



## HOUSING

### Housing Needs

1. ***Describe Actions taken during the last year to foster and maintain affordable housing.***

Preserving existing housing and promoting the production of new affordable housing is the overarching mission of the Los Angeles Housing Department. A number of programs address these aims.

#### **Maintaining Affordable Housing**

LAHD's *Systematic Code Enforcement Program (SCEP)* is responsible for enforcing State health and safety codes in over 760,000 rental units. Rather than wait for complaints to be filed, the Housing Department regularly inspects all rental housing except single-family homes, at least once every four years. In addition, tenants and property owners can file complaints about habitability problems at any time.

#### **Preserving Existing Affordable Housing**

The City currently has an inventory of 65,562 affordable units, housed in 1,826 developments. The inventory is comprised of affordable housing units that are federally subsidized (through FHA mortgages and/or project-based Section 8 rental subsidy contracts), financed with federal, state and local sources (bonds, tax credits), received land use benefits (e.g. zone change, density bonus) and those developments subject to an inclusionary housing program (Playa Vista, Coastal Zone, Central City West Specific Plan Area, Community Redevelopment Agency project area).

Approximately 25,000 of those housing units were assisted primarily by loan programs and Project-based Section 8 contracts administered by HUD. LAHD estimates that between 2007 and 2012 there are approximately 14,269 affordable housing units at risk of converting to market rent. Of the total At-risk properties, 11,463 units are federally insured and subsidized, 2,436 units financed or restricted by the City of Los Angeles, and 370 units financed or restricted by the state of California programs. Since 1998, 4,181 apartments in 284 properties have lost affordability restrictions through the combined prepayment of a federally insured mortgage and termination of a project-based Section 8 contract, or expiration of affordability covenants.

The City currently enforces the State of California's notice requirement law. Under the current requirements, an owner is required to submit two (2) written notices to each affected tenant household and the Mayor's Office concerning the expiration of federal, state, and local rental restrictions. The Preservation Program tracks all expiration and termination notifications in order to ensure that the City and tenants are properly notified, and works closely with owners to achieve notice compliance or to examine renewal alternatives. The monitoring and enforcement of notification requirements provides the City, residents and the affordable housing community with a timeframe of six to twelve months to develop a preservation strategy, submit offers to buy, convince owners to stay in the program and conduct tenant outreach and education.

LAHD contracts with a non-profit agency to assist with tenant outreach at expiring properties, to provide information on affordability restrictions, opt-out process and alternative housing. This allows LAHD's Preservation Coordinator to focus on monitoring the existing portfolio, enforcing notice requirements, conducting owner and industry outreach, extending rental restrictions and renewal of contracts, and matching property owners with preservation purchasers. Various affordable housing informational materials have been developed and quarterly meetings continue to be held which include representatives of local HUD/FHA offices, owners, the City and the Housing Authority and tenant advocates. The Program has become one of the main sources of information about and tracking of publicly financed and subsidized affordable housing in the City.

### **The Urgent Repair Program**

In an ongoing effort to preserve the existing affordable housing stock and prevent displacement of low income residents, LAHD continues to administer the Urgent Repair Program (URP). This program is operated in conjunction with the Systematic Code Enforcement Program (SCEP).

URP has played an essential role in addressing critical habitability problems in multi-family residential units where property owners fail to repair conditions that threaten the immediate health or safety of tenants. The critical need of this program can be measured by the increased workload on a yearly basis. During the 2007-2008 Program Year, 615 properties were referred to, and inspected by, the URP program. URP performed needed repairs in 54 properties. Property owners made the repairs in 511 properties.

The Urgent Repair Program is part of the Code Enforcement Division's Emergency Management Unit (EMU), along with the Tenant Relocation Inspection Program and Emergency Management. The mission of the EMU is to address severely hazardous conditions that threaten the immediate health or safety of residents of multifamily housing through specialized enforcement. The escalated severity of these threats and the immediate dangers constitute emergency incidents. These incidents interrupt the ordinary flow of inspection procedures and deplete resources essential to sustain the course of routine operations. These escalated enforcement actions require specialized training and resources. The EMU focuses on rapid incident containment and resolution through the implementation of mitigation, response and recovery operational plans and procedures.

Each substandard building referred to the EMU is inspected and evaluated to determine the threat level to occupants due to the severity of the hazardous conditions. Building owners, managers and occupants are notified in writing immediately. A copy of an official notice is prepared and posted at the site. Off-site owners are notified by overnight mail. Whenever plausible, a two-day Notice to Repair is issued to cause the repair of the building and avoid the dislocation of tenants. When owners refuse or fail to repair slum conditions Urgent Repair Program funds are used to repair the buildings, the objective being to keep tenants in safe buildings.

