

5.17 L.A. HOUSING DEPARTMENT

5.17.1 Description of Selected Programs - Short-Term

- Multi-Family Residence Recycling Manual (E10)

Implementation Year: 1993

Status - SRCRD assumed responsibility for this manual.

- Market Development Workshops (MD26)

Implementation Year: 1995

Status – This was implemented. The Department conducted a technical assistance workshop for architects on recycled-content construction products and their use.

- City Facilities Recycling Program (R25)

Implementation Year: 1993

Status – The Department continues to participate in the Department of General Services' CFRP and also with the Department of Water & Power's recycling drives.

5.17.2 Description of Selected Programs - Medium-Term

- Reuse and Recycling of Construction, Demolition, and Landclearing Materials (R111)

With assistance from SRCRD, the Housing Department will include a "Solid Resources Management" specification section in its bid requests for construction contracts. The specification will require that contractors recycle construction and demolition materials to the greatest extent feasible. It will also require that contractors submit a Solid Resources Management Plan to the Department for affordable housing construction or renovation projects.

Implementation Year: 1997

Status – The requirements are included in the LAHD Architectural Design Guidelines. More definitive requirements are being developed for implementation.

- Buy-Recycled Efforts (MD5)

Per City Ordinances 168313 and Council File 94-1667, the Department will purchase office supplies and materials containing recycled-content that can be used without negatively impacting performance standards, and which can be procured at a cost not exceeding 10% of the standard product.

Status – The Department procures office supplies and materials that contain recycled materials. Examples are folders, bond paper, calendars, post-it notes, envelopes, writing pads, storage boxes, and toner cartridges.

- Federal Purchases Policy (L11)

Executive Order #12873 mandates that products and supplies purchased with federal funds, and exceeding \$10,000, must include post-consumer recycled-content materials. The Department will adopt a policy that recycled-content construction products must be incorporated into any federally funded Department projects.

Implementation Year: 1997

Status – Under the Housing Development Programs, the LAHD architectural guidelines were modified in 1997 to include the requirement of using building products and materials with recycled contents and environmentally responsive designs. LAHD has been providing referrals and resource guides to architects and developers.

There are (4) kinds of construction materials with recycled-contents commonly used in LAHD-funded projects. They are steel studs (1 rehabilitation project), commercial grade carpets and pads (all large projects), ceramic tiles for high traffic areas (all large projects), and asphaltic concrete ready-mix for parking and driveway areas (3-4 projects).

The Neighborhood Preservation Program (NPP) is a rehabilitation resource primarily aimed at low-income owners of single-family homes and owners of small rental properties occupied by low-income tenants. Available handout materials are provided to loan applicants and construction contractors emphasizing the need to incorporate the requirements of L11. The NPP staff provide orientations on a twice a year basis to construction contractors that perform work funded with LAHD loans (or express an interest in performing such work). With greater education, we anticipate greater participation by these small contractors.

- Recycled Crushed Miscellaneous Base (R112)

In accordance with a City Council Motion passed in March 1995, the Housing Department will initiate a program requiring the use of 100% recycled Crushed Miscellaneous Base (CMB) for road sub-surfacing, and Recycled Asphalt Concrete, with 15% recycled asphalt, for all affordable housing project developments where asphalt concrete paving is required.

Implementation Year: 1997

Status – The use of CMB is already the industry standard. LAHD funded projects do not include substantial amounts of asphalt concrete paving due to site size limitations. Parking spaces are now provided within the building envelope whether subterranean or semi-subterranean, using regular concrete products.

- Recycling Space Allocation (R94)

Per State Law, drawings and specifications for new buildings must include enclosures or space to collect and store recyclable materials generated in those buildings. The Department will review project construction documents to ensure that appropriate space is allocated for recycling in compliance with State law and City requirements.

Implementation Year: 1997.

Status – The LAHD architectural review process includes ensuring that required spaces for recycling are allocated. The LAHD Architectural Design Guideline on “Trash Collection” (Attachment 1, Page 9) requires that “Adequate space must be provided for recycling per Board of Public Works guidelines....”

Since this is a State and City requirement, the Department of Building & Safety has the ultimate responsibility to ensure that these required spaces are allocated and inspected during the plan check and approval process.

- Training and Citywide Task Force Activities (E56)

With assistance from SRCRD, the Housing Department will implement an ongoing training program for its architectural staff and design consultants on the issues of recycling, recycled-content construction products, and recycling space allocation. This training will emphasize the incorporation of these elements into the design and construction of new affordable housing projects and into the remodeling of existing structures.

Implementation Year: 1997

Status – LAHD received a grant of \$44,000 from the California Integrated Waste Management Board to produce a series of interactive workshops on "Residential Design and Construction" held in February 2001 and contracted by Global Green USA (GG USA).

The workshops were intended for developers, architects, development consultants, property owners/managers, and individuals in the private or public sectors who are in the field of building homes. The workshops presented "the latest information on green building practices, least-cost techniques and ways to gain a competitive edge in the residential building market."

Topics intended for architects, developers and city staff included site design and passive solar strategies, energy efficiency, selecting and specifying green building materials and products, indoor air quality, and impacts on project cost. For contractors, sub-contractors and apartment owners, topics were on demolition and construction waste and recycling and green building materials, product procurement, and maintenance practices.

- Sustainable Design Task Force (E32)

The Department will designate a representative to participate on the citywide Sustainable Design Task Force on an ongoing basis. The task force has developed committees to address sustainability, including solid waste management policies, for City buildings, City influenced buildings, and private sector construction. When it is available, the Housing Department will distribute the Sustainable Design Reference Manual to its architectural staff and design consultants.

Implementation Year: 1997

Status – The department has designated a Recycling Coordinator Liaison Coordinator and Alternate to assist the city government in implementing and monitoring the City's state-mandated recycling program.

5.17.3 Departmental Oversight

Housing Development Division oversees the inclusion of the various specifications into the Departments contract language and enforces the specification.

5.17.4 Projects Receiving Over \$10,000 in Federal Funds

- Major Projects – A total of 125 projects were completed from 1995. The Housing Division keeps records of the total units completed by project and address. It also includes the type of materials used with recycled contents.
- NPP Projects – A total of 1,429 projects completed since 1995 by the Neighborhood Revitalization division. However, none of these projects used materials with recycled contents. As mentioned earlier in the report above, rehabilitation projects are built for low-income owners of single family homes and owners of small rental properties occupied by low-income tenants, and as such owners and contractors are not required to use materials with recycled contents that are more costly.