

# **Consolidated Annual Performance & Evaluation Report**

**Program Year 46, 2020-2021**

**City of Los Angeles**

**Community Investment for Families Department**

## ***CR-05 - Goals and Outcomes***

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This report contains annual information on the amount of funds expended, results achieved, progress toward goals and compliance with four federal grants made available from the U.S. Department of Housing and Urban Development (HUD). The four grants are the Community Development Block Grant (CDBG); the HOME Investment Partnerships (HOME); the Housing Opportunities for Persons with HIV/AIDS (HOPWA) and the Emergency Solutions Grant (ESG).

This is the third year of the City of Los Angeles' Consolidated 2018-2022 five-year strategic plan. The City adopted six goals to guide the five-year strategic plan:

1. Develop affordable housing for homeless/low-income
2. Preserve existing affordable housing;
3. Stabilize and revitalize neighborhoods where people with low incomes reside;
4. Prevent and reduce homelessness/domestic violence;
5. Improve local economy for low-income residents;
6. Help low-income families to stabilize economically

This report evaluates performance and provides information for the City's Consolidated Plan (ConPlan) Year 46, the period from July 1, 2020 to June 30, 2021. For the period the City funded activities that supported the goals identified in its strategic plan. These activities provided services and supported development in some of the most disadvantaged neighborhoods in the City.

Homelessness continues to be an enormous problem in Los Angeles, and was exacerbated by the recession associated with the COVID-19 pandemic. Additional federal funding provided through the Coronavirus Aid, Relief, and Economic Security (CARES) Act supported the priority of preventing and reducing homelessness. The City developed the COVID-19 Homelessness Roadmap, a major initiative that leverages Con Plan grants with other local, State, federal and private resources to expand the availability of various types of emergency, transitional and permanent

housing

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**The following data is organized by Goal, Category, Source / Amount, Indicator, Unit of Measure, Expected – Strategic Plan, Actual – Strategic Plan, Percent Complete, Expected – Program Year, Actual – Program Year, Percent Complete**

Develop affordable housing for homeless/low-income				Affordable Housing	CDBG: \$ / HOPWA: \$ / HOME: \$
Rental units constructed	Household Housing Unit	4000	0		
0.00%	300	0	0.00%		
Develop affordable housing for homeless/low-income				Affordable Housing	CDBG: \$ / HOPWA: \$ / HOME: \$
Homeowner Housing Added	Household Housing	0	62	0.00%	
Unit		0	62	0.00%	
Develop affordable housing for homeless/low-income				Affordable Housing	CDBG: \$ / HOPWA: \$ / HOME: \$
Direct Financial Assistance to Homebuyers	Households Assisted	410	0		
0.00%	66	0	0.00%		
Help low-income families to stabilize economically	Non-Homeless Special Needs	CDBG: \$	Public service activities other than		
Low/Moderate Income Housing Benefit	Persons Assisted	205950	38681	18.78%	42216
		38681	91.63%		
Help low-income families to stabilize economically	Non-Homeless Special Needs	CDBG:			
\$	Other	Other	0	0	0.00%
			0	1	0
					0.00%

Improve local economy for low income residents Activities other than Low/Moderate Income Housing Benefit	Non-Housing Community Development Persons Assisted	CDBG: \$ 0	Public Facility or Infrastructure 0
0.00% 50 0	0.00%		
Improve local economy for low income residents rehabilitation	Non-Housing Community Development Persons Assisted	CDBG: \$ 10	Facade treatment/business building 0
Business 0	0.00%		0.00%
Improve local economy for low income residents	Non-Housing Community Development Persons Assisted	CDBG: \$ 629	Jobs created/retained Jobs
3970 629	15.84%	809	77.75%
Improve local economy for low income residents Assisted	Non-Housing Community Development Persons Assisted	CDBG: \$ 16	Businesses assisted Businesses
110 16	14.55%	25	64.00%
Preserve existing affordable housing Housing Unit	Affordable Housing Household Housing Unit	CDBG: \$ 143	Rental units rehabilitated Household
410 9	2.20%	9	6.29%
Preserve existing affordable housing	Affordable Housing Household Housing Unit	CDBG: \$ 107	Homeowner Housing Rehabilitated Household
1270		8.43%	254 107 42.13%
Prevent and reduce homelessness/domestic violence Non-Homeless Special Needs Housing Benefit	Homeless CDBG: \$ / HOPWA: \$ / ESG: \$ Persons Assisted	10690	Public service activities other than Low/Moderate Income 8666
304.07%			81.07% 2850 8666
Prevent and reduce homelessness/domestic violence Non-Homeless Special Needs Benefit	Homeless CDBG: \$ / HOPWA: \$ / ESG: \$ Households Assisted	13450	Public service activities for Low/Moderate Income Housing 0
			0.00% 2691 0 0.00%
Prevent and reduce homelessness/domestic violence Non-Homeless Special Needs	Homeless CDBG: \$ / HOPWA: \$ / ESG: \$ Persons Assisted	4560	Homeless Person Overnight Shelter Persons Assisted
22800 0	0.00%	0	0.00%

Prevent and reduce homelessness/domestic violence Homeless		CDBG: \$ / HOPWA: \$ / ESG: \$		Overnight/Emergency Shelter/Transitional Housing Beds			
Non-Homeless Special Needs	Beds	0	0	0.00%	0	0	0.00%
Prevent and reduce homelessness/domestic violence Homeless		CDBG: \$ / HOPWA: \$ / ESG: \$		Other			
Non-Homeless Special Needs	101	0	0.00%	Other	Other	0	0
0.00%							
Stabilize and revitalize neighborhoods		Non-Housing Community Development		CDBG: \$		Public Facility or Infrastructure	
Activities other than Low/Moderate Income Housing Benefit	302286	0	0.00%	Persons Assisted	4695850	0	
0.00%							
Stabilize and revitalize neighborhoods		Non-Housing Community Development		CDBG: \$		Public Facility or Infrastructure	
Activities for Low/Moderate Income Housing Benefit	0	0	0.00%	Households Assisted	1490	0	0
0	0.00%						
Stabilize and revitalize neighborhoods		Non-Housing Community Development		CDBG: \$		Public service activities other than	
Low/Moderate Income Housing Benefit		0	0.00%	Persons Assisted	0	0.00%	17
0.00%							0
Stabilize and revitalize neighborhoods		Non-Housing Community Development		CDBG: \$		Housing Code	
Enforcement/Foreclosed Property Care		0	0.00%	Household Housing Unit	0	0.00%	10450
0.00%							0
Stabilize and revitalize neighborhoods		Non-Housing Community Development		CDBG:			
\$	Other	Other	0	0	0.00%	1	0
							0.00%

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

As indicated in the PR 23, notwithstanding Section 108 loans, the primary uses of the City’s 2019 CDBG funds were public facilities and

improvements, and public services, economic development and housing. As shown in the IDIS PR-26 report, 90% of the City's CDBG Program activities benefitted low to moderate income persons. See more in section CR 45-CDBG Program Primary Objective.

Over the last several years, Los Angeles has grappled with homelessness as a growing and massive problem, and the problem has reached the undesirable condition of topping the nation's homelessness population. The exact causes of homelessness are numerous and diverse; the common issue is that housing is unaffordable for many of Los Angeles' residents. The below discussion highlights the City of Los Angeles' progress made in providing both emergency and stable housing for persons experiencing homelessness.

Started in 2018, The A Bridge Home (ABH) initiative leverages publicly- owned property to create interim housing for up to 1,500 homeless citizens. By providing beds, storage space and supportive services, ABH gets people indoors and on the road to stable housing. There are 22 ABH shelters completed across the city with nearly 900 beds, and another eight facilities are in development.

Also in support of preventing and reducing homelessness, programs focus on helping certain underserved populations, *The Domestic Violence/Human Trafficking Shelter Operations (DV/HTSO) program* has a number of sites around the city that provide emergency and transitional shelter and wraparound services to support survivors and ease them into independent living. Persons living with HIV/AIDS and their families are also supported to maintain stable housing.

The construction of affordable units for stable housing is central to this effort. One example of a major development of new affordable housing units underway is the Jordan Downs redevelopment in Watts by the Housing Authority of the City of Los Angeles. The new Jordan Downs includes the demolition of 700 low-income housing units to make way for up to 1,570 new ones, as well as a 115,000 square foot retail space, nine acres of park space and a 50,000 square foot community center, and leverages several funding sources.

## ***CR-10 - Racial and Ethnic composition of families assisted***

**Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)**

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

**The following data is organized by**

<b>Race</b>	<b>CDBG</b>	<b>HOME</b>	<b>HOPWA</b>
White	52,195	248	466
Black or African American	10,537	227	330
Asian	3,374	44	9
American Indian or American Native	295	2	6
Native Hawaiian or Other Pacific Islander	226	0	10
Other	0	0	6
<b>Total</b>	<b>66,627</b>	<b>521</b>	<b>828</b>

**The following data is organized by**

<b>Ethnicity</b>	<b>CDBG</b>	<b>HOME</b>	<b>HOPWA</b>
Hispanic	47,618	168	321
Not Hispanic	19,009	353	507

### **Narrative**

Los Angeles is a diverse city with a population that has transformed over the years. No longer a primarily white demographic, 48% of the population is Latino that vary across multiple racial and other ethnic lines. However, reporting systems often do not reflect the current multicultural reality. For example, the Census may not allow people to check off both Hispanic and some other racial variation. Program staff anecdotally report that many Hispanic families with such a multi-cultural heritage often self-identify as “other.”

The table above, formatted in the eConPlanningSuite CAPER, highlights only 5 racial backgrounds for

those persons/households assisted by the HUD funded activities during the 2020-2021 program year. The table does not show the other mixed-races identified by program participants.

The total number of persons assisted during program year 2020 using ESG funding are detailed and have been submitted in HUD's Sage reporting system and will be posted when available.



## ***CR-15 - Resources and Investments 91.520(a)***

### **Identify the resources made available**

**Table 3 - Resources Made Available**

The following data is organized by

<b>Source of Funds Expended During Program Year</b>	<b>Source</b>	<b>Resources Made Available</b>	<b>Amount</b>
CDBG	public - federal	69,641,859	57,377,978
CDBG-CARE	public - federal	71,129,782	4,947,620
HOME	public - federal	44,271,736	16,185,409
HOPWA	public - federal	19,889,5869	22,522,954
HOPWA-CARE	public - federal	2,883,240	516,719
ESG	public - federal	4,686,302	4,122,400
ESG-CARE	public - federal	183,598,812	37,426,914
CSBG	public - federal	4,686,302	4,686,302
CSBG-CARE	public - federal	8,090,722	1,232,212
General Fund	public - federal	44,910,309	32,869,903
Continuum of Care	public - federal	133,611,222	No data
Public Housing Capital Fund	public - federal	20,200,000	No data
Section 8	public - federal	555,000,000	No data
Other	public - federal	189,598,812	No data

## Narrative

The above table provides the amount of the four HUD grants expected to be made available to the City during the past year and the actual amount of each type of grant expended during the program year.

Along with the ESG funds, the City allocated an additional \$37,751,402 in General Funds to support services for the homeless. As of this report, \$28,735,5123 of those funds have been used and an additional invoice is expected from the Los Angeles Homeless Services Authority (LAHSA). The additional funds supported enhanced Outreach Services, Coordinated Entry System development and implementation, Winter Shelters, Rapid Rehousing programs, Homeless Navigation Centers, Transitional Housing projects for Youth, Crisis Housing for Individuals, and Crisis Housing for Youth.

The City also allocated an additional \$4.7million from the General Fund and over \$4.6 million in Community Services Block Grant (CSBG) funds to support the FamilySource Center (FSC) program. The additional funds allowed FSC program providers to strengthen and/or increase the number of services being provided so that families increase their assets and/or stabilize their economic conditions and youth improve their academic achievement. General fund moneys allocated to FSCs also support the collocation of a LAUSD Pupil Service Attendance Counselor (PSA) at each FSC site to conduct youth and family psychosocial and educational assessments, facilitate education workshops, and serve as the liaison between the schools and the FamilySource Centers.

This resulted in services provided to 62,844 unduplicated clients, of which 21,147 clients collectively increased their family income by over \$22.3 million and 4,239 youth have increased their academic achievement.

## Identify the geographic distribution and location of investments

**Table 4 – Identify the geographic distribution and location of investments**

There was no data reported for

<b>Target Area Allocation</b>	<b>Planned Percentage of Allocation Narrative Description</b>	<b>Actual Percentage of</b>
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## Narrative

The City has not targeted any geographic areas.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City's Affordable Housing Managed Pipeline (AHMP) leverages other resources on more than a \$4 to \$1 basis. The AHMP was established by the Mayor and City Council in June 2013 to correlate with a new set-aside for projects located within the City of Los Angeles boundaries established by the California Tax Credit Allocation Committee (CTCAC). LAHD recognized the opportunity to set forth clear recommendations for local Low-Income Housing Tax Credit (LIHTC) priorities and established the selection process for management of the 9% LIHTC in the City of Los Angeles geographic set-aside. LAHD also acts as the primary issuer of multifamily tax-exempt housing bonds for qualified developments located in the City of Los Angeles.

The City of Los Angeles, via LAHD, issues bonds (taxable and or tax-exempt) the proceeds of which are used to help finance the development of multifamily affordable rental housing developments located in the City of Los Angeles. LAHD's Affordable Housing Bond Program (AHBP or Bond Unit) is the lead section for issuance of the bonds. The bonds are leveraged with other funding sources like HOME and/or 4% tax credits. The 4% tax credits are administered by the California Tax Credit Allocation Committee (CTCAC) and the tax-exempt bonds are administered by the California Debt Limit Allocation Committee (CDLAC).