When it is determined that repair of the building is beyond the scope of the Urgent Repair Program, a Notice to Vacate may be issued to the owner. Relocation assistance is then offered to tenants.

The URP program has been successful with corrections of hazardous substandard code violations hence avoiding displacing residents whenever possible. URP has helped prevent homelessness for many.

**Rehabilitation Programs for Rental and Ownership Housing**

Key to any local effort to maintain existing housing are effective rehabilitation loan programs. The Housing Department's Comprehensive Housing Rehabilitation Programs provide a range of options to low-income property owners.

**Fostering Production of New Affordable Housing**

Construction of new affordable housing is a critical need within Los Angeles, and has been supported by the Housing Department for many years. As mentioned elsewhere in this report, the Affordable Housing Trust fund supports the development of new affordable housing in the City.

**Fostering Increased Home Ownership by Low- and Moderate-Income Residents**

For many years, the Housing Department has helped low and moderate income residents to achieve the American Dream through a variety of homebuyer assistance programs. These are all described more fully in the Homeownership Assistance section.

**Physical Needs of Large Public Housing Sites**

Because of the importance of public housing to the overall housing picture in Los Angeles, HUD requires that there be included with the CAPER an analysis of the extent and condition as well as needs of public housing developments within the City. The following table provides information on present and future funding needs to renovate large public housing sites. This table details total renovation cost/need per site, cost/need per unit, a projection of total imminent (0-1 years) renovation cost; an estimate for the next one- to five-year period; an estimate of total renovation cost for the succeeding six- through ten-year period; and other data on public housing development renovation needs.

**1: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES – PROJECTED RENOVATION COSTS AT CONVENTIONAL PUBLIC HOUSING SITES (SUBMITTED IN SUPPORT OF THE 5<sup>th</sup> YEAR CAPER (PROGRAM YEAR 2007-2008))**

Public Housing Development	Total Renovation Cost/Need Per Site (Present)	Total Renovation Cost/Need Per Unit	Total Renovation Cost Imminent and 1-5 Years (Estimated)	Total Renovation Cost 6-10 Yrs. (Estimated)	Total Renovation Cost 11-15 Years (Estimated)	Total Renovation Costs 16-20 Years (Estimated)	Total Renovation Costs, Years 0-20	% of Total in 1-5 Year Range
Avalon	\$18,742,845	\$114,286	\$2,692,360	\$6,188,165	\$3,255,105	\$6,607,215	\$18,742,845	14.4%
Estrada Courts	\$23,289,320	\$108,829	\$2,084,085	\$4,513,850	11,691,785	\$4,999,600	\$23,289,320	8.9%
Estrada Courts Extension	\$21,159,850	\$105,799	1,725,065	\$5,063,980	\$7,592,635	\$6,778,170	\$21,159,850	8.2%
Gonzague Village	\$22,730,490	\$123,535	\$1,021,670	\$11,732,385	\$7,184,315	\$2,792,120	\$22,730,490	4.5%
Imperial Courts	\$38,717,900	\$79,016	\$4,452,080	\$15,031,135	\$10,372,140	\$8,862,545	\$38,717,900	11.5%
Jordan Downs	\$65,100,070	\$93,000	\$4,716,995	\$20,914,075	\$29,605,085	\$9,863,915	\$65,100,070	7.2%
Mar Vista Gardens	\$57,686,800	\$95,985	\$21,243,225	\$5,502,315	\$15,089,280	\$15,851,980	\$57,686,800	36.8%
Nickerson Gardens	\$101,421,555	\$95,142	\$28,026,615	\$28,395,930	\$35,261,825	\$9,737,185	\$101,421,555	27.6%
Pueblo Del Rio	\$35,245,585	\$90,373	\$17,187,285	\$8,169,445	\$3,803,205	\$6,085,650	\$35,245,585	48.8%
Pueblo Del Rio Extension	\$10,785,970	\$39,948	\$242,440	\$2,114,825	\$1,672,865	\$6,755,840	\$10,785,970	2.2%
Ramona Gardens	\$38,881,750	\$78,076	\$7,535,360	\$7,086,295	\$18,374,545	\$5,885,550	\$38,881,750	19.4%
Rancho San Pedro	\$31,027,825	\$109,253	\$3,697,065	\$6,170,765	\$20,126,000	\$1,033,995	\$31,027,825	11.9%
Rancho San Pedro Extension	\$19,874,280	\$102,445	\$3,534,810	\$3,904,560	\$11,226,335	\$1,208,575	\$19,874,280	17.85%
Rose Hill Courts	\$10,538,020	\$105,380	\$3,700,980	\$4,813,275	\$739,790	\$1,283,975	\$10,538,020	35.1%
San Fernando Gardens	\$38,857,430	\$85,619	\$10,082,720	\$8,059,970	\$11,415,415	\$8,799,325	\$38,357,430	26.3%
William Mead Homes	\$37,973,470	\$91,502	\$5,868,440	\$20,042,045	\$7,856,680	\$4,206,305	\$37,973,470	15.5%
<b>Total</b>	<b>\$571,533,160</b>	<b>\$1,518,188</b>	<b>\$117,811,195</b>	<b>\$157,703,015</b>	<b>\$195,267,005</b>	<b>\$100,751,945</b>	<b>\$571,533,160</b>	<b>20.6%</b>

