will continue to work with HOPWA Regional Offices and other contracted agencies to build collaboration between systems of care. In 2019, the Los Angeles HOPWA Program rolled out a new case management system to capture performance and track client outcomes. The system will provide greater opportunity for increased synergy between the HOPWA program and the City/County Coordinated Entry System in the years to come. Additionally, HOPWA is working with the LA CoC and the LA County Ryan White program to identify more opportunities to leverage HOPWA dollars for housing and supportive services for homeless, at risk of homelessness, and unstably housed clients. Support from these other systems of care will assist HOPWA Housing Specialists to serve a client population with increasingly intensive service needs.

Handyworker Program - USC Evaluation

The Handyworker Program collaborated with the City's Information Technology Agency and the University of Southern California (USC) Sol Price School of Public Policy to obtain an evaluation of the program's objectives, operations and outcomes by three candidates for the Masters of Public Administration degree. The work of the students supervised by a professor included examining records and interviewing the staff, customers and general contractors, and resulted in a thorough analysis of the program with recommendations for improved effectiveness. This is an example of collaborations with local academia that will continue to support the mission of the Con Plan in LA.

Actions planned to enhance coordination between public and private housing and social service agencies

Purposeful Aging LA

Purposeful Aging LA (PALA) is a directive issued by Mayor Eric Garcetti that aims to improve seniors' quality of life by focusing on their needs across all agencies within City government. Led by the Department of Aging, PALA unites public, private, and nonprofit partners to meet the civic needs of an aging populace. Key partners

include the Milken Institute, AARP California, County of LA Community and Senior Services, the USC Leonard Davis School of Gerontology, and the UCLA Los Angeles Community Academic Partnership for Research in Aging. With support from the Mayor's Fund of Los Angeles, the City's Purposeful Aging Task Force coordinates departments to consider how issues like impaired physical mobility, diminished sensory awareness, and economic limitations may have an impact on how services are delivered and how older adults interface with City government. Current action items include a citywide survey and a needs assessment to identify more ways to make LA welcoming to older adults of all backgrounds. As a result of the initiative, the Controller's Office has created an inventory of City programs and services for older adults, and HCIDLA was identified as a key component due to the Handyworker Program that provides minor home repairs for older adults and the development of affordable senior housing.

Los Angeles PSH Preservation Initiative

In 2016, Enterprise Community Partners, a nationwide leading organization in affordable housing, launched the Los Angeles PSH Preservation Initiative to mobilize the permanent supportive housing (PSH) development community around the consensus on capacity building and public policy solutions. Enterprise created a PSH Preservation Workgroup, consisting of nine leading local affordable housing developers, which has worked to improve understanding of the unique characteristics of properties in the region's at-risk portfolio, which is more than 2,200 PSH units within 50 projects as of 2019. The growing number of at-risk units translates to a higher total cost to preserve this at-risk portfolio and more projects potentially that cannot access conventional recapitalization pathways for modernization. The Workgroup developed a report in 2018 with recommendations that are under consideration for implementing as part of the City's preservation strategies, and continues to support preserving affordable housing in LA.

Discussion:

Various actions are planned that will benefit the low-income and homeless residents of Los Angeles through the development and preservation of affordable and permanent supportive housing, the mitigation of lead hazards, family support, economic empowerment, and collaborations with numerous partners region-wide.