In November 2016, Angelenos approved a \$1.2 billion General Obligation bond measure, commonly known as Proposition HHH, dedicated to the construction of housing for Angelenos experiencing homelessness. The Proposition HHH funds are available as soft loan funds to assist with funding mostly 4% low income house tax credits and tax-exempt bond projects. In addition, these projects are also expected to utilize Project Based Vouchers (PBV) and Veterans Affairs Supportive Housing (VASH) vouchers. The projects would provide affordable supportive housing units for persons experiencing homelessness and chronic homelessness.

As part of its strategy to reduce homelessness, the City of Los Angeles identifies surplus or underutilized City-owned land that is appropriate for new affordable or supportive housing. Once identified, these "Affordable Housing Opportunity Sites" (AHOS) are made available to affordable housing developers through Requests for Proposals (RFPs) issued by LAHD. The RFP process helps the Department select proposals that make the best use of City resources, and ensures that public land is entrusted to experienced developers. Housing is being developed for permanent supportive housing, multifamily, and mixed use developments on City-owned sites. An RFP for two AHOS sites was released on July 15, 2020. On December 10, 2020, the City Council approved a release of an RFP for the development of affordable housing for six Real Estate Owned (REO) properties in Council Districts 8, 10, and 15.

City leaders have also established the \$20 million Crisis and Bridge Housing Fund. Known as A Bridge Home (ABH) initiative, this fund is supporting construction of interim housing on at least 30 sites of City-owned land and up to 1,500 beds. By providing beds, storage space, and supportive services, ABH will get people off the streets, indoors, and on the road to stable housing. The first completed site of bridge

housing with 60 beds is in the parking lot of El Pueblo, the celebrated birthplace of Los Angeles. Using public-owned land for homeless and affordable housing is a component of the Comprehensive Homeless Strategy. Twenty-one sites have been completed, are currently operating, and are providing 889 additional beds. The operating costs for these sites are being supported by three main funding sources: City General Funds, State Homeless Emergency Aid Program (HEAP) funds, and State Homeless, Housing, Assistance, and Prevention (HHAP) funds, totaling \$15,639,995. Eight more sites are currently under construction.

Reference the HOME Match summary information below, and section CR-70 ESG Expenditures, for additional information on match requirements for those programs.

**Table 5 – Fiscal Year Summary - HOME Match Report**

**Fiscal Year Summary – HOME Match (for reporting period 10/1/2019 - 9/30/2020)**

1. Excess match from prior Federal fiscal year	\$ 69,461,893
2. Match contributed during current Federal fiscal year	\$ 1,228,524
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$ 70,690,417
4. Match liability for current Federal fiscal year	\$ 3,787,690
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$ 66,902,727

**Table 6 – Match Contribution for the Federal Fiscal Year**

**The following data is organized by Project No. or Other ID, Date of Contribution, Cash (non-Federal sources), Total Match. There was no data reported for: Foregone Taxes, Fees, Charges, Appraised Land/Real Property, Required Infrastructure; Site Preparation, Construction Materials, Donated labor, Bond Financing.**

1444 W 227th Street #5 1-24 Torrance CA 90501	1/22/2020	60000	60000
11150 N GLENOAKS BLVD #76 PACOIMA CA 91331	7/31/2020	45000	45000
1135 E 103RD PL LOS ANGELES CA 90002	6/22/2020	45000	45000
1312 Prado Street Los Angeles, CA 90023	5/26/2020	45000	45000
13263 W SEVILLANA WAY CA 91342	4/30/2020	45000	45000
1436 257TH ST #106 Harbor City CA 90710	7/17/2020	45000	45000
1742 EUDORA AVE WILMINGTON CA 90744	8/6/2020	45000	45000
20246 W COHASSET ST #15 CA 91306	4/21/2020	45000	45000
21800 SCHOENBORN ST #263 CANOGA PARK CA 91304	9/9/2020	45000	45000
22100 Burbank Blvd., #311A	4/30/2020	45000	45000
26101 VERMONT AVE#105B HARBOR CITY, CA 90710	9/3/2020	45000	45000
320 S ARDMORE AVE #234 LOS ANGELES CA 90020	9/8/2020	45000	45000
3317 1/2 W 78TH ST LOS ANGELES, CA 90043	8/14/2020	45000	45000
4045 S ABOURNE RD #B LOS ANGELES, CA 90008	9/25/2020	45000	45000

421 S LA FAYETTE PARK PL #524 LOS ANGELES, CA 90057	8/14/2020	45000	45000
435 S VIRGIL AVE #319 LOS ANGELES CA 90020	8/28/2020	45000	45000
4499 E VIA MARISOL #305 LOS ANGELES CA 90042	7/30/2020	45000	45000
515 W GARDENA BLVD #28 GARDENA CA 90248	9/25/2020	45000	45000
6939 ALABAMA AVE #207 Canoga Park CA 91303	9/3/2020	45000	45000
8020 LANGDON AVE #216 Van Nuys CA 91406	07/13/2020	45000	45000
8463 DE SOTO AVE#13 1-46 CANOGA PARK CA 91304	09/15/2020	45000	45000
8554 Burnet Avenue, #103 North Hills, CA 91343	07/30/2020	45000	45000
8800 N CEDROS AVE#114 CA 91402	04/17/2020	45000	45000
8801 CEDROS AVE #10, PANORAMA CITY CA 91402	5/18/2020	45000	45000
929 E 90TH ST CA 90002	3/11/2020	45000	45000
12321 W RIVERSIDE DR#106 VALLEY VILLAGE, CA 91607	06/22/2020	45000	45000

**HOME MBE/WBE report**

**Program Income** – Enter the program amounts for the reporting period

**Table 7 – Program Income**

**There was no data reported for Balance on hand at beginning of reporting period \$, Amount received during reporting period \$, Total amount expended during reporting period \$, Amount expended for TBRA \$, Balance on hand at end of reporting period \$**

**Minority Business Enterprises and Women Business Enterprises** – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

**Table 8 - Minority Business and Women Business Enterprises**

No data was reported for Minority Business Enterprises, Contracts or Sub-Contracts

No data was reported for Women Business Enterprises, Contracts or Sub-Contracts

**Minority Owners of Rental Property** – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

**Table 9 – Minority Owners of Rental Property**

No data was reported for Minority Property Owners

**Relocation and Real Property Acquisition** – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired	33
Businesses Displaced	2
Nonprofit Organizations Displaced	0
Households Temporarily Relocated, not Displaced	117

**Table 10 – Relocation and Real Property Acquisition**

No data was reported Minority Property Enterprises

## ***CR-20 - Affordable Housing 91.520(b)***

**Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

**Table 11 – Number of Households**

**The following data is organized by Household Category, One-Year Goal, Actual**

Number of Homeless households to be provided affordable housing units	300	598
Number of Non-Homeless households to be provided affordable housing units	500	564
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>800</b>	<b>1,162</b>

**Table 12 – Number of Households Supported**

**The following data is organized by Household Category, One-Year Goal, Actual**

Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	800	1,162 <sup>1</sup>
Number of households supported through Rehab of Existing Units	279	98 <sup>2</sup>
Number of households supported through Acquisition of Existing Units	73	77
<b>Total</b>	<b>1,152</b>	<b>638</b>

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<sup>1</sup> Actual includes 320 new production units financed with federal funds and 842 new production units financed without the use of federal funds.

<sup>2</sup> Includes 98 unites from Handyworker and 0 units from the Lead Hazard Remediation Program



**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

During the 2020-2021 program year, the City completed construction on 320 federally-funded multi-family units, of which 152 units served homeless households. This is only a fraction of the 1,162 total units ready for occupancy during 2020-21, 598 of which served homeless households – 842 of these units were funded without the use of federal funds.

Additionally, 98 households were served through CDBG-funded Handyworker program (the Lead program was on hold due to the COVID 19 pandemic); and financed 77 HOME-funded loans for first-time low-income homebuyers, which was leveraged with a \$400,000 grant received from CIT Bank during the reporting period. The Handyworker program provides free minor home repairs and/or improvements to eligible seniors. The Lead Hazard Remediation Program eliminates lead-based paint hazards in homes. See more about the Lead Program in CR-35 (Actions taken to reduce lead-based paint hazards).

Likewise, the homeownership program made 18 more loans to moderate-income, first-time homebuyers through the Moderate Income Purchase Assistance (MIPA) program, funded with non-federal, local Foreclosure Registry Program (FRP) penalty fees and Affordable Housing Linkage Fee (AHLF) funds.

The City's Proposition HHH program, as mentioned in CR-15, has been a City priority for the past five years. When the program began, staffing for the fledgling HHH Unit was limited. Since that time, new staff was hired to fill vacancies in the HHH Unit, which has become almost fully staffed. Staff work in the HHH Unit entails underwriting, loan origination, loan disbursements, construction monitoring, and conversion to permanent financing. The following HHH Unit production numbers pertain to the time period July 1, 2020 through June 30, 2021. Note, some of these projects may overlap with HOME-funded projects; funding structures vary widely among supportive housing deals:

Construction completed = 11 projects (576 units)

In Construction = 55 projects (3,680 units)

The above numbers do not account for projects in the pre-development stage; nor do they account for projects whose construction was completed in previous Program Years (3 additional projects with 228 units).

**Discuss how these outcomes will impact future annual action plans.**

Local and state financing sources for funding affordable housing continue to be limited. The financing environment has caused delays in project development, thus the impact will be reflected in future year calculations for multi-family development. In response, the City has taken multiple measures to create leverage sources for meeting its affordable housing goals.

Affordable Housing Linkage Fee

In October 2019, the City Council and Mayor adopted the tiered Affordable Housing Linkage Fee (AHLF) Expenditure Plan framework, which provided a guide for how funds would be allocated to programs. This framework was developed with public engagement and stakeholders' input in prioritizing which programs would be supported by AHLF funding. The FY 2020-21 AHLF Expenditure Plan Budget (City Council File No. 17-0274) included funds for, but were not limited to, staffing, New Construction (Affordable Housing Managed Pipeline Program), Preservation, the City's Homeownership - Moderate

Income Purchase Assistance Program (MIPA). Funds also support innovative strategies deployed in any of the aforementioned programs, as well as toward the upgrade of the Housing Development Bureau Software.

The City’s financial accounting report for the AHLF funds from July 1, 2019 through March 31, 2021 reflected a total of approximately \$32.6M in AHLF receipts. Based on the current amount of collected AHLF funds, which exceeds \$10M (Tier 1 cap for the AHLF Expenditure Plan), LAHD’s proposed AHLF revenue allocations for FY 2020-21, based on the adopted Tier 2 AHLF Expenditure Plan, and presented it to the City’s AHLF Oversight Committee (OC) for approval on May 26, 2021. The plan included, but was not limited to, funding for new construction, preservation, MIPA, staffing, and the new housing development software system. The AHLF OC also adopted program guidelines via resolution, including required technical corrections, which moved forward and was approved by the Mayor and City Council on July 7, 2021. Further, the City’s AHLF revenue is expected to either decrease slightly or continue at same levels, the coming months as a result of the COVID-19 pandemic.

Local Housing Finance Agency (HFA)

Over the past year, due to the fiscal impact of COVID 19, LAHD had to reduce its staff size by 30%. This resulted in a loss of capacity and resources for new initiatives such as the HFA. As such, the HFA has been put on hold until the Department can staff key positions and operate at pre-pandemic levels. LAHD leadership is observing market conditions to determine when the business model is more likely to be successful and will continue the work of creating this new entity at that time.

Fee Studies

Finally, the City has conducted fee studies in an attempt to recover costs associated with administration of the Bond and Occupancy Monitoring programs. The request for a fee increase for the Bond Unit was approved by the City and the Mayor. An ordinance has been introduced to codify a nominal increase to fees charged to developers of bond projects whose bonds are issued by the City; projects utilizing outside (non-City) issuers will be charged higher fees to cover Accessibility Monitoring.

The fees will provide a much-needed resource to address gaps in program delivery and administration.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

**Table 13 – Number of Households Served**

The following data is organized by

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	589040	760
Low-income	168910	830
Moderate-income	36070	167

**Total**

**794020**

**326**

**Narrative**

The above information comes from data entered into IDIS, HUD's electronic reporting system, and displayed in the PR 23 report. Extremely low-income residents earn 30% of the area median income, low-income is up to 50% of area median income, and moderate-income is up to 80% of area median income. The city targets programs funded by these grants to lower income residents and communities in the City.

## ***CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)***

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The Los Angeles Homeless Services Authority (LAHSA) is a joint powers authority created and designated by the City and County of Los Angeles to act on behalf of both entities to address homelessness. LAHSA is the lead agency in the Los Angeles Continuum of Care (CoC) that coordinates and manages federal, state, county and city funds for programs that provide shelter, housing and services to people experiencing homelessness. LAHSA is also the lead agency and oversight of the Coordinated Entry System (CES). As a regional approach, the CES system is in each of the eight Service Planning Areas (SPA) so that service providers are able to standardize intake and develop an assessment primarily to determine whether homeless families or individuals are provided services and housing options.

Every year LAHSA conducts the annual Point-In-Time Homeless Count of homeless individuals. According to the most recent Count data, released in June 2020, there were approximately 41,290 homeless individuals in the City of Los Angeles, an increase of 16%. An estimated 28,852 are unsheltered.

The City of Los Angeles provides about \$70 million annually to LAHSA. The City's PY 45 Consolidated Plan includes \$4.5 million for LAHSA. In 2018, the State budget invested in a new Homeless Emergency Aid Program (HEAP), a block grant program designed to provide direct assistance to cities and counties to address the homelessness crisis throughout California. A similar program, the Homeless Housing, Assistance, and Prevention Program (HHAP), was created by the State in 2019. The Los Angeles CoC received \$180 million in State funding, LAHSA received \$81 million directly from the State and \$25 million in HEAP funds through the City. The City's 2020-21 General Fund budget dedicates \$425 million for homeless housing, programs and services, including \$40 million to LAHSA. Homelessness is the top priority for the City and proactively made homelessness a priority. The Mayor and City Council established the Homelessness Strategy Committee, drafted the Comprehensive Homeless Strategy, and pursued passage of Proposition HHH in 2016, which is an unprecedented \$1.2 billion housing bond measure

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

In May 2018, the Mayor issued Executive Directive No. 24, "A Bridge Home" to address the limited number of shelter beds and the current unsheltered homeless population in the City, while at the same time addressing the ongoing development for more affordable housing units.