**HACLA COMPREHENSIVE MODERNIZATION ACTIVITIES**

**Dwelling Units Completed in the Last 15 Years**

<b>CAL No</b>	<b>Development Site</b>	<b>Number of Units Completed</b>	<b>Construction Time Frame</b>
410	Gonzaque Village	184	Feb. 1997 - Nov. 2000
415	Pueblo Del Rio Extension	270	1996 - Dec 2007
416	Jordan Downs	700	Apr. 1994 - June 1999
419	Imperial Courts	498	June 1994 - June 1998
420	Estrada Courts Extension	200	Sept 1997 - Feb 2008
422	San Fernando Gardens	338	Sept 1997 - Dec 2009
<b>TOTAL COMPLETED UNITS:</b>		<b>2,190</b>	

**Proposed Activities for the Next Five Years**

<b>CAL No</b>	<b>Development Site</b>	<b>Number of Units To Be Completed</b>	<b>Proposed Construction Time Frame</b>
422	San Fernando Gardens	110	Jan 2008 - Dec 2009
<b>TOTAL PROPOSED UNITS:</b>		<b>110</b>	

**ADDITIONAL POTENTIAL COMPREHENSIVE MODERNIZATION ACTIVITIES**

**Pueblo Del Rio / Estrada Courts**

(Partial Comp Mod of Existing Dwelling Units)

<b>CAL No</b>	<b>Development Site</b>	<b>Number of Units To Be Completed</b>	<b>Proposed Construction Time Frame</b>
403	Pueblo Del Rio	132	Jan 2009 - Dec 2010
407	Estrada Courts	80	Jan 2009 - Apr 2010
<b>TOTAL PROPOSED UNITS:</b>		<b>212</b>	

Note: Remaining existing 268 dwelling units at Pueblo Del Rio and existing 134 dwelling units at Estrada Courts to be redeveloped.

The Housing Authority of the City of Los Angeles manages more than 60 public housing developments throughout Los Angeles. Three developments (Estrada Courts Extension, Pueblo del Rio Extension, and San Fernando Gardens) are currently undergoing comprehensive modernization to bring the units up to date with modern codes, standards, and ADA requirements. At each site, the scope of work includes:

- Removal of lead-based paint and asbestos containing materials
- Replacement unit plumbing, and site water and sewer lines
- Provision of new plumbing fixtures
- Provision of new kitchen cabinets
- Reconfiguration of kitchens in to accommodate better circulation preparation space, ventilation, and control of heat and light.
- Replacement of bathrooms and provision of the durable bathroom fixtures including towel racks, medicine cabinets, and shower curtains
- Replacement of the electrical wiring and fixtures, switches, plugs and lights
- Replace wall heaters and provide thermostatic control.
- Insulate exterior walls and ceiling spaces to current code standards
- Provide new windows, doors, and security coverings (bars/screens).
- Compliance with appropriate ADA requirements
- Replacement of roofs
- Painting of unit interiors and exteriors
- Installation of new flooring
- New sod and refurbished exterior landscaping

## **Specific Housing Objectives**

1. ***Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.***
2. ***Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.***
3. ***Describe efforts to address “worst-case” housing needs and housing needs of persons with disabilities.***

1.

During the 2007-2008 Program Year, LAHD, through the Affordable Housing Trust Fund (AHTF), made commitments to 19 proposed rental housing developments with 1,214 units with \$93.6 million in funding from CDBG and HOME. These commitments are leveraging nearly four dollars in outside funding for every AHTF dollar. Similarly, the Major Projects Division of the Los Angeles Housing Department was able to complete construction on seven new developments with 346 units and three developments with 87 rehabilitated housing units to serve very-low and low-income individuals, families and seniors, for a total of 433 new affordable housing units ready for occupancy

Also during the 33rd Program Year, the Permanent Supportive Housing Program (PSHP) committed \$18.7 million in HOME and HOPWA funds to five developments with 225 units. No PSHP projects have been completed yet since the program just started in the last year.