The FY 2019-20 budget invested more than \$42 million in supportive housing, temporary shelters, services and facilities to help homeless Angelenos find their way off the streets, a 147 percent funding increase over FY 2017-18. It includes funding for the “A Bridge Home” initiative that will establish homeless shelters across the City. The City departments will identify City-owned properties for potential development of the emergency shelters and streamline the process establishing the emergency homeless shelters throughout the City.

With the additional State HEAP, funds were allocated to “A Bridge Home” developments for temporary crisis/bridge housing, safe parking locations, services for youth and their families and prevention programs.

There is an interim housing resource that provides safe, participant driven supportive services and access to a 24-hour residence for young people experiencing homelessness. LAHSA funds two program types within the umbrella of Transitional Housing for Transition Age Youth in LA County: Independent Living Programs (ILP) and Transitional Housing Programs (THP) - housing models for youth who are between the ages of 18 until the day before their 21st birthday, who were formerly in foster care through a public child welfare agency or Department of Probation, who meet specific prior placement criteria of ILP, and who are currently experiencing or at-risk of homelessness or are likely to experience homelessness upon exit from foster care.

In response to the COVID-19 pandemic, the City and LAHSA introduced new interventions, in order to lower the rate of transmission of the virus among those experiencing homelessness. In March of 2020, the City, in partnership with LAHSA, converted seven recreation centers at City parks into 24-hour temporary shelters. Each shelter is staffed by staff from LAHSA service providers. Participants are provided with meals, case management, and access to showers and restrooms. As of September 2020, the City has allocated \$4,077,259.00 for this program. As part of a statewide effort to shelter the most medically vulnerable among this population, the City participated in Project Roomkey. This program provides hotel and motel rooms to people experiencing homelessness who are at especially high risk of contracting COVID-19, including those who are over the age of 65, or who have underlying health conditions. It allows for participants to self-isolate in accordance with the City’s “Safer at Home” order. Since May 2020, the City has allocated \$10,884,594 to Project Roomkey. The City has also allocated \$2,191,868 for LAHSA to extend the Winter Shelter Program operations through the summer in order to prevent participants from being released back into homelessness during the pandemic.[JS1]

Building the success of Project Roomkey, in 2020 the City partnered with the Housing Authority of the City of Los Angeles (“HACLA”) to acquire properties across the city through the California Department of Housing and Community Development’s Project Homekey (“Homekey”). This program utilized Federal Coronavirus Relief Funds to provide a capital grant for the acquisition of hotels and vacant multifamily properties that was leveraged using local funds from the City and HACLA. Through Homekey, in 2020 the City and HACLA acquired a total of 20 properties with 1,040 housing units at a cost of approximately \$244 million. The properties were used to provide interim and permanent supportive housing for individuals and families who were experiencing or at risk of homelessness, and thus at a greater risk of exposure to COVID-19. The City and HACLA have begun working on the acquisition strategy for Homekey round 2 in 2021 and are in the process of formalizing an agreement.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

LAHSA has made efforts to expand the Coordinated Entry System (CES) since its initial 2010 pilot. There is a CES System for each of the three major subpopulations: Individuals, Families, and Transition Age Youth (TAY), ages 18-24. Each CES system has a lead agency that coordinates access points and service delivery in each of the County's eight Service Planning Areas (SPA's). Providers in each of the SPA's meet with each other regularly, and with LAHSA's CES Coordinators monthly, in order to discuss the alignment of housing and non-housing resources in their respective regions, including prevention services.

The City of Los Angeles has increased investment in legal services to assist those at risk of housing loss with additional legal services. During the 45th Con Plan year, Los Angeles will continue targeting resources to those at risk of homelessness and experiencing homelessness.

Among the collaborative partners joining these efforts are the City and County of Los Angeles, the LA County Departments of Public Social Services (DPSS), Children and Family Services (DCFS), Mental Health (DMH), Health Services (DHS), the Housing Authority of the City of Los Angeles (HACLA), Housing Authority of the County of Los Angeles (HACoLA), the US Interagency Council on Homelessness, Corporation for Supportive Housing (CSH), The Hilton Foundation, Rapid Results Institute, the Veterans Administration of Greater Los Angeles (VA-GLA), Los Angeles Police Department (LAPD), Permanent Housing Developers, Outreach Teams, Emergency Shelters, Transitional Housing Providers and Permanent Supportive Housing Providers.

Among the City's priorities and new programs for PY 46 is providing prevention services to families at risk of becoming homeless. The City aims to serve these families through several new initiatives, including Eviction Defense (Right to Counsel) services, funded by CDBG and a new problem solving program, funded by City General Fund and State grants. This program will be based at the City's 16 FamilySource Centers (FSC). This project provides HEAP funds to hire a diversion/rapid resolution specialist to be stationed at each of the FamilySource Centers throughout the city. These workers will provide an initial screening for families that are coming into FSCs that are reporting that they are homeless or are at risk of becoming homeless. Diversion workers will work with families to identify existing support systems and alternative ways to resolve their housing crisis. Workers will have access to funds to assist with short term financial assistance to assist in rapid resolution of their needs. If not able to identify diversion opportunities, the diversion specialist would provide connections to homeless services agencies as well as homeless prevention services. They will be responsible for providing a warm handoff.

**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**

In PY 46, LAHSA, along with the City and County, continued efforts to provide supportive housing to chronically homeless individuals who have the most difficulty navigating CES access points on their own. Using City General Fund money, LAHSA hired more outreach workers for its Cleaning and Rapid Engagement (CARE) Teams, which enabled them to form specialized teams to perform outreach in 37 targeted locations throughout the city. This includes the CARE Plus Teams, who conduct outreach alongside the Los Angeles Police Department and the City's Bureau of Sanitation. Through the C3 Project, the City and County collaborated in outreach and engagement, and established multi-disciplinary teams (MDTs) from County staff in the Departments of Health and Mental Health and LAHSA's Homeless Engagement Teams (HETs). The MDTs share confidential information among the various teams to better provide direct services at the specific homeless locations and encampments.

The City is working to ease the transition into permanent housing through the A Bridge Home Program. Eligible homeless individuals and TAY are provided emergency shelter, while being assisted with linkages to permanent housing. While the goal of the program will be to place persons into permanent housing within three months, they are able to stay as long as it takes for them to secure housing. Eligible persons are referred to the program by special outreach teams who will be working near each of the A Bridge Home sites.

The City will continue to work towards its goal of building more permanent supportive housing units in PY 47. This will be made possible by funding from Proposition HHH. Approved by City voters in 2016, this bond measure provides local resources to support the construction of 10,000 units of Permanent Housing for homeless persons. As of September 2020, the City has 111 HHH projects and 7,307 units in the HHH pipeline, which will house up to 9,551 people.

Recognizing the immediate needs of persons experiencing homelessness, the City is providing additional services and support for families living in motels with vouchers. The new services include food, clothing, additional case management and coordination to transition families into leased apartments. This program will coordinate with the LA Unified School District in support of families in the motels and to move them into more permanent housing.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

Many housing developments still require major infrastructure (i.e., water, sewer, gas line) replacement as well as comprehensive modernization. To strategically prioritize all needed improvements, in 2017 HACLA began an extensive vision planning process in which its properties are ranked in priority for restoration and revitalization from infrastructure replacement through full redevelopment. Here are updates.

#### **Jordan Downs Redevelopment**

Critical to the success of the redevelopment effort was the ½ mile extension of Century Blvd. HACLA worked closely with the LA Bureau of Engineering and other City departments to extend the existing Century Boulevard artery. Construction was completed in August 2018 on the extension of Century Boulevard into Jordan Downs, which now serves as the spine of the redeveloped community and has reconnected Jordan Downs to the surrounding Watts community.

Phase 1A of the redevelopment project, comprising 115 units, achieved financial closing in March 2017 and commenced construction in May 2017. Construction completion and full occupancy was achieved in October 2019.

Phase 1B of the redevelopment project, comprising 135 units, achieved financial closing in June 2018. Construction completion and full occupancy was achieved in February 2021.

Phase 1C is an 115,000 square-foot neighborhood retail center which achieved financial closing in June 2018 and completed construction in July 2019. Operations by some retailers began in January 2020, with the grand opening of Smart and Final grocery store and Blink Fitness. Other retailers that have leased up during 2020-2021 include Ross Dress for Less, Nike, Bright Now Dental, LA Nails, The Habit, Starbucks, One West Bank, and Southern Girl Desserts. The retail center is approximately 90% leased up.

Phase Area H achieved financial closing in January 2020 and construction began shortly thereafter. This phase will include 79 affordable units and 1 manager unit. Construction on target to be completed by November 2021 while occupancy is projected to begin starting in December 2021.

Phase S2 of the redevelopment is an 80 affordable units and one managers unit. S2 achieved financial closing in the second quarter 2021 and is currently under construction.

Phase S3 achieved financial closing in March 2020 and construction began shortly thereafter. This phase will include 91 affordable units and 1 manager unit. Construction is projected to be completed by May 2022 while occupancy is projected to begin starting in June 2022.



In 2020 HACLA entered into an agreement with Primestor Inc to develop the community center and installation of its new central parks. By April 2021, Primestor had completed its initial design and community outreach and is preparing to start a more detailed design development process. Homeownership opportunities are also being vetted within the community as well as its permanent placement.

HACLA submitted a Choice Neighborhood Implementation grant application in FY 2019 and was successfully awarded a \$35,000,000 grant in April 2020. Since that time, HACLA and its partners have been implementing the housing and people investments at Jordan Downs as well as preparing for larger neighborhood improvements in Watts.

### **Rose Hill Courts**

Rose Hill Courts is a 100-unit public housing development built in the 1940s. In 2015, HACLA selected Related Companies of California (Related) to evaluate the viability of redeveloping or rehabbing the Rose Hill Courts public housing site and if viable, to undertake the planning, entitlement, community outreach, funding and other related activities associated with the efforts.

After reviewing results from the pre-development process, including multiple community meetings with residents of Rose Hill Courts and other community members, HACLA and Related moved forward with a new construction model entitling a two-phased project that includes: the demolition of Rose Hill Courts' (RHC) existing fifteen structures and subsequent construction of 183 affordable housing units onsite and two manager's units.

In Jan 2020, HACLA and Related entered into Disposition and Development Agreements (DDA) with Related California affiliates, Rose Hill Courts I Housing Partners, L.P. and Rose Hill Courts II Housing Partners, L.P. for the development of an 89 unit affordable housing residential development in Phase I of the Rose Hill Courts redevelopment and a 96 unit affordable housing residential development in Phase II of the Rose Hill Courts redevelopment, respectively.

In June 2020, HACLA has applied for approval from HUD for a Section 18 Demolition/Disposition with approval received later in the year. The first phase development of 89-units closed on construction financing in May 2021 and the project is under construction.

### **Rancho San Pedro**

In 2015, HACLA, with the support of Council District (CD) 15, conducted a Feasibility Study of Rancho San Pedro on the market conditions and possible development scenarios for revitalizing Rancho San Pedro. In 2017, HACLA began working with the residents and community stakeholders in furtherance of a long-term plan for Rancho San Pedro and selected a development partnership, including Century Housing, the Richman Group and National CORE to create One San Pedro. The residents and community stakeholders have been engaged through a series of visioning exercises to assist in preparing a Transformation Plan,

which include a community benefits plan and principles for the redevelopment of Rancho San Pedro, as well as to provide guidance for the revitalization of the public and/or assisted housing units and surrounding neighborhood. The Transformation Plan was adopted by HACLA and HUD in February 2020.

In 2021, HACLA applied for and was awarded \$200,000 in CDBG to compliment \$950,000 in HUD funding to build out a linear park along the Port of Los Angeles promenade on Harbor Boulevard directly across from Rancho San Pedro. HACLA hired a landscape design firm and has been working with the community on the design of this park which is expected to be built out by fall 2022. Additionally, HACLA and various partners have received competitive funding awards to initiate a car-share and e-bike share program at Rancho San Pedro. The program is providing low-cost access to electric vehicles to assist the community with their transportation needs.

One San Pedro and HACLA have been working on a Specific Plan and EIR/EIS, hosting Scoping Meetings in February and April 2021 to finalize the Project Description and obtain community feedback. HACLA has initiated consultation with the State, City and Native American Tribes per the requirements of AB52 and Section 106. The development team and HACLA continue to work cohesively on the continued planning efforts of Rancho San Pedro with local government agencies to assist with the drafting of the specific plan and the CEQA and NEPA process. It is our expectation that the Specific Plan will be adopted in the fall of 2022.

## **Pueblo Del Sol**

Pueblo del Sol Phase I Rental (PDS I) and Phase II Rental (PDS II) are two mixed-finance developments, funded in part by HOPE VI grant funds, to revitalize the former Aliso Village public housing site. Pueblo del Sol includes 377 affordable residential rental apartments built in 2002 and 2003 on 29-acres. PDS I consists of 201 apartments, of which 120 apartments are Public Housing/LIHTC. Pueblo del Sol Phase II Rental (PDS II) consists of 176 apartments, of which 122 apartments are Public Housing/LIHTC.

In 2019, HACLA submitted two separate RAD applications for the conversion of the 242 public housing units within Phase I and Phase II of the Pueblo Del Sol properties and have received Commitment to Enter into a Housing Assistance Payments Contract(s) (CHAP) awards for both phases. For Pueblo del Sol Phase I Rental (PDS I), HACLA received HUD approval for converting 112 out of the 120 existing public housing apartments to RAD PBVs and 8 apartments (2 two-bedrooms, 5 three-bedrooms, and 1 four-bedrooms) be removed from HACLA's public housing inventory through the agency's de minimis reduction authority. These 8 apartments will not be demolished or removed as affordable apartments, but instead will be preserved. Tenants living in these units will not be displaced and will continue to pay 30% of their adjusted income towards rent. The Authority has added Section 8 PBV overlay to the eighty (80) Tax Credit only units in PDS-I and fifty-three (53) Tax Credit only units in PDS-II. Therefore, HACLA intends to allocate a total of up to eighty-eight (88) non-RAD Section 8 Project Based Vouchers ("PBV") for Phase I and up to sixty-three (63) Section 8 PBVs for Phase II.

HACLA and Related initiated rehabilitation of all units in Phase I in January 2021 and in Phase II in June

2021. The Phase I project is expected to be completed before the end of 2021 and includes the rehabilitation of the management office and the creation of new community space, park areas and a gym. Phase II will rehabilitate the larger community center and balance of residential units and should complete in 2022.

## **HACLA Vision Plan**

HACLA, while a critical component of the City's affordable housing solution, has been vulnerable to external forces, notably erratic and declining federal funding. Despite national recognition as a HUD "High Performer," current funding is insufficient to prevent deterioration, not to mention address physical needs, within HACLA's portfolio of public housing assets. In order to improve the Agency's capacity to preserve and expand its role in producing and supporting deeply affordable housing and healthy communities, HACLA undertook development of a 25-year Vision Plan.

The timeline of events and progress include the following key components:

- February 2016, the Board of Commissioners held an all-day retreat to discuss capital needs and propose a responsible path towards improving HACLA's housing stock, increasing permanent affordable housing opportunities in the City of Los Angeles, and developing strong pathways to economic resiliency for the residents and surrounding neighborhoods. During this session they established the foundational goals to guide development of the strategic framework:
  - Preserve existing deeply affordable housing
  - Increase the number of affordable housing units in Los Angeles
  - Improve outdated housing stock & affordable housing models
  - Revitalize communities and enhance livability
  - Improve economic & social outcomes for affordable housing residents
  - Strengthen and grow strategic partnerships
  - Encourage innovation that supports organizational flexibility and growth
- At the February Board meeting in 2017, HACLA's Board approved the underlying Goals, Founding Principles and Strategies for the development of an agency-wide Vision Plan and recommended that the President & CEO initiate a public process to develop a vision plan for HACLA. To accomplish this, HACLA led a multi-faceted community engagement process with residents/RACs, neighborhood partners, advocates/affordable housing partners, funders, and local government agencies to solicit input for the Vision Plan. This was carried out, utilizing a three-pronged approach: (1) Resident Outreach achieved through community workshops which resulted in 46 workshops in two-rounds of meetings and participation by over 1,700 residents; (2) Partner Outreach achieved through establishment of a Vision Plan Task Force of over 60 stakeholders and 20+ individual interviews with government and community organizations; and (3) Community Outreach utilized by residents and non-residents using social media and electronic communication tools as part of the second round of workshops to solicit feedback and ensure priorities were accurately captured.
- Throughout 2018, HACLA and its consultants developed a detailed data-driven matrix to compare

and evaluate key aspects of its public housing and asset portfolio and current programs to guide the revitalization strategy and prioritize sites for different types and levels of investment. Comparative research on organizational and financial models was also carried out, which fed into the implementation strategy for the Vision Plan, and a database of community organizations was created for future partnerships.

- In February 2019, HACL A released the full framework, named Build HOPE (Housing, Opportunity, People, Excellence). Quarterly and Annual reporting timelines were established and in 2020 and 2021, key results were presented to the Board. During the year, HACL A convened several internal data implementation meetings with leadership teams and began an expanded new hire orientation process that includes a module on Build HOPE to help new staff connect their role to attainment of our desired outcomes within the vision plan.
- Throughout 2020 and 2021, we have continued to refine our key indicators and support teams in sharpening the metrics and attainment of the nearterm goals. We have also developed a practicum partnership with the University of Southern California to review and evaluate the strategic framework to best support long-term implementation and attainment of our desired outcomes. The Vision Plan was used to select William Mead for the Agency’s next redevelopment project and prepared for submittal to HUD of a Choice Planning Grant application.

With the onset of the Safer At Home orders HACL A has shifted focus and honed delivery priorities based on the increased needs of our residents for the continuation and expansion of much needed services, resources and tools to effectively manage their households during the pandemic. This minor change in focus is still fully aligned with the resident centered outcomes within the People module of Build HOPE. Contracted strategic partners pivoted during the pandemic to address basic needs such as distributing fresh food, clothing, laptops and hot spots to address the digital divide as well as virtual tutoring and in-person Learning Pods at select public housing developments with high percentages of essential workers. The Learning Pods were facilitated through outdoor learning programs and LAUSD assisted with Individual Educational Plan resources through the Local Superintendent Offices. Additional unemployment resources were provided through HACL A’s Watts/Los Angeles WorkSource Center and the Youth Employment Program was facilitated through virtual programming in partnership with LAUSD for credit recovery and career development workshops.

## **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

As of June 30 2021, there were thirteen (13) HACL A public housing sites with duly elected Resident Advisory Councils (RACs). There were three (3) RAC elections held during the period from July 1, 2020 to June 30, 2021 at the Estrada Courts, Pico Gardens and San Fernando Gardens public housing sites. These elections were administered and managed by the independent third party League of Women Voters, Los Angeles (LWVLA). The onset of the COVID-19 pandemic resulted in the temporary

postponement of scheduled RAC elections at Nickerson Gardens and Ramona Gardens . We anticipate holding these elections in the latter part of 2021 and early 2022. Current Board members remain in place until new elections occur.

Each RAC is made up 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 have not served more than two full terms as a RAC Board member.

The Housing Authority Resident Advisory Council (HARAC) is made up of representatives from all 14 sites 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.

The HARAC's general purpose is to receive information regarding current programs and policies, advise HACLAs of resident concerns, and report back to residents at the monthly RAC site meeting. The HARAC's quarterly meetings occur in January, April, July and September and are usually held offsite to show Board members the range of housing HACLAs offers. The offsite meetings also aim to give HARAC members insight into potential future strategies for low-income housing provision.

During the reporting period, there were seven general leadership meetings with RAC Board members. These RAC meetings migrated online in May 2020 and continued as virtual meetings through the current reporting period. Topics for the meetings in 2020 and 2021 included presentations on the Choice Neighborhood Implementation Grant, the One Watts Initiative, Digital Connectivity Opportunities, Neighborhood Council Elections, Resident-to-Resident Fair Housing Issues, the 2021 Summer Night Lights Program, and how to prepare and manage individual RAC budgets.

Since May 2020, these general RAC leadership meetings have migrated online and included a presentation by the Mayor's Office of Economic Opportunity on the Los Angeles Connected Initiative as well as information on scholarship opportunities for residents. Individual RACs continue to meet virtually with staff to receive briefings on important topics. On important issues, such as high impact HUD rule changes, and the annual draft Agency Plan presentation, HARAC members are invited to join their RAC colleagues at a general leadership meeting.

## **Actions taken to provide assistance to troubled PHAs**

The HACLAs are high performers in both their last scored Section 8 (SEMAP) and Public Housing (PHAS) evaluations.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

### **Permanent Supportive Housing Ordinance**

On August 31, 2017, the City Los Angeles Planning Department released its draft Permanent Supportive Housing (PSH) Ordinance as part of the City's Comprehensive Homeless Strategy. In order to move homeless individuals off the street and into PSH, last Fall in 2016, the Los Angeles electorate voted overwhelmingly in support of Measure HHH — a \$1.2 Billion local bond that would further the construction of new housing units for the City's most vulnerable population. The proposed adopted ordinance would streamline PSH projects. If adopted, this; the ordinance will better ensure that the City is a responsible steward of these funds, providing a streamlined pathway for the consideration of PSH projects while also imposing new regulations, which establish stronger development standards for qualifying projects. On December 14, 2017, the Draft PSH was amended by the City Planning Commission. The proposed ordinance will be moving forward to the City Council for final consideration.

The City adopted a final PSH Ordinance in May 2018., but Although initial implementation of the ordinance was held due to previous litigation which has now concluded. The PSH Ordinance has been in effect since December 2019.

### **Transit Oriented Affordable Housing Incentive Program**

On September 22, 2017, the City Planning Department released its final guidelines for the Transit Oriented Communities (TOC) Affordable Housing Incentive Program. The TOC Guidelines, as required by the voter approved Measure JJJ, establishes new incentives for housing production. Aligned with the City's General Plan policies that encourage housing near transit as a way to grow sustainably, the Guidelines create a new tier-based system of incentives for certain residential projects. Qualifying projects can request additional density or higher floor area ratio (FAR) as part of new market-rate development for projects that include a specific percentage of affordable housing units. In accordance with Measure JJJ, the program will run for 10 years with the option for a five-year extension by City Council. Additionally, the TOC Guidelines for any particular area may be tailored to its Community Plan as part of the Planning Department's ongoing update program, provided that the affordable housing requirements of Measure JJJ are met. In 2019, the City permitted 294 non-subsidized affordable housing units through the TOC program.

## **State Affordable Housing Package**

On September 29, 2017, Governor Jerry Brown signed into law a landmark affordable housing package of 15 bills to help increase the supply and affordability of housing in California. The new laws provide funding for affordable housing, reduce regulations to help streamline the construction of affordable housing, and strengthen existing housing laws. Of the bills, there are two key funding measures: Senate Bill Number 2 (AB 2), which establishes a new real estate recordation fee to fund affordable housing on a permanent basis, and the second, Senate Bill Number 3 (SB 3), places a \$4 billion general obligation bond to fund housing on the November 2018 ballot for voter approval. The state legislature also passed Senate Bill 35 (SB 35) which requires the city to implement a new streamlined review process for developments that include at least 50% affordable housing units.

## **State Legislation**

In 2019, the State legislature passed various housing laws that went into effect beginning January 1, 2020. Including:

- SB 330 which until January 1, 2025, places restrictions on certain types of development standards, amends the Housing Accountability Act (HAA), and makes changes to local approval processes and the Permit Streamlining Act. Specifically, the bill prohibits changes to land use that would: result in less intensive use, impose a moratorium on housing development, impose additional design review standards, or limit the number of approvals. The bill also establishes additional tenant protections for tenants living in units that will be demolished including: allowing tenants to stay up to 6 months prior to construction, establishing a right of first refusal, and requiring one for one replacement.
- AB 1763 which allows affordable developers to get an 80% density bonus and one additional incentive or concession for all 100% affordable housing projects and removes maximum density controls for projects within half a mile of a major transit stop. Projects within half a mile of transit can also use one additional incentive or concession and build up to three additional stories or 33 feet of height. To qualify for these new benefits, up to 20% of the units can be affordable to moderate-income households and the rest of the units must be for lower-income households.
- And several ADU bills which make Accessory Dwelling Units by-right and easier to build

## **Affordable Housing Linkage Fee Ordinance**

On December 13, 2017, the City Council and Mayor Eric Garcetti signed into law the Affordable Housing Linkage Fee Ordinance (AHLF), which is expected to generate over \$100 million annually and create approximately 1,500 additional affordable housing units in Los Angeles each year. The AHLF Ordinance creates a permanent source of local funding for the development of affordable housing. The AHLF applies to both new residential and commercial development. This geographically-based fee will require developers to pay a fee of up to \$15 per square foot of new residential and non-residential development. Fees will range from \$1 to \$15 based on the type of project and area, with the higher fees

levied on “high market” areas like Hollywood and Downtown Los Angeles. Exemptions from the fee include schools, hospitals, residential projects less than 1,500 square feet, and buildings with a set number of low to moderate income housing units.

The Linkage Fee amount was fully phased in on June 18, 2019. HCIDLA has been tracking the Linkage Fee revenue dollars which are collected by the Los Angeles Department of Building and Safety (LADBS). As of June 30, 2019, the City has collected a total of \$6,662,997,934,401 in AHLF revenue and receipts. Of this amount, on April 16, 2019, the adopted City Council Resolution (Cedillo - Martinez) (C.F.#: 17-0274) approved \$1,176,471 for the Innovative Housing Demo – Accessory Dwelling Unit Program and \$138,558 for Administrative Costs as part of the Affordable Housing Linkage Fee Guidelines development expenditure for FY 2018-19.

After receiving adoption from the Affordable Housing Linkage Fee Oversight Committee (AHLF OC) at its July 2019 meeting, the City Council and Mayor approved the This resulted in a net revenue Linkage Fee revenue amount of \$5,347,968 for the FY 2019-20 of \$5,347,967.89 Linkage Fee Expenditure Plan. Given this net cash balance amount, the City’s FY 2019-20 AHLF Expenditure Plan utilizes a proposed Tier 1 funding level. Implementing the Tier 1 level program amounts and additional program funding to utilize the remaining balance of excess administrative funds, the following reflects the proposed allocations of Linkage Fee dollars to target the various Linkage Fee programs for FY 2019-20: 60% for rental new construction, 22% for housing preservation, and 8% for the Moderate-Income Purchase Assistance (MIPA) Program.

In accordance with the Housing Impact Trust Fund (HITF) Ordinance, adopted on December 13, 2017, HCIDLA planned to hold it has held two first Affordable Housing Linkage Fee Oversight Committee meetings since the adoption of the program. (AHLF OC) before the beginning of the new FY 2019-20 year to present and receive adoption of HCIDLA’s proposed FY 2019-20 AHLF expenditure plan from the committee.

### **Assessment of Fair Housing Plan**

On October 25, 2017, the City of Los Angeles’ Assessment of Fair Housing Plan (AFH) was adopted by the City Council, in accordance with the U.S. Department of Housing and Urban Development’s Final Rule for the Assessment of Fair Housing. The AFH Plan identifies fair housing issues and develops strategies to reduce existing barriers throughout the City of Los Angeles. Based on the U.S. Department of Housing and Urban Development’s (HUD) data, the City’s local data, as well as feedback gathered during the community participation and survey process, the AFH Plan outlines recommendations to promote fair housing choice and foster inclusive communities. The goals and priorities demonstrated in the AFH Plan will be used to inform future policy development in the City of Los Angeles.