It is difficult to commit to serving a specific number of households at given income levels, because those numbers can change due to no fault of the Housing Department. If the inability to meet such commitments is later held against the City in an audit, when LAHD had no ultimate control over the final financial structure of a development, it would be an untenable situation.

Housing development is a multi-year process that is dependent on many funding sources and vulnerable to delays and cost increases over which there is little or no control. A housing development proposed to serve extremely low-income families may not be awarded the type of subsidy needed to reach that low on the income scale; it may need to be restructured to serve relatively higher income families because there is insufficient subsidy to make the rents low enough and still pay the operating costs, mortgage and other expenses.

Thus, no honest housing finance agency can commit to serving exact numbers of residents in certain income levels in inflexible goals, because the field of development has too many uncertainties. It is different situation from that of a social service agency, which can promise that it will provide a certain number of 'service units' to a certain number of clients. Housing development does not work that way, particularly in a city as large as Los Angeles with so many different developments underway. Perhaps if LAHD financed one or two projects a year, it could be more certain as to the outcome; but when the department is handling 20-40 different developments at all stages at any given time, such certainty is not possible.

HACLA is a critical component of the City's effort to provide and maintain affordable housing for extremely low and very low-income residents, whose only access to affordable housing is through federally subsidized housing programs. Residents in publicly subsidized units are generally limited to the federal standard for public housing and Section 8 of 30% of household income.

The stability of affordable housing and programs to promote and support self-sufficiency have proven successful in helping many families move up the ladder to low-income, or even to full self-sufficiency.

HACLA is the City's major provider of affordable housing for very low- and extremely low-income residents (0-30% of the County's Median Income) and Section 8 participants. It has often been at the forefront of designing innovative programs to meet the social, educational, and health needs of its 103,029 Housing Choice Voucher holders and more than 23,000 public housing residents.

Under the Section 8 program, HACLA serves two areas. In the City of Los Angeles, HACLA administers 51,847 tenant and project-based Section 8 Certificates and Housing Choice Vouchers, including special purpose programs for the homeless, veterans, persons living with HIV/AIDS, and the physically and developmentally disabled. In ten Southern California counties, HACLA's Los Angeles LOMOD Corporation is the HUD-contracted regional Performance-Based Contract Administrator (PBCA) for 610 Section 8 properties, totaling 37,671 units.

Through Section 8 special initiative grants, HACLA offers services to targeted high-priority groups, such as the chronically homeless, the mentally ill, those with chronic substance abuse, and AIDS/HIV patients. The purpose and goals of these programs are to decrease and eventually end homelessness. In addition to housing assistance, through matching funds programs, the Housing Authority coordinates supportive intervention to further promote the clients' stability, to improve the quality of life issues and to move progressively towards self-sufficiency through other programs, such as Welfare-To-Work, Homeownership, etc.

**2.**

Section 215 requirements have been met by the LAHD, inasmuch as all housing units assisted with Consolidated Plan grant resources are by definition restricted to renters and buyers with incomes no more than 80% of the Area Median Income (AMI). LAHD's monitoring procedures to ensure adherence to this regulation are more fully described earlier in this report.

**3.**

***“Worst Case” Housing Needs***

LAHD's Systematic Code Enforcement Program (SCEP) has a greater impact on existing housing conditions than any other City program, since it is responsible for enforcing State health and safety codes in over 760,000 rental units. Rather than wait for complaints to be filed, the Housing Department regularly inspects all rental housing except single-family homes, at least once every three to five years. In addition, tenants and property owners can file complaints about habitability problems at any time.

SCEP also has jurisdiction over residential hotels, also known as single room occupancy (SRO) housing, which is the City's 'last resort housing' for the poorest residents. Many of them are located in Downtown's so-called 'Skid Row', which is home to one of the largest homeless populations in the United States. Over 287 residential hotels exist in Los Angeles.

The number of residential hotel units continues to rise in Los Angeles as surveys conducted by SCEP staff, and information provided by the City's Department of Finance, identifies motels and hotels formerly considered to serve 'transient occupancy needs' which are now providing permanent housing for residents on a month-to-month basis. They then come under the jurisdiction of the City's Rent

Stabilization Ordinance and SCEP, which provide additional protections to tenants and ensure safe housing conditions.

Unfortunately, destitute women with children are increasingly showing up in Skid Row. Thus, effective enforcement of state health and safety codes is more critical than ever. A high priority for the Permanent Supportive Housing Program is to assist in the development of housing for homeless families elsewhere in the City.

### ***Housing Needs of Persons with Disabilities***

LAHD uses several different approaches to the housing needs of persons with disabilities. In addition to financing the development of affordable housing for a variety of persons with special needs, both physical and mental disabilities, LAHD also promotes policy change via local legislation and the zoning code, through its citywide fair housing program. LAHD's Preservation Programs provide rehabilitation loans and grants which often pay for physical accessibility needs of low-income homeowners and renters aging in place, such as ramps, widened doorways and reconfigured bathrooms, which enable them to continue to live independently. Also, the countywide HOPWA program is administered by LAHD, which serves persons with disabilities.

The Permanent Supportive Housing Program (PSHP) was established in the 31<sup>st</sup> year by four City agencies – the Los Angeles Housing Department (LAHD), the Community Redevelopment Agency of Los Angeles (CRALA), the Housing Authority of the City of Los Angeles (HACLA) and the Los Angeles Department of Water & Power (LADWP) – is a partnership to stem the tide of homelessness. A ten-year Cooperation Agreement governs the administration of their initial contribution to the Permanent Supportive Housing Program (PSHP) as well as all future allocations.

In October 2006 the PSHP held its first competitive round with \$50 million in funding, after which commitments were issued for 274 units. Subsequently, during the 33rd Program Year, the Permanent Supportive Housing Program (PSHP) committed \$18.7 million in HOME and HOPWA funds to five developments with 225 units. No PSHP projects have been completed yet since the program just started in the last year.

Additionally, the PSHP is working with the Los Angeles Homeless Services Authority (LAHSA) and County agencies to provide the support services so crucial to ending the cycle of homelessness. This combination of permanent housing with on-site services has been proven to be one of the most effective solutions to homelessness. Alliances formed between the housing and service agencies help homeless people secure and keep the housing and services necessary to avoid falling into homelessness once again. Supportive Housing is the cornerstone of the current national movement to end homelessness.

## **Public Housing Strategy**

- 1. Describe actions taken during the last year to improve public housing and resident initiatives.***

As mentioned above, HACLA is a critical component of the City's effort to provide and maintain affordable housing for extremely low and very low-income residents, whose only access to affordable housing is through federally subsidized housing programs.

HACLA manages and maintains a diverse affordable housing portfolio:

**HACLA - Total Units Available for Occupancy (4/30/08)**

Category	Total Dwelling Units
Senior Housing-Public Housing	455
Senior Housing-S8NC/PBA*	793
Senior Housing-Unsubsidized	394
Family Housing-Public Housing	7,000
Family Housing-S8NC/PBA	35
Family Housing-Unsubsidized	425
Family Housing-LIHTC**	32
<b>TOTAL</b>	<b>9,130</b>

\* S8NC/PBA – Section 8 New Construction/Project-Based Assistance

\*\* LIHTC – Low-Income Housing Tax Credit

**Section 3**

HACLA made resident employment a key component of its Comprehensive Modernization program even before Section 3 of the HUD Act was amended in 1995. HACLA has partnered with trade unions to train and employ public housing residents in the construction field, with some residents moving on to independent employment in the private sector.

HACLA has an active Section 3 program to assure maximum participation in hiring of residents, and view HUD's Section 3 mandate -- to foster local economic development, neighborhood improvement, and individual self-sufficiency -- in its construction activities as a key part of its overall mission. In addition to providing opportunities in the construction trades, the Authority provides employment opportunities in related activities such as relocation counseling, packing and moving of resident possessions, and site security for construction projects.

**HACLA Resident Leadership and Citywide Services**

To develop resident leadership capacity to serve as an elected official on the board of a Resident Advisory Council (RAC) or Resident Management Corporation (RMC), HACLA trains residents via a Resident Leadership Academy as a pre-requisite for running for elected office. HACLA supports the RACs and RMCs operations and monitors compliance with RAC/RMC by-laws, financial controls, bookkeeping, record retention, proper election protocols, and other standard operating and business standards.

With the goal of empowering resident leaders to operate effective organizations to serve their communities, HACLA works to develop RAC/RMC capacity to apply for

grant funding as a means of both increasing services for the community and resident participation in the RAC/RMC operations through special committees as defined in the by-laws.

In accordance with the election schedule, in 2007-08, three public housing communities elected and installed boards, and four communities will elect boards in the second half of 2008. The leadership Academy Training for Resident Leaders has led to a 25% increase in resident attendance at monthly leadership training meetings.

HACLA works to ensure that residents of public housing throughout the City of Los Angeles have equal access to effective employment, training, educational, recreational, and supportive services programs. These initiatives are provided through HACLA's Workforce Development and Community Services units.

***WIA Adult Employment and Training***

- 69 individuals residing in and nearby public housing were placed into permanent unsubsidized employment during 2007.
- HACLA traditionally serves the most difficult to serve yet maintained the lowest citywide placement rate at a cost of \$2,990 per placement.
- 79% of HACLA's 69 adult customers obtained an occupational credential.
- 85% of Adult program participants were employed after program participation.
- After participating in HACLA's Workforce Development programs, clients increased their income by an average of \$5,278.