## **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

In Los Angeles, as in many other Continua of Care (CoC), the need for affordable housing and services for homeless persons far exceeds available resources. Because of this reality, the LA CoC has focused on the development, implementation and operation of coordinated systems of care that are designed to meet the unique needs of individuals and chronically homeless persons, youth and families. City and County governments have disbursed an unprecedented amount of funding to meet the needs. These strategies have led to a large increase in efforts as well as have led to local initiatives to address long-term funding needs to meet the underserved populations. This includes the aforementioned Proposition HHH, and Measure H, a County-wide ¼ of a cent sales tax for 10-years that will create an additional approximately \$350 million annually for homeless services. As of December 2019, 42,879 individuals and family members were placed into permanent housing, and 55,791 individuals and family members were placed into Crisis and Bridge housing funded by Measure H. In the 46th Con Plan year LA looks to continue to explore ways to expand services provided in LA.

Throughout the 45th Con Plan Year, LAHSA Homeless Systems staff took various roles in facilitating bi-weekly, monthly, and quarterly meetings that involved community providers and stakeholders both at a regional and county wide approach to best identify how to best serve the needs of people experiencing homelessness and improve the service delivery system for people experiencing homelessness. LAHSA Policy and Planning staff hosted open forums in quarterly SPA-wide community meetings, the purpose of which was to create opportunities for providers to collaborate, share program information, program challenges and successes; as well as take time to reflect together on what changes the providers and the CoC need to make to be most effective as we work towards the goal of ending homelessness. Starting in March of 2020, because of the COVID -19 Pandemic, all of the aforementioned meetings are conducted online. In light of the report released by the Ad Hoc Committee on Black People Experiencing Homelessness in 2018, LAHSA worked to continue its racial equity efforts during PY 45. In addition to providing racial equity training for service providers and stakeholders, LAHSA also released a COVID-19 Racial Equity Guide. It gives providers information about structural inequalities and racial disparities in health, which disproportionately put Black and Latinx persons experiencing homelessness at additional risk of contracting COVID-19. It also explains to providers how they can ensure equitable access to homeless resources during the pandemic. With additional resources being allocated by the City and County of Los Angeles, LAHSA and other County Departments released RFPs in the 45th Con Plan year to greatly increase the services provided to persons experiencing homelessness in LA. These included RFPs for programs such as Winter Shelter, Safe Parking, Mobile Showers, and Navigation Centers.

## **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

### **Health Effects of Lead**

Lead can cause serious health problems if it enters the body, causing damage to the brain and kidneys

and interference with the production of red blood cells that carry oxygen to all parts of the body. The greatest risk of lead exposure is to infants, young children, and pregnant women. Scientists have linked the effects of lead on the brain to lowered IQ in children. Adults with kidney problems and high blood pressure can be affected by low levels of lead to a greater degree than healthy adults. Lead is stored in the bones and it can be released later in life. During pregnancy, the unborn child can be poisoned through the mother's bones, which may affect brain development.

## **Sources of Lead**

The primary sources of lead exposure for most children are deteriorating lead-based paint, lead-contaminated dust, and lead-contaminated soil. Exposure to lead is a significant health concern, especially for young children and infants whose growing bodies tend to absorb more lead than the average adult. Parents/caregivers should ask their health care providers about testing children for levels of lead in their blood. A blood test is the best readily available way to measure exposure to lead. The amount of lead in blood is referred to as blood lead level which is measured in micrograms of lead per deciliter of blood ( $\mu\text{g}/\text{dL}$ ).

The Center for Disease Control (CDC) states that no safe blood lead level in children has been identified. Even low levels of lead in blood have been shown to affect IQ, the ability to pay attention, and academic achievement.

Preventing childhood lead exposure is cost-effective. According to a 2017 report from the Health Impact Project, a federal investment of \$80 billion would prevent all U.S. children born in 2018 from having any detectable levels of lead in their blood. This investment has an estimated \$83.9 billion in societal benefits, which represents a 5% return on investment. If it costs less than \$80 billion to remove lead from the environment, then the cost-benefit ratio would be greater. Additionally, permanently removing lead hazards from the environment would benefit future birth cohorts, and savings would continue to grow over time.

## **Extent of the Problem**

HUD-Office of Lead Hazard Control and Healthy Homes estimated 23.2 million homes in the United States have at least one lead-based paint hazard. In Los Angeles, there are 1,101,812 housing units constructed before 1979 that may have lead hazards. Lead can also be found in water and fixtures from homes and schools.

According to the County of Los Angeles Department of Public Health, lead-based paint is the most significant environmental hazard for children in Los Angeles County and in California. It is estimated that nearly 250,000 American children under the age of 5 have abnormally high levels of lead in their blood. Almost 3,000 children are diagnosed with lead poisoning in Los Angeles County every year.

## **During the 46th Program Year the following events took place:**

### **LAHD Assisting Families to Remediate Lead-Paint Hazards**

The City of Los Angeles oversees the Lead Hazard Remediation Program (LHRP), a grant program to assist low income families with children under six years old to make their homes lead safe. The program has created an infrastructure comprised of public and private partners working together to properly address lead-based paint hazards. LAHD's Lead Hazard Remediation Program has worked in partnership with the Los Angeles County Department of Public Health's Childhood Lead Poisoning Prevention Program (CLPPP) and other stakeholders, whereby the homes of low-income families with lead poisoned children are referred to LAHD for lead hazard remediation. During PY 46, LAHD was awarded CDBG funds to the Lead Hazard Remediation Program. These funds cover staff costs and lead remediation program costs.

The methodology used by the LHRP to reduce lead-based paint hazards includes outreach and education, conducting Lead Inspections/Risk Assessment (LIRA) to identify lead-based paint hazards, and Interim Controls/Remediation of all the lead-based paint hazards. Qualification requirements for units to be enrolled in the LHRP were: 1) The property must be located in the City of Los Angeles; 2) It must contain lead-based paint hazards; and 3) It must be occupied by a low-income household with a child under the age of six who lives there or frequently visits.

On October 2, 2019, LAHD was notified by the HUD-Office of Lead Hazard Control & Healthy Homes that the City's application in response to the 2019 LHRG Notice of Funding Availability (NOFA) was successful and that the City was awarded a grant for the Lead Hazard Remediation Program in the amount of \$5,000,000, with an additional \$600,000 Healthy Homes Supplement, for a total award of \$5.6 million (LG-12). The period of performance for this grant is 42 months. Through this grant, LAHD will conduct 260 Lead Inspections/Risk Assessments (LIRA), make 240 units lead safe, and provide outreach and training to general contractors and workers to become State Lead Certified Supervisors and Lead Workers. The Healthy Homes Supplemental funding will be offered to address ancillary health and safety issues in units assisted with this grant. The Healthy Homes Rating System (HHRM) will be utilized to prioritize, assess, and remediate other health and safety issues within 125 eligible units. PY 46 funds were utilized as a match as well as other partners' in-kind commitments.

### **Modifications to the Program due to COVID-19**

The City of Los Angeles' Lead Hazard Remediation Program was considered a non-essential program and suspended due to COVID-19 and the "Safer at Home" directive, implemented by Mayor Eric Garcetti on March 19, 2020. As the Lead Hazard Remediation Program awaits reinstatement, the completion of units has been restricted and there were no units completed during PY 46; but staff continues undertaking various administrative activities to fulfill grant deliverables, update Lead Program forms and applications.

## Partnerships

LAHD, in partnership with Impact Assessment, Coalition for Economic Survival, and Inquilinos Unidos, has a CDC grant that has been provided with another year of funding. The purpose of the grant is to increase the numbers of children less than 6 years of age tested for blood lead through direct outreach to at-risk families. The high-risk geographic areas were identified by integrating the 2013 American Community Survey Data with the City's housing code violation data collected during mandatory, systematic code enforcement inspections of multifamily rental properties. Census tracts with 50% or more households in poverty (up to 184% of the federal poverty line due to the region's high cost of living) were identified; as well as properties with greater density than the countywide average; and those built before 1978 that were cited for interior chipping or peeling paint (indicative of a lead hazard). The target area is located in a 4-7 mile radius around Downtown Los Angeles, encompassing 221 census tracts and 25 zip codes. The area is home to over 60,000 children less than six years of age. 92% of residents of the target area are families of color: 68% Latino, 10% Black, and 14% Asian (2013 ACS). Thus far, Tenant Organizers have visited 33 buildings, knocked on 73 individual units, and completed 21 risk assessments. Of those assessments, 43% (9) of the units had children less than 6 years of age, and 62% (13) were found to have chipping and peeling paint.

## More Lead Remediation Funds

On July 17, 2019, the County of Los Angeles announced the settlement of landmark litigation that provides \$305 million in funding for the remediation of lead paint hazards in residential housing for ten California jurisdictions: the Counties of Santa Clara, Alameda, Los Angeles, Monterey, San Mateo, Solano, and Ventura; the City and County of San Francisco; and the Cities of Oakland and San Diego. The Defendants, The Sherwin-Williams Company, ConAgra Grocery Products Company, and NL Industries, Inc., have agreed to this settlement.

The Los Angeles County Department of Public Health will receive \$200 million that will be administered by Los Angeles County Development Authority (LACDA). The Program will provide priority enrollment to Los Angeles County residential properties built before 1951 that house low income families with children under 6 years of age or pregnant women. The services will include testing for and remediation of lead hazards in indoor and outdoor surfaces in homes. In addition, the program will provide resources and education on lead hazards and how to prevent childhood lead poisoning.

## **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The FamilySource Center (FSC) program also focuses on increasing family income, and increased academic achievement for youth, to reduce the number of poverty-level families in the City. In PY 2020-2021, the FSC program served 37,382 low income residents. Collectively, families increased income by

\$24,877,884 and 1,588 youth increased academic performance.

The Earned Income Tax Credit (EITC) is one of the most effective tools in helping families rise out of poverty. The City has a strong partnership with the IRS and VITA volunteers through FSCs, Domestic Violence service providers, and community organizations that serve the homeless, disabled and persons with HIV/AIDs. More than \$7 million in tax credits were returned to low-income families in LA.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The City of Los Angeles serves as a national model for implementing modern, socially-equitable justice policies to address structural discrimination and inequality. Toward that end, the City established the Civil and Human Rights and Equity (CHRE) Department, and a Civil and Human Rights Commission to provide recourse for grievances in the face of discrimination, to proactively provide policies addressing structural racism, and to apply analyses based on equity to all the City does in its efforts to serve Angelenos. Many of the same staff previously housed within the Housing and Community Investment Department moved to the new CHRE department, and the Consolidated Plan will continue its relationship with CHRE so that the grant-funded programs continue to be implemented in ways that ensure racial equity.

In alignment with the push for racial equality, the City established a Participatory Budget process which carved out \$150M previously allocated for the Police Department to address the social and economic needs of communities that have historically and systematically experienced discrimination. The Participatory Budget expands engagement with and the influence of the public and community-based organizations to determine how the funds are allocated. CHRE is leading this effort which will continue in 2021-22, and it is expected that the Consolidated Plan will coordinate with this effort, as the priority of increasing opportunities for low-income families to prosper overlaps deeply.

### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The development of the coordinated systems of assessment and access for homeless individuals and families in the Los Angeles Continuum of Care (CoC) has created the broadest-based collaboration ever seen between public, private housing and social service providers in Los Angeles in coming together to end homelessness. These stakeholders and community partners include, but are not limited to: United Way, LAHSA, the Department of Mental Health (DMH), Department of Health Services (DHS), Department of Public Social Services (DPSS), Department of Children and Family Services (DCFS), Department of Probation (DPO), Department of Housing and Urban Development (HUD), Housing Authority of the City of Los Angeles (HACLA), Housing Authority of the County of Los Angeles (HACOLA), the Los Angeles County Office of Education (LACOE), US Interagency Council on Homelessness, Corporation for Supportive Housing (CSH), Hilton Foundation, Rapid Results Institute, the Veterans Administration of Greater Los Angeles (VA-GLA), Los Angeles Police Department (LAPD), Permanent Housing Developers, Outreach Teams, Emergency Shelters, Transitional Housing Providers and

Permanent Supportive Housing Providers. These public and private partners continue to meet regularly to discuss challenges and make adjustments to the design and operations of the CES systems serving all populations of homeless persons to expand collaboration and increase system efficiency.

### **Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

On July 16, 2015, the U.S. Department of Housing & Urban Development (HUD) published its Affirmatively Furthering Fair Housing (AFFH) final rule for jurisdictions and public housing authorities (PHAs) receiving federal funds for housing and urban development to affirmatively further fair housing as intended by the 1968 Fair Housing Act. The AFFH Final Rule facilitates reliance on local knowledge, local decision-making, and a more engaged data-driven approach, by using local data (including the use of HUD's data, maps and tables) for assessing the fair housing and planning actions.

As part of a joint effort, the Los Angeles Housing + Community Investment Department (HCIDLA) and the Housing Authority of the City of Los Angeles (HACLA) signed a collaborative agreement to develop and submit a City of Los Angeles AFH Plan to HUD. The City also collaborated with the Community Development Commission of the County of Los Angeles as part of the regional analysis of the AFH plan.

City staff carried out a massive amount of work to satisfy HUD's AFFH Rule requirement to develop the City of Los Angeles' Assessment of Fair Housing (AFH) Plan. During the early portion of the reporting period, the City collaborated with the Community Development Commission of the County of Los Angeles (CDC) and the Housing Authority of the County of Los Angeles (HACoLA) in developing a resident and stakeholder survey for Los Angeles residents and service providers to complete and provide answers to their fair housing experiences and concerns. More than 6,000 City resident surveys were completed by City of Los Angeles residents.