***WIA Adult Dislocated Worker (DW) Employment and Training***

- 34 dislocated individuals residing in and nearby public housing were placed into permanent unsubsidized employment during 2007.
- HACLA maintained the lowest citywide dislocated placement rate at a cost of \$2,756 per placement.
- 85% of HACLA's 44 dislocated worker clients obtained an occupational credential.
- HACLA's dislocated workers earned an average of 105% of their pre-layoff salary.
- 89% of DW program participants were employed after program participation.

***Summer Youth Employment***

528 public housing youth were employed at various governmental and non-profit agencies throughout the city of Los Angeles. Specifically:

- 101 public housing youth were employed for approximately 120 hours during summer months funded through the Los Angeles Community Development Department.
- 203 public housing youth were employed for approximately 120 hours in the summer months funded by the Los Angeles County Department of Public Social Services (DPSS) through their General Fund.
- HACLA provided gap funding to employ an additional 167 youth.

**Employment Recruitments**

HACLA’s Job Developers, also known as Business Service Representatives, work with businesses to offer employment opportunities to residents of public housing. The following recruitments occurred during 2007:

- United Parcel Service  
Recruited once per quarter at various public housing developments.  
100 residents attended with 40 offers of employment.
- Metropolitan Transportation Authority  
Recruited once per quarter at various public housing developments.  
60 residents attended with 45 offers of employment.
- Macy’s  
Recruited several times per quarter at various public housing developments.  
150 residents attended with approximately 60 offers of employment.
- Home Instead Senior Care  
Recruited twice per quarter at various public housing developments.  
Several residents attended with 35 offers of employment

**Rapid Response Orientation**

Rapid Response orientations are provided to companies in the process of downsizing their workforce. These services help affected employees with layoff assistance via retraining and job search assistance. The following Rapid Response orientations have been provided:

<b>Company Name</b>	<b>Number of Lay Offs</b>	<b>Number of Orientations</b>
Hunter Douglas	461	4
Georgia Pacific	252	3
MVS-INS-Detention Officers	174	3

The Jordan Downs WorkSource Portal's effort supports the City of Los Angeles priority of providing quality service to Dislocated Workers within the County of Los Angeles.

**Universal Services**

Universal access services are services available at the service centers with no appointment necessary. Residents are able to use computers, printers, internet, phone, fax, and copier, open a free email account, and receive limited staff assistance. 2,755 residents used services at the centers

**Specialized Training Opportunities**

HACLA partnered with the South Bay Center for Counselling to provide a unique opportunity for residents to obtain hi-tech training and employment with local oil refineries. Partners to this unique collaboration include Exxon-Mobil, British Petroleum and Conoco Phillips with Los Angeles Harbor College in Wilmington as the training entity.

- Two residents completed classroom training and one has been offered employment as Process Technician with a starting wage of \$70,000. The remaining client is in the interview process.
- 21 residents completed Turn Around Worker/Safety Attendant training at Los Angeles Harbor College. 19 of the 21 have been placed into employment with

Timec, California's leading refinery contractor to train and place entry-level safety attendants.

***HUD ROSS (Resident Opportunities for Self-Sufficiency) Grants***

This grant assists public housing residents to improve their quality of life by providing a comprehensive array of services, which includes employment assistance, case management, education, training opportunities, counseling, supportive services, leadership guidance, community building and referrals to service providers.

- 38 participants have been enrolled into the program from January 2007 to mid 2008
- 21 residents received training in construction, security guard, and medical fields.
- Approximately 700 residents have received supportive services in the form of bus tokens, books reimbursement and uniforms.
- 12 public housing residents have participated in the Work Experience program.

***Los Angeles County WIA Limited English Speaking Program***

HACLA also offers intensive case management and specialized training to individuals with limited English speaking skills.

- 12 individuals were enrolled in 2007
- 12 completed C.N.A. training
- 12 passed the state exam
- 11 are employed as Certified Nursing Assistants

\*\*All employment referenced above is permanent and non-subsidized.

***Employment Technology Centers***

HACLA's Employment Technology Centers (ETC) are a combination of existing Community Service Centers and Computer Learning Centers. These newly named centers offer a combination of social services, individual and family development, educational related activities, computer education, probation intervention programming, community events as well as employment and training opportunities offered through the Workforce Investment Act program. Four of the Employment Technology Centers (San Fernando Gardens, Ramona Gardens, Mar Vista Gardens, Jordan Downs, and Imperial Courts) offer entrance into the WorkSource center service continuum providing a host of employment related services.