In addition, staff from HCIDLA and HACLA collaborated with CDC and HACoLA in hosting focus groups under four different topic areas totaling 12 meetings (a series of three meetings for each of the four focus groups). The focus groups were held on the topics of: Disability + Accessibility, Transportation + Employment, Environmentally Healthy Neighborhoods, and Educational Opportunities. Service providers, practitioners in specific fields, and other stakeholders served as the focus group participants. These focus groups assisted in identifying contributing factors, suggesting recommendations for addressing the factors, and identifying responsible entities to address the factors. In addition, city staff alongside its consulting partners (Enterprise Community Partners and the Lawyers' Committee for Civil Rights) held nine community meetings in the seven Area Planning Commission sections of the city to inform the public and receive their feedback on the City's AFH Plan. This resulted in a total of more than 180 attendees including service providers, property owners, community organizers, and community residents. The attendees learned the basics about the City of L.A.'s AFH purpose, their rights as renters, and expressed their personal experiences living in Los Angeles. These nine community meetings concluded the City's first phase of public meetings for the AFH process. Various other meetings were held throughout the course of the City's AFH efforts to gather input from many industries and representatives regarding fair housing issues.

During the summer of the reporting period, the City posted the draft AFH Plan for a 45-day public comment period and utilized various media types (i.e., social media, newspapers, email blasts) and assistance from other city/government offices to inform the public of the draft's release and acceptance of comments during the time period. In addition, a two-hour public forum was held in the evening to present the key objectives and status of the AFH, as well as solicit verbal and written comments from attendees. The meeting was also made accessible for attendees to tune in live and submit comments by logging in through an online user link.

As part of the AFH development, city staff worked closely with its consultants in editing and drafting the AFH Plan by providing numerous city and county data sources (for the creation of maps, analyses, and proposed conclusions). The city staff were also involved in reviewing the draft versions of the AFH Plan and crafting the goals and strategies section of the plan, with a five-year timeline for achieving significant objectives for the AFH. The Goals and Strategies section of the plan is to be utilized in the development and setting of objectives in the City's Five-Year Consolidated Plan.

City staff formed the Fair Housing Collaborative which included about 25 representatives who worked concurrently with the Alliance of Californians for Community Empowerment (ACCE) and the Housing Rights Center (HRC), in the development of the AFH Plan's Goals and Strategies section. The ACCE and the HRC convened a series of well-attended meetings with service providers, advocates, and residents to identify barriers to fair housing choice and to develop a list of goals and strategies designed to mitigate or eliminate these barriers. After development of an extensive list of goals and strategies, ACCE and HRC met with City staff, both HCIDLA and HACLA, as well as Enterprise Community Partners and Lawyers' Committee for Civil Rights to present the following discussion topics: Anti-Displacement and Preservation, Protection of Rights, and Production. The meetings provided valuable insight to the struggles facing residents of low-income communities of color and resulted in goals and strategies that were included in the AFH.

The goals of the AFH plan included: increasing the stock of affordable housing, particularly in neighborhoods of color; preserve the existing stock of affordable housing; prevent displacement of low and moderate income residents; ensure equal access for persons with protected characteristics, lower-income, and homeless residents; expand access to opportunity for protected classes; and increase community integration for persons with disabilities. And the AFH strategies included the following: adopt an Affordable Housing Linkage Fee to fund the City's Affordable Housing Trust Fund; identify and allocate City owned land for affordable housing, particularly in high-opportunity areas; remove barriers to the production of affordable housing by streamlining the development process, including high-opportunity neighborhoods; increase the stock of affordable housing for people experiencing homelessness by implementing Measure HHH; develop a siting policy for permanent supportive housing development projects and a geographic distribution policy; and explore the feasibility of adopting and implementing the City's Interim Motel Conversion Ordinance as HACLA proceeds with HUD's Veteran Affairs Supportive Housing motel conversion program.

In the fall of this reporting period, the City completed its final AFH Plan and obtained approval from the City Council and Mayor. On November 6, 2018, the Plan was submitted to HUD through its required AFH User Interface online portal with the expectation of receiving a response in 60-days from HUD officials.

On January 5, 2018, HUD published a notice in the Federal Register that suspended most local governments' obligations under the AFFH rule to submit an AFH until after October 31, 2020, and in many cases after 2025. However, the City is continuing with the implementation of the AFH's Goals and Strategies such as the adoption of the Source of Income Ordinance, which protects Section 8 and other subsidy holders; implementation of the Affordable Housing Linkage Fee Program; proposing a city-wide Eviction Defense Program, and many other initiatives.

### **Housing Rights Center**

In the 45th Program Year (07/01/2020-2021), the HCIDLA continued working with its Citywide Fair Housing contractor, the Housing Rights Center of Southern California (HRC).

HRC provided services to 1,370 callers with potential fair housing discrimination; of those 146 cases were opened. The highest percentage of discrimination inquiries including those that became cases, involved allegations of discrimination based on physical disability (52%), followed by cases alleging discrimination based on mental disability (28%). The remaining 20% of discrimination cases are based on familial status, gender, national origin, race and source of income.

### **Los Angeles Homeless Services Authority**

One of the greatest impediments to the fair choice of housing for homeless individuals and families has been that once homeless, people often have to go outside of their community of residence to access temporary housing, supportive service programs, and permanent housing. This means that in addition to losing their homes, people are forced out of their community of origin in order to access services that can help them regain stable housing. In order to overcome this impediment, LAHSA and the City and County of Los Angeles have worked together to make housing choice a major priority and cornerstone of the design and implementation of coordinated assessment and access systems for all homeless persons. This has been accomplished by designing standardized assessment tools and housing plans that take into account where the individual or family wants to establish their stable, permanent housing as related to their location of employment, schools (for children in families), and any neighborhood safety concerns the household may have. LAHSA has incorporated HUD guidance into program contracts that instructs programs to work with program participants to the extent feasible and reasonable to provide/coordinate supportive services in the community in which a participant chose to locate, including jurisdictions outside of Los Angeles.



## ***CR-40 - Monitoring 91.220 and 91.230***

### **Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Due to the variety of projects funded in a large city such as Los Angeles, monitoring standards and procedures are developed for each project. There are many similarities across these various program-specific monitoring procedures such as: determining performance goals, budgets and work plans, which, along with standard contract compliance requirements, are usually documented in agreements with nonprofit organizations or businesses. Monitoring consists of reviewing invoices for appropriate expenditures, tracking compliance with performance reporting, and one or more site visits.

#### **Affordable Housing Occupancy Monitoring**

The Occupancy Monitoring Unit of HCIDLA is responsible for monitoring an affordable housing project's regulatory agreements and Land Use covenants, which are recorded legal instruments that specify the project's affordability restrictions. HCIDLA monitors affordable housing projects financed with multiple funding sources, including HOME, HOPWA, CDBG funds, and tax-exempt mortgage revenue bonds issued by the City. In 2013, HCIDLA assumed responsibility for monitoring all the affordable housing projects previously funded by the former Community Redevelopment Agency of the City of Los Angeles (CRA/LA), some of which were also funded with federal sources.

Through its monitoring efforts, HCIDLA ensures that tenants residing in restricted housing units are income-eligible and that they pay rents that are within program limits. All projects are notified of the annual updates to rent and income schedules, so that they may implement appropriate levels. Annual monitoring consists of reviewing tenant rents and income documentation.

Site visits are performed, at least every three years, at HOME-funded projects to determine that the project meets the physical property standards during the period of affordability. All rental projects in the City of Los Angeles are subject to HCIDLA's Systematic Code Enforcement Program (SCEP); HOME projects are a part of SCEP's inventory to inspect. In addition to the scheduled inspections, SCEP responds to complaints filed by the public through its hotline and website. Additionally, site visits are conducted to review a sample of tenant files, to verify information submitted by the projects, at least every three years.

#### **Aging Services Delivery System**

The CDBG funded Aging Services Delivery System, which is administered through the Los Angeles Department of Aging (LADOA), provides essential services that assist the homebound frail elderly in remaining in their homes for as long as possible, while preventing critically distressed situations. CDBG funds also allow for the provision of wellness programs that assist older adults to enhance their quality

of life. Without these programs, the City's low- and very low-income seniors and frail elderly—as well as their caregivers—would be underserved.

The Emergency Alert Response System (EARS) Program provides case management, medical communications, and personal security equipment to seniors to ensure quick and efficient response to any emergency that may occur in the home. Critical Signal Technologies (CST), the citywide service provider for the EARS program, is monitored continually throughout the year. CST performs monthly checks of EARS equipment to ensure that all devices are operating appropriately. CST also prepares performance reports that document the number of clients, false medical responses, and other information on a monthly basis. LADOA and Case Managers from contracted agencies also monitor EARS clients continually to ensure proper and effective service delivery.

Evidence Based Programs (EBPs) provide older adults with programs that enhance wellness skills in the areas of self-management/healthier living, physical activity, memory enhancement, and caregiver support. A service provider was selected for each of the fifteen geographic Aging Service Areas. The EBPs are monitored by the Program Management Division (PMD) of LADOA, and a Program Monitor is assigned to each of the fifteen EBP service providers. PMD continually monitors the EBPs and performs on-sight visits and monitoring reports on a bi-annual basis. The EBP service providers also complete and submit performance reports on a quarterly basis.

### **Economic and Workforce Development Department Programs**

There are a variety of economic development programs and projects administered by EWDD. These include business incubators, business loan programs, and social enterprise projects operated by both for- and non-profit organizations. In addition, an emergency loan program was implemented to assist small businesses impacted by the coronavirus pandemic. These economic development programs help promote economic opportunities for low-income families by improving the local economy, creating and/or preserving jobs, and revitalizing neighborhoods.

Program monitors conduct regular reviews, which include, but not limited to site visits during the program year. Site visits are designed to focus on: program/project performance, financial reporting, expenditures, construction progress, physical site or collateral condition, program administration, and others in accordance with the respective City contract. During site visits, monitors provide technical assistance to contractors or developers, such as National Objective compliance reporting; procurement; prevailing wages, budget and expenditures, and other City and Federal requirements. A formal site visit report, or similar communication, is sent to the contracted agency or the developer citing deficiencies (if applicable), recommendations for improvement, and required actions.

Besides the site visits, the Economic Development Division's portfolio management unit also monitors regularly for payments, insurances, financials, program reporting (job or clientele), collateral file, as well as program requirements, such as public benefit, program income, Section 3, relocation, and labor wages. The Portfolio management staff also report regularly to the City, CDBG Administrator, and HUD with updated program data. As needed, staff also work with management to respond to periodic audits from Controller's Office, HUD, and Office of Inspector General.

## **FamilySource Center**

The FamilySource Center (FSC) program currently has 16 agencies that implement program services. There are two program analysts that conduct desk reviews, site visits, and provide technical assistance to these agencies. The program analysts conduct four site visits annually to ensure the continuance of service implementation and observance of contractual requirements. Expenditure Plans are reviewed by program analyst to ensure that OMB guidelines are followed and invoices are reflective of the approved Expenditure Plan, and submitted in a timely manner. Program design, implementation, and expectation are discussed during the first site visit with successive visits focused on performance review. This includes the review of fiscal, administrative, and client files. The program analysts also provide the necessary technical assistance to ensure that program goals are met. In addition, monthly meetings are held for all agency executive directors and key program staff to discuss program and administrative issues and challenges as well as to provide information, policies, guidelines and instructions.

## **Housing Opportunities for Persons with AIDS**

The HOPWA program is countywide and involves contracts with 12 non-profit organizations, four housing authorities, and one general partnership to implement the different program components. During PY 44, program monitors conducted two site visits. The on-site monitoring and review sessions cover the administrative and program requirements of contractual agreements in place with the service-providers. Generally, this consists of the following: an entrance conference to discuss the review components with designated staff; a review of client and program files; a discussion related to a prior administrative review, including but not limited to any questions related to invoice timeliness and accuracy, policies and procedures, etc.; an exit conference. A final monitoring report, including the allowance for a response period, is issued to document every site visit; and a clearance letter is issued once any findings are resolved satisfactorily.

## **Los Angeles Homeless Services Authority**

LAHSA conducts various types of fiscal and programmatic monitoring of its subrecipients throughout the program year. LAHSA uses a risk assessment tool in order to determine which agencies are at the greatest risk of being in violation of program and funder requirements. When problems are detected, LAHSA works with the agencies to create a corrective action plan in order to bring the agencies into compliance. Additionally, City staff perform site monitoring and desk reviews of LAHSA and its subrecipient agencies.

## **Neighborhood Development and Public Services (NDPS)**

The Neighborhood Development and Public Services group monitors two types of contracts: lease agreements with non-profits on City-owned facilities and loan contracts of non-profits that obtained loans through Community Development Block Grant (CDBG) dollars for the acquisition, construction, and/or rehabilitation of facilities. Such loans, referred to as Service Payback Loans, are repaid through services to the City residents who are primarily low/moderate income. These services include, but are not limited to, childcare, health care, legal aid, recreation, education and training, and job placement. Contracts drawn up and executed to memorialize the conditions/requirements for the loan and the

services and generally establish the goal for the number of City low-moderate income residents to be served.

Quarterly reports are submitted by the agencies to the NDPS group for review and approval of amortization, as applicable.

The monetary value established for the services in order to amortize the loans is set and may be changed by the City Council. In October 3, 2008, The City Council authorized the increase of annual amortization from \$40,000 to \$100,000, with a minimum of five years provision of service and a maximum term of 20 years for capital loans of up to \$2 million. The increased rate of amortization could be applied retroactively as long as a non-profit met the criteria (see Council File # 08-1302). For capital loans beyond \$ 2 million, the amortized rate of \$25,000 per quarter remains the same.

Technical assistance is provided to every non-profit that requires assistance. Site visits are conducted at least annually by assigned program monitors to ensure the facilities continue to be used according to the agreement and are being properly maintained. Site visits consist of visual inspection of the property and files reviews for services, income, and City residency eligibility. Ten (10) files or 10 % of the population reported, when feasible, are reviewed. Site visit reports are sent to the non-profits generally within fifteen (15) working days for their records, which include concerns and/or findings that must be cured within a certain date.

Once the loan has been paid off and the minimum 5 years of service provision has been met, the City, which holds title to the property, releases the lien through a reconveyance of the Deed of Trust recorded with the L.A. County Registrar-Recorder.

Currently, there are 31 non-profit loans, 37 City-Department projects, and 30 non-profit leases monitored by three program monitors.

### **Neighborhood Improvement Unit**

HCIDLA's Neighborhood Improvement (NI) Unit is responsible for monitoring capital projects involving construction and/or acquisition of City-owned and non-profit owned properties. The NI Unit provides technical assistance to City departments and non-profit agencies in regards to MOU/contract execution, procurement, prevailing wage, project timeliness, and overall project management.

### **Citizen Participation Plan 91.105(d); 91.115(d)**

#### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The City of Los Angeles recognizes the importance of public participation in identifying current housing and community development needs and prioritizing resources to address those needs. The City's Citizen Participation Plan is designed to encourage resident Angelenos to become involved each year. The Plan outlines the City's process to involve the public and collect public input in the development of its 5-Year Consolidated Plan, Annual Action Plan, Substantial Amendments to Consolidated/Action Plan and the

Consolidated Annual Performance and Evaluation Report (CAPER). The Citizen Participation Plan was provided to HUD as part of its 5-Year Consolidated Plan document. The City has taken steps to notify the public of the release of its draft Program Year 2020 CAPER and the opportunity to comment.

In compliance with federal regulations, and as outlined in the Citizen Participation Plan policies, the Draft PY 2020-21 CAPER was posted online on the HCIDLA website, [www.hcidla.org](http://www.hcidla.org). An email notice of the Draft 2020 CAPER posting and public comment period was issued to over 25,000 individuals and organizations that subscribe to the Consolidated Plan mail/news list encouraging comments and feedback on the report. As was the case last year, the City was not able to make hard copies available upon request via the Public Counter at the Housing + Community Investment Department main office, 1200 W. 7th Street, Los Angeles, CA, 90017 during the public comment period due to ongoing safety concerns related to the COVID-19 pandemic. As conditions permit, the City plans to offer this option again in future years.

The 15-day public comment period for the draft CAPER was December 15, 2020 through December 30, 2020. Comments were received via [cifd.grantsadmin@lacity.org](mailto:cifd.grantsadmin@lacity.org). A copy of the notice published and all public comments received have been considered, included with the CAPER attachments will be submitted to HUD.

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

While the jurisdiction has not formally changed its program objectives, some programmatic changes were made as a result of experiences and to respond to needs regarding homelessness prevention.

Sometimes when people experience domestic violence and need an immediate safe place to go, they are not able to comply with the requirements for entering a domestic violence shelter. *The Domestic Violence Crisis to Shelter Program* expands emergency domestic violence resources by creating a more trauma informed system of accessing shelter for survivors during an active crisis. Community-based agencies with expertise work with the First Responder Shelter Advocates in the Police Department to shelter survivors on an emergency basis (1-5 nights) in whatever capacity is most appropriate for the survivor, and support them to prepare to go to a long-term shelter or other safe housing.

*The Eviction Defense Program* is a new addition to the multi-faceted approach to prevent homelessness. According to the Los Angeles Right to Counsel Coalition, from 2014 to 2016, 162,717 households faced eviction in Los Angeles County courts, with about 30,000 evictions each year in the City of Los Angeles. The program provides professional legal representation for low-income tenants facing eviction, in order to curb displacement, increase housing stability, and reduce inflows into homelessness. The program also includes continued engagement with the households receiving the legal services, as the FamilySource Centers assess needs before, during and after the eviction proceedings to further promote housing stability.

CARES Act funding (U.S. Treasury) helped to establish the Emergency Rental Assistance Subsidy program to prevent families affected by the recession from becoming homeless by paying for rental arrears. The program is expected to continue with American Rescue Plan funding.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

Yes

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

The City has only one open Brownfields Economic Development (BEDI) grant for the Lanzit Industrial project indicated below.

In June 2018, EWDD hired Development Solutions, Inc. as the technical assistance consultant for Section 108 and related programs to ensure that this BEDI project properly documents eligible activity, national objective and public benefit.

Information about the grant associated with a Section 108 loan made for a special economic development project is provided in the table below:

**The following data is organized by**

<b>To Date</b>	<b>Status</b>	<b>Grant Agreement</b>	<b>Project BEDI Amount</b>	<b>Expended</b>
<b>B00BD060004</b>	Lanzit Industrial Project		\$950,000	\$950,000
	City is seeking a new developer to continue the project. National Objective jobs will be reported once development is completed.			
	Total	\$950,000	\$950,000	

### **Compliance with the CDBG Program Primary Objective**

CDBG regulations require that, over a three-year period of time specified in the City’s certification to HUD, at least 70% of the aggregate CDBG expenditures shall be used for activities benefitting low and moderate income (LMI) persons. This is opposed to being expended on activities meeting a slum / blight or urgent need national objective. (Funds expended on planning and administrative activities are presumed to benefit low income persons based on the overall percentage and therefore these type of expenditures are not included in the analysis). The current three-year period specified in the certification to HUD is 2017, 2018 and 2019.

## ***CR-50 - HOME 91.520(d)***

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

**Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.**

The Los Angeles Housing Department (LAHD)<sup>1</sup> makes reasonable efforts to conduct a periodic inspection of HOME projects once every three years under the Systematic Code Enforcement Program (SCEP). Please note: For FY 2021 (July 2020 to June 2021), inspections were significantly impacted due to COVID-19 pandemic. To protect health and safety, LAHD suspended all housing inspections under the SCEP and HOME inspection programs due to the worsening COVID-19 pandemic. Aside from a short period in 2020, it was not until March 1st, 2021, that inspections were able to be resumed under the COVID-19 guidelines. A specialized work group, called the HOME Inspection Group (HIG), is responsible for conducting inspections and follow-up inspection for all HOME projects to ensure that projects meet property standards. Currently, one (1) Housing Inspector conducts onsite inspections and case management inspections for HIG. One (1) part-time clerical staff provides required office support. HIG's day-to-day operation is supervised by a Senior Housing Inspector and managed by a Principal Housing Inspector. The size of the properties can range from 2 to over 400 units per building. HIG's goal is to ensure that owners of projects maintain decent, safe, and sanitary housing in good repair. To fulfill this goal, HIG inspects all HOME assisted properties in accordance with HOME regulations, for the term of regulatory agreement, using the following State and local codes: 1. State Housing Law, codified in Part 1.5, Division 13 of the California Health and Safety Code 1 Formerly, the Housing and Community Investment Department (HCIDLA) 2. Division 81, Article I of Chapter IX of the Los Angeles Municipal Code relating to proper maintenance and use of existing buildings Upon inspection if violations are observed, HIG issues a Notice to Comply. Upon re-inspection after the expiration of the compliance period, if the violations are not corrected, the property is referred to a General Manager's hearing. The hearing officer could impose any one of the following order: 1. Order that the violation be referred to the City Attorney's office for prosecution. 2. Order a rent reduction. 3. Order the building or dwelling units be accepted into Rent Escrow Account Program 4. Order the building or dwelling units be accepted into the Urgent Repair Program or any successor programs. 5. Impose inspection fees pursuant to Division 9 of the housing code for all inspections after the second until compliance is attained, and for any periodic inspection ordered to take place in less than three years 6. Order that, after compliance has been obtained, the next periodic inspection will be conducted within three to 24 months, depending on



the severity of the violations, the history of the property, the criteria set forth in Section 161.602.1 and any other criteria set forth by regulation indicating a risk of recurring violations. 7. If the violation poses a present, imminent, extreme and immediate hazard or danger to life or limb, health or safety, or if the building or dwelling unit has been ordered vacated by any government agency, order that the owner pay relocation assistance to the tenants, in the amounts and following the procedures set forth in Section 151.09G and any accompanying regulations, regardless of whether the building or dwelling unit is subject to the Rent Stabilization Ordinance 8. Order the person or entity that owns, manages or controls the premises to attend property management training as set forth in Section 154.00, et seq. 9. Order that the property be referred to the Receivership Program. 10. Issue an Order of Abatement and have it recorded against the property.

**The following data is organized by**

<b>Inspected APN</b>	<b>HOME APN</b>	<b>HIMS Project Name</b>	<b>Case Id</b>	<b>Inspection Date</b>	<b>Violation Count</b>	<b>NTC/NSC (Yes/No)</b>
2532017067	2532017067	LAKEVIEW TER SILVERCREST	757984	10/06/2020	4	YES
6132002023	6132002023	HARBOR CITY LIGHTS	754031	10/08/2020	77	YES
2783027046	2783027046	PARTHENIA ST SENIOR HSNG.	751020	10/09/2020	7	YES
6032015032	6032015032	SONYA GARDENS	751018	10/22/2020	0	NO
6038001023	6038001023	SONYA GARDENS	751019	10/22/2020	0	NO
5119003027	5119003027	Central Court Apartments (CSP II)	756420	10/22/2020	11	YES
5110025032	5110025032	Sunrise Apartments	757967	10/29/2020	42	YES
2779042032	2779042032	8750 TOPANGA LP	753458	11/02/2020	19	YES
5149008009	5149008009	VICTOR CLOTHING APARTMENTS	757987	11/04/2020	6	YES
5108021026	5108021026	MOUNT ZION TOWERS	754030	11/09/2020	18	YES
6037014029	6037014029	HARVARD YARD SENIOR HOUSING	756425	11/16/2020	94	YES
5058016004	5058016004	EUGENE THOMAS MANOR	749363	11/20/2020	3	YES
7423005010	7423005010	CRA: DON HOTEL	767976	03/04/2021	14	YES

2654002029	2654002029	OROZCO VILLAS	768011	03/09/2021	115	YES	
5072036002	5072036002	SECOND AVENUE APARTMENTS YES	750665	03/10/2021			18
2537001032	2537001032	Osborne Place Apartments	769724	03/11/2021	31	YES	
5141014032	5141014032	MERCEDES APTS.	769727	03/22/2021	18	YES	
6117019029	6117019029	ROYALS APARTMENTS	769728	03/24/2021	11	YES	
5545009021	5545009021	FAMILY TRUSTS - LITOV/SHICHOR/BAER 9 YES		769732		04/05/2021	
5152007049	5152007049	EMERALD TERRACE APTS.	769814	04/06/2021	5	YES	
5504009002	5504009002	LOS ALTOS APARTMENTS	769817	04/07/2021	5	YES	
5094007010	5094007010	CHANCELLOR I	771211	04/12/2021	45	YES	
5081028024	5081028024	PICO GRAMERCY APTS.	771213	04/14/2021	5	YES	
5037020016	5037020016	INGRAM PRESERVATION	771202	04/15/2021	11	YES	
5544003049	5544003049	5555 Hollywood	771201	04/19/2021	2	YES	
2611010055	2611010055	EL DORADO FAMILY APARTMENTS YES	771209	04/22/2021			6
5019023030	5019023030	STOVALL VILLAS	771210	04/26/2021	0	NO	
5161026004	5161026004	ST. GEORGE HOTEL	772502	04/28/2021	45	YES	
2611010006	2611010006	HARBOUR COMMUNITY HOUSING YES	772503	05/03/2021			37
5035025030	5035025030	SANTOS PLAZA APARTMENTS YES	774680	05/04/2021			23
5019019004	5019019004	STOVALL VILLAS	774681	05/04/2021	0	NO	
5032004908	5032004908	Buckingham Place Senior Housing NO	774685	05/06/2021			0
2416009031	2416009031	HARMONY II	774682	05/07/2021	37	YES	

2734007009	2734007009	KATZ FAMILY TRUST, CARL LERNER	774684	05/07/2021	5
	YES				
7449014021	7449014021	SANTA CRUZ TERRACE	774688	05/10/2021	12
				YES	
5210008030	5210008030	SICHEL FAMILY APARTMENTS	774689	05/12/2021	4
	YES				
5030007021	5030007021	BALDWIN VILLAGE/WATSON TERRACE II	775791	05/13/2021	
10	YES				
2350006042	2350006042	NoHo Senior Villas	775794	05/17/2021	18
				YES	
2603013010	2603013010	WOODCOCK HOUSING FOUNDATION	775798	05/17/2021	0
	NO				
5148011001	5148011001	BROWNSTONE HOTEL	775800	05/19/2021	32
				YES	
5208008027	5208008027	EASTLAKE / ALTURA WALK	775802	05/19/2021	0
				NO	
5154001023	5154001023	BONNIE BRAE VILLAGE	775805	05/24/2021	9
				YES	
2764005021	2764005021	RESEDA BOULEVARD ASSOC LP	776735	05/27/2021	11
	YES				
5001036054	5001036054	RICHARD N. HOGAN MANOR	779626	06/03/2021	38
	YES				
5141013029	5141013029	SEVEN MAPLES	776733	06/08/2021	12
				YES	
5077016024	5077016024	MAGNOLIA CITY LIGHTS	776734	06/09/2021	30
				YES	
5143013022	5143013022	27th & Witmer Apartments	776963	06/14/2021	11
				YES	
5048007041	5048007041	RUBIO, ARMANDO & LUCIA AND JESUS & ROSA	778699	06/15/2021	
0	NO				
5467012016	5467012016	SYCAMORE PARK APTS.	778700	06/17/2021	104
				YES	
2129035082	2129035082	SHERMAN VILLAGE	778701	06/21/2021	34
				YES	
7449014020	7449014020	TOBERMAN VILLAGE / aka Vista Alegre	778702	06/23/2021	
58	YES				
5148012020	5148012020	JAMES M. WOOD	778703	06/28/2021	27
				YES	

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

Affordable housing units are affirmatively marketed to those least likely to apply, including to non-English speakers and persons with disabilities. LAHD offers a free online housing listing service called the Affordable and Accessible Housing Registry, which is available at [accesshousingla.org](https://accesshousingla.org). Property managers of housing developments with affordable and/or accessible units are required to post their listings. The public can view these listings and learn how to apply for available units by searching on the website.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics****Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)****Commitment to the Preservation of At-Risk Affordable Housing**

The City of Los Angeles is committed in its efforts toward tracking and preserving affordable housing, especially those units most at-risk of losing their affordability due to expiring covenants or rental assistance contracts in the next 5 years. During FY 2020-2021, Preservation staff has continued to update the internal At-Risk Affordable Housing Database (AHD) and monitor its expiring at-risk affordable housing portfolio. Staff has also bolstered its outreach and education initiatives to tenants living in identified at-risk and terminating properties. Additionally, LAHD has identified program funds for preservation over the last year.