The 11 ETC centers are all located on public housing communities, specifically in: Avalon Gardens, Imperial Courts, Independent Square, Jordan Downs, Mar Vista Gardens, Nickerson Gardens, Pueblo del Rio, Ramona Gardens, Rose Hills Courts, San Fernando Gardens and William Mead Homes.

The ETC service design allows leveraging of resources and combining efforts to help promote a comprehensive service design. The ETC operates on a combination of in-kind contributions and funding streams from a variety of sources including: Housing Based Day Supervision under the auspices of the Los Angeles County Department of Probation, Department of Labor Workforce Investment funds allocated locally through the Community Development Department; HUD ROSS (Resident Opportunities for Self-Sufficiency) Grants, and HACLA operating funds.

Noteworthy events and activities this past year included:

- Recruitments were held throughout all public housing sites. Companies such as Macy's, MTA, TSA, UPS, Home Instead Senior Care, and Shoe Warehouse were on site to hire over 75 youth and adults. Two major job fairs held at Estrada Courts and Ramona Gardens, which served 525 residents.
- Several trips and outings were provided to program participants. For example, 150 senior residents attended the Pomona Fair and 25 families participated in financial literacy workshops with Wells Fargo Bank.
- Over 315 youths participate weekly in UCLA's Let's Read, Jordan Downs Let's Read, Project Literacy and Project Numeracy. 80 youths are transported weekly to UCLA for one on one tutoring.
- Job Shadowing – Approximately 45 youths participated in job shadowing and mentoring activities this year.
- Summer Youth Employment – 528 youths were provided with meaningful work during summer months, and participated in workshops in employment preparation and college awareness.
- 123 clients were enrolled at the WorkSource Center with over 90% placed into permanent, unsubsidized employment.

### ***Language Services Unit***

Accomplishments include:

- Translating and editing documents for various HACLA programs
- Completing and coordinating translation of documents into languages such as Cambodian, Vietnamese, Korean, Russian, and Armenian
- Providing simultaneous and consecutive interpretation for meetings, including HACLA Board of Commissioner meetings, the Annual Agency Plan process meetings, Resident Advisory Council/Resident Management Council, and other HACLA meetings
- Coordinating interpretation services for RMC/RAC monthly meetings

## **Barriers to Affordable Housing**

### ***1. Describe actions taken during the last year to eliminate barriers to affordable housing.***

The Los Angeles Housing Department (LAHD) has built upon the work it has recently undertaken to remove barriers to affordable housing, expand the range of services available to traditionally underserved populations and ensure their fair treatment in the housing market. Among the populations affected by these programs are persons of color, individuals with disabilities, and low or moderate-income residents, whose need for safe, affordable housing is often not met by the market.

An ongoing resource available to the public on LAHD's website is an Internet-based tutorial called "Building Healthy Communities 101" about housing, planning and smart growth, which LAHD developed with consultants and CDBG administrative funds in 2003. The Housing Department has also worked together with the City Planning Department to develop new land-use incentives and similar programs to facilitate the development of new affordable and market rate housing.

Some other ways the City is responding to the housing crisis include:

- LAHD's Systematic Code Enforcement Program ensures that all rental housing with two or more units is inspected every four years and violations are corrected.
- LAHD oversees the City's Rent Stabilization Program, which helps protect tenants of older apartment buildings from excessive rent increases and arbitrary or retaliatory evictions.

### **Section 8 Homeownership Program - HACLA**

In October 2000, HUD rules changed so that housing authorities could choose to allow Section 8 participants to use their Vouchers to buy a home. Participants must meet the program eligibility requirements and attend a first-time homebuyer education workshop. Eligible participants are also required to meet minimum income and employment requirements (unless elderly or disabled). HACLA will use the participant's Housing Assistance Payment (HAP) toward the monthly homeownership cost, which includes principal, interest, taxes, insurance, utilities, and reserves for replacement and repair. Approved participants are responsible for choosing a lender, meeting the lenders requirements and locating the property (single family residence, townhouse, condominium, etc.) of their choice within the City of Los Angeles.

Since the program's inception in 2000, HACLA has successfully assisted 43 clients to become homeowners. Of the 43, 10 have achieved self-sufficiency and opted out of the program. Three participants are currently in the Homeownership process. At present, the average HAP for Homeownership participants is \$720, and 47% of the homeowners have purchased condominiums. The purchase prices have ranged from \$95,200 to \$271,000.

The Section 8 Homeownership Program is working to expand current partnerships with lending institutions, certified Homebuyer Education providers, Individual Development Account/Empowerment Programs, and private agencies to provide resources to eligible program families. While each family selects the home that will meet their individual needs and requirements, HACLA continues to market and inform approved families of affordable housing choices throughout the City of Los Angeles.

To participate, a family must be eligible for Section 8, and must be a first-time homebuyer. No family member can have been an owner for at least 3 years before receiving ownership assistance, and no one may have an interest in another home. The family must have an annual household income of at least \$10,300. Welfare income and SSI will be counted toward the minimum for elderly and disabled buyers, but no one else. Except for the elderly or disabled, the family also must have at least one adult member who has been employed full-time for a year. The family is required to attend counseling sessions to obtain a better understanding of all that ownership entails. There is no charge for any session.

## **HOME/American Dream Down Payment Initiative (ADDI)**

### **1. *Assessment of Relationship of HOME Funds to Goals and Objectives***

- a. *Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.*
2. **HOME Match Report**
  - a. *Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.*
3. **HOME MBE and WBE Report**
  - a. *Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).*
4. **Assessments**
  - a. *Detail results of on-site inspections of rental housing.*
  - b. *Describe the HOME jurisdiction's affirmative marketing actions.*
  - c. *Describe outreach to minority and women owned businesses.*

**1a.**

The ADDI Program offers down payment assistance to first-time homebuyers earning at or less than 80% of Area Median Income (AMI). Since LAHD uses HOME program funds for down payment assistance to low-income first time homebuyers, the ADDI Funds are used to supplement its Purchase Assistance (PA) and Purchase Assistance with Rehabilitation (PAR) Loans. ADDI funds can be used to increase loans by \$10,000, or 6% of the purchase price, whichever is greater.

Over 72% of HOME funds were budgeted in the 33rd Program Year to increase the supply of affordable rental housing in the City. In addition, HOME funds are used to supplement the HOPWA tenant-based rental assistance program, in collaboration with the Housing Authority, which operates the City's Section 8 rental assistance program. Thus HOME funds granted to the City of Los Angeles serve a wide range of households and persons at various income levels. The continuum of HOME-assisted households includes formerly homeless individuals living in supportive housing, persons living with HIV/AIDS and their families, very low-income large families, and first time homebuyers up to 80% of median income.

**2a.**

The HOME Match Report (HUD-40107-A) is included with the CAPER in the appendices.

**3a.**

The HOME APR report (HUD-40107), which reports on the City's MBE/WBE contract activity, is included with the CAPER in the appendices.

**4a.**

All rental housing in the City is systematically inspected on a four year cycle (not simply in response to complaints) by LAHD's Systematic Code Enforcement Program (SCEP). Rental units assisted with HOME Program funding are inspected on a more frequent basis by SCEP staff in compliance with HUD regulations.

The result of inspections to date is that nearly 90% of all HOME-funded properties are maintained in good condition, which are largely new construction or complete rehabilitation projects. The typical code violations found are usually related to non-serious maintenance issues. The owners are responsive, very cooperative and usually inspect with their maintenance crews and fix everything before SCEP even arrives for the inspection.

The remaining properties are usually those that received funds after the 1994 Northridge Earthquake and were not completely rehabilitated as part of an affordable development process. The types of violations found are usually more extensive and serious, such as faulty plumbing and electrical systems, fire/safety issues, and illegal construction. Some owners have resisted the inspection process and when necessary are referred to SCEP's Case Management Unit.

**4b.**

The Los Angeles Housing Department (LAHD) markets low and moderate-income housing opportunities citywide. It also requires owners and developers of multifamily housing who receive financial assistance from the City to develop an affirmative marketing plan consistent with the Department's requirements. The marketing plan, subject to approval by LAHD, must contain specific procedures to inform and solicit applications from persons in a specific housing market area who are not likely to apply without special outreach. Overall, the goal of the plan is to promote equal housing choices for prospective purchasers or tenants.

The LAHD also uses the following affirmative marketing procedures to advertise programs, funding availability, and to solicit bids and requests for proposals: Advertisements in Los Angeles newspapers with citywide circulation, newspapers with a target audience (e.g., newspapers that reach Spanish or Korean speakers), community meetings, newsletters, special workshops, notices on the City's and LAHD's websites, and special mailings.

**4c.**

Federal Section 3 requirements are provided in all of the Housing Department's Affordable Housing Trust Fund Notice of Fund Availability (NOFA), Commitment Letters, and Request for Proposal (RFP) and Request for Qualifications (RFQ) for the Department's Housing Development Central. Furthermore, Section 3 requirements are included in the Contractor Documentation that is provided to all General Contractors for Trust Fund and Bond transactions. There are scheduled Davis Bacon Compliance seminars where section 3 requirements are provided and discussed. At every pre-construction meeting and before a Notice to Proceed is issued, Section 3 requirements are provided.