In the midst of the COVID 19 pandemic, the City was further impacted by the overall housing shortage, rent-burdened tenants and owners, and the negative fiscal impact of COVID-19. The state sought to provide relief to rent-burdened tenants and owners faced with unprecedented economic challenges. In March 2020, these protections went into effect providing renter and owner protections and a statewide moratorium on evictions due to failure to pay rent as a result of COVID-19-related financial hardships set to expire September 30, 2021. These protections have allowed tenants to continue to occupy at-risk units and delay rent increases.

**Dedicated Funding to Preserve At-risk Affordable Housing**

LAHD has identified funding sources, such as the Linkage Fee and SB2 funds, to facilitate new

preservation efforts including federal, state, and local programs. Additional sources include Low Income Housing Tax Credits (LIHTC) programs, Mark-to-Market (M2M), New Generation Fund (NGF), Naturally Occurring Affordable Housing Loan Program (NOAH), Affordable Housing Managed Pipeline Program (AHMP), Multifamily Housing Program (MHP), California Housing Finance Agency (CalHFA), and other local programs. These are only some of the key affordable housing programs available for preservation and does not necessarily represent a comprehensive list.

### **At-Risk Affordable Housing Portfolio -Citywide Affordable Housing Database (AHD)**

LAHD maintains an internal At-Risk AHD that tracks expiring federal, state, and local covenant, as well as rental subsidy contracts in the City. The inventory included in AHD is comprised of affordable housing units that are subsidized, financed and restricted by various federal, state and local programs (HOME, CDBG, Tax Exempt housing bonds, tax credits, FHA mortgages, HUD Project-based Section 8 rental subsidy contracts, and land use benefits). Currently, LAHD estimates there are 7,322 at-risk units, or 182 projects, at-risk of losing their rental subsidies or affordability restrictions through the combined expiration and/or termination of covenants, restrictions and/or rental subsidies from 2021 through 2025.

The potential expiration does not mean immediate displacement. However, LAHD recognizes the risks and the importance of tracking this portfolio and working with City agencies and owners to extend or secure long-term extensions to preserve the affordability of these properties.

### **Tenant Outreach and Education Initiative**

To further the goal of preservation, LAHD contracted with Coalition for Economic Survival (CES) to provide outreach and education to residents that are at risk of displacement due to expiring covenants on affordable housing. The contractor provides tenant education regarding expiring/terminated affordability restrictions; alternative housing; preservation transactions; the interaction of the RSO, Systematic Code Enforcement Program (SCEP), and existing affordability restrictions; training; and property condition reports.

CES works with LAHD to provide direct tenant outreach and facilitate education at least one year in advance of the covenant's expiration date, so that residents understand their rights and options. CES also monitors the City's affordable housing portfolio; analyzes proposed legislation and regulations; advises and assists tenants with notice requirements; and interfaces with tenants, property owners, landlords, or other parties.

The initial contract term was for one year from July 1, 2018 - June 30, 2019 with an option to extend for up to two additional one-year terms. The contract was amended for its last year and expired June 30, 2021. During program year 2020-2021, tenant outreach and education services were conducted to 27 at-risk properties consisting of 474 restricted units. Please note that due to the COVID-19 pandemic, in-person tenant outreach has been suspended to prevent the spread of the virus, and to ensure the safety

of tenants in at-risk buildings. Contact to tenants is currently conducted via telephone and email

## CR-55 - HOPWA 91.520(e)

### Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

**Table 14 – HOPWA Number of Households Served**

The following data is organized by

<b>Number of Households Served Through:</b>	<b>One-year Goal</b>	<b>Actual</b>
Short-term rent, mortgage, and utility assistance payments		92 79
Tenant-based rental assistance	322	314
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	513	279
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	123	106
<b>Total</b>	<b>1050</b>	<b>778</b>

### Narrative

In PY 2020-2021 HOPWA contractors mobilized to modify their program operations in response to the COVID-19 pandemic. Contractors reduced or eliminated face-to-face contact with clients and many implemented alternative methods of communication, including telephone, email, telehealth, etc. Several contractors transitioned their staff to working remotely with a small number of personnel rotating in the office. Contractors, with the support from HUD, further modified procedures in response to federal waivers. These flexibilities broke down barriers to continue to service our vulnerable population.

HOPWA continued to work with both the LA Continuum of Care (CoC) and the County's Ryan White-funded program to identify how HOPWA funding may be leveraged for housing and supportive services for homeless, at risk of homelessness, and unstably housed clients. The Ryan White-funded program administered by the County of Los Angeles Department of Public Health, Division of HIV and STD Programs partnered and collaborated with the HOPWA-funded STRMU project sponsor to administer an emergency rental assistance program. The collaboration, ensured that both Ryan White and HOPWA funded STRMUs were coordinated and reviewed to avoid any duplication of services.

In PY 2020-2021 LAHD released a Request for Proposals (RFP) seeking proposals from qualified nonprofit organizations with demonstrated successes in serving People Living with HIV/AIDS (PLWHA) or other vulnerable populations to coordinate multiple program activities under regional offices and county-wide design to ensure that clients in all areas of Los Angeles County will have consistent access to HOPWA-funded housing and supportive services. As a result of the RFP, the Bitfocus database was also updated to conform to the program changes. The database changes will improve better user experience, data collection and monitoring of outcomes.

Rate of Performance:

STRMU: 79

PHP: 73

Tenant-Based Rental Assistance (TBRA): This program is operating at capacity, serving 314 clients during PY 46.

Service Coordination: A total of 831 clients received Housing Subsidy Assistance and 2,998 clients received Supportive Services in PY 46.

HOPWA continues to work with both the Los Angeles Continuum of Care (CoC) and the County Ryan White-funded program to identify how we can leverage HOPWA dollars for housing and supportive services for homeless, those at risk of homelessness, and the unstably housed.

## **Challenges**

Nearly all aspects of program operations and services provided to clients have been impacted by COVID-19. Several emergency housing facilities had temporary shut downs and clients were quarantined due to outbreaks. Other clients' stays in transitional or crisis housing had been extended due to the pandemic, which resulted in fewer new clients served overall. The transition to operating remotely has resulted in delays in the provision of services and aid to clients. Program operation procedures and best practices have been adapted in response to the fast-changing health risks, restrictions based on L.A. County Health Department guidelines, and federal waivers.

In PY 2020-2021, the TBRA program experienced a gap in program delivery. All public housing authorities reported a reduction in the number of Housing Choice Vouchers, a key component of the TBRA program that ensures an ongoing flow of new annual clients each year. The continual annual increases in Fair Market Rent (FMR) hindered the ability to increase the number of clients served. From 2018 to 2021, the HUD Metro FMR for a one-bedroom unit increased by 25%. Although, this afforded a client with a TBRA certificate a greater opportunity to improve their chances to find a viable unit, it had a direct impact in program delivery. Both key factors in addition to COVID-19 directly impacted the total number of new clients to be served by the program.

The TBRA challenges had a direct impact on the housing specialist supportive services and the Permanent Housing Placement (PHP) program. Both programs experienced a decrease in the number of clients



serviced as a direct result of the TBRA gap. However, the combination of TBRA gap and the stay-at-home orders had a more significant impact on the PHP program. In PY 2020-2021, the number of clients serviced by the PHP program dropped by 46% and expenditures decreased by 34%.

**Affordable Housing:** Because of Los Angeles' high cost of living, one of the major barriers and challenges is finding affordable housing. HOPWA has addressed this by funding the TBRA program, by establishing a Housing Information Clearinghouse that provides available listings throughout the housing continuum (emergency, transitional, affordable, Section 8, market rate, etc.), and by equipping the Housing Specialist position to properly assess clients' housing needs and develop housing plans that include housing location and retention services. While the voters of the City of Los Angeles voted to tax themselves to raise funds for the financing of permanent supportive housing development and other supported housing with wraparound services, the challenge exists in ensuring that HIV-positive clients are recognized for their acute housing and service needs.

## **CR-60 - ESG 91.520(g) (ESG Recipients only)**

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

### **1. Recipient Information—All Recipients Complete**

#### **Basic Grant Information**

<b>Recipient Name</b>	LOS ANGELES
<b>Organizational DUNS Number</b>	069928349
<b>EIN/TIN Number</b>	956000735
<b>Identify the Field Office</b>	LOS ANGELES

**Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance**

#### **ESG Contact Name**

<b>Prefix</b>	Ms
<b>First Name</b>	Luz
<b>Middle Name</b>	0
<b>Last Name</b>	Santiago
<b>Suffix</b>	0
<b>Title</b>	Assistant General Manager, LAHD

#### **ESG Contact Address**

<b>Street Address 1</b>	1200 W. 7th St., 9th floor
<b>Street Address 2</b>	0

<b>City</b>	Los Angeles
<b>State</b>	CA
<b>ZIP Code</b>	-
<b>Phone Number</b>	2138088899
<b>Extension</b>	0
<b>Fax Number</b>	0
<b>Email Address</b>	luz.santiago@lacity.org

#### **ESG Secondary Contact**

<b>Prefix</b>	Mr
<b>First Name</b>	Daniel
<b>Last Name</b>	Huynh
<b>Suffix</b>	0
<b>Title</b>	Assistant General Manager, LAHD
<b>Phone Number</b>	2138088901
<b>Extension</b>	0
<b>Email Address</b>	daniel.huynh@lacity.org

## **2. Reporting Period—All Recipients Complete**

<b>Program Year Start Date</b>	07/01/2020
<b>Program Year End Date</b>	06/30/2021

### **3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name**

**City**

**State**

**Zip Code**

**DUNS Number**

**Is subrecipient a victim services provider**

**Subrecipient Organization Type**

**ESG Subgrant or Contract Award Amount**

## ***CR-65 - Persons Assisted***

### **4. Persons Served**

#### **4a. Complete for Homelessness Prevention Activities**

##### **Table 16 – Household Information for Homeless Prevention Activities**

There was no data reported for

<b>Number of Persons in Households</b>	<b>Total</b>
--	--------------

#### **4b. Complete for Rapid Re-Housing Activities**

##### **Table 17 – Household Information for Rapid Re-Housing Activities**

There was no data reported for

<b>Number of Persons in Households</b>	<b>Total</b>
--	--------------

#### **4c. Complete for Shelter**

##### **Table 18 – Shelter Information**

There was no data reported for

<b>Number of Persons in Households</b>	<b>Total</b>
--	--------------

#### **4d. Street Outreach**

##### **Table 19 – Household Information for Street Outreach**

There was no data reported for

<b>Number of Persons in Households</b>	<b>Total</b>
--	--------------

#### **4e. Totals for all Persons Served with ESG**

##### **Table 20 – Household Information for Persons Served with ESG**

There was no data reported for

<b>Number of Persons in Households</b>	<b>Total</b>
--	--------------

#### **5. Gender—Complete for All Activities**

##### **Table 21 – Gender Information**

There was no gender data reported

#### **6. Age—Complete for All Activities**

##### **Table 22 – Age Information**

There was no age data reported

#### **7. Special Populations Served—Complete for All Activities**

##### **Table 23 – Special Population Served**

There was no data reported for subpopulations (Veterans, Victims of Domestic Violence, Elderly, HIV/AIDS, Chronically Homeless)

There was no data reported for Persons with Disabilities (Severely Mentally Ill, Chronic Substance Abuse, Other Disability)

## ***CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes***

### **10. Shelter Utilization**

#### **Table 24 – Shelter Capacity**

**There was no age data reported for**

Number of New Units – Rehabbed

Number of New Units – Conversion

Total Number of bed - nights available

Total Number of bed - nights provided

Capacity Utilization

### **11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)**

## ***CR-75 – Expenditures***

### **11. Expenditures**

#### **11a. ESG Expenditures for Homelessness Prevention**

**Table 25 – ESG Expenditures for Homelessness Prevention**

There was no data reported for

	<b>Dollar Amount of Expenditures in Program Year</b>		
	<b>2018</b>	<b>2019</b>	<b>2020</b>
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
<b>Subtotal Homelessness Prevention</b>			

#### **11b. ESG Expenditures for Rapid Re-Housing**

**Table 26 – ESG Expenditures for Rapid Re-Housing**

There was no data reported for

	<b>Dollar Amount of Expenditures in Program Year</b>		
	<b>2018</b>	<b>2019</b>	<b>2020</b>
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
<b>Subtotal Rapid Re-Housing</b>			



### 11c. ESG Expenditures for Emergency Shelter

Table 27 – ESG Expenditures for Emergency Shelter

There was no data reported for

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
<b>Subtotal</b>			

### 11d. Other Grant Expenditures

Table 28 – Other Grant Expenditures

There was no data reported for

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Street Outreach			
HMIS			
Administration			

### 11e. Total ESG Grant Funds

Table 29 - Total ESG Funds Expended

There was no data reported for

Total ESG Funds Expended	2018	2019	2020

## 11f. Match Source

**Table 30 - Other Funds Expended on Eligible ESG Activities**

There was no data reported for

	2018	2019	2020
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
<b>Total Match Amount</b>			

## 11g. Total

**Table 31 - Total Amount of Funds Expended on ESG Activities**

There was no data reported for

Total Amount of Funds Expended on ESG Activities	2018	2019	2020
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