

## Housing & Community Development Consolidated Plan 2022-23 (PY 48)

### October 2021 Public Meetings Q & A

- 1) Is any portion of this federal grant being directed towards animal services, such as the cost to spay/neuter pets? Funding for the Animal Services Department was cut because of the pandemic. Is any of this federal grant going to be directed to making up for these budget cuts?**

The use of these federal grant funds is primarily for the benefit of residents with low-to- moderate income to address housing and community needs. Due to the regulations, no portion of this federal grant will be directed towards animal services, such as the cost to spay/neuter pets. We will communicate your concerns to the City Council and the Mayor as we compile public comments that will then be presented to these elected officials.

- 2) Are there any qualifications we need to get these grants?**

Generally the various programs and projects funded by these grants are for people with low-to moderate income. There are additional qualifications depending on the type of assistance provided, for example, minor home repairs, FamilySource Center services, business owner assistance, and so on. Each program maintains its list of qualifications.

- 3) For the first time homeowner grant - is there any money that goes unused? If so, where does that money end up?**

The funds for first time homebuyer loans generally do not go unused. In fact, the City looks for other resources to support this much-needed program. The first time homebuyer assistance program offers loans that help first-time, low-income homebuyers purchase homes in the City of Los Angeles. For more information, visit:

<https://housing.lacity.org/housing/first-time-homebuyers>

- 4) Will this presentation be shared with the participants here?**

Yes, this will be made available on our website, please check back in 2-3 months at:

<https://housing.lacity.org/community-resources/community-input>

- 5) Will we be getting a phone number to communicate if we have any more questions after the meeting that we did not think of now?**

You may send your comments or questions to [cifd.planning@lacity.org](mailto:cifd.planning@lacity.org).

**6) Has HCID conducted an analysis on average cost per affordable housing unit? How much of that amount is soft costs (consultants, fees) vs. hard costs (materials, labor)?**

You may find information on project costs on the affordable housing dashboard through the following link:

<https://housing.lacity.org/housing/housing-development/hhh-progress>

**7) Are there any grants for someone who wants to find their first apartment?**

If you are a survivor of domestic violence or currently experiencing homelessness, there may be financial assistance to help find an apartment. Please contact the LA County Domestic Violence hotline (800-978-3600) if you are a domestic violence survivor. Please contact 2-1-1 if you are experiencing homelessness.

**8) Where can one find a listing of available (or soon-to-be-available) units? The last time I checked, there was no clear procedure, follow up or mechanism to help those who needed affordable units the most.**

Please visit [lahousing.lacity.org](http://lahousing.lacity.org) for a listing of affordable and accessible units. The listing will provide instructions on how to apply to the particular project. The database is updated at least on a quarterly basis.

**9) I understood the housing registry wasn't complete in including development projects. Is that still the case?**

Projects with LAHD affordability restrictions are required to list on [lahousing.lacity.org](http://lahousing.lacity.org). This includes projects that are in construction or in the development phase.

**10) What are some community investment strategies?**

The strategies employed prioritize leveraging other resources, funding systems for coordinated and streamlined implementation, and funding projects that can be completed in a timely manner. Collaboration is an important strategy, as the City partners with various non-profit entities and as various City departments work together to accomplish different types of projects that benefit communities.

**11) Are there any programs that promote investment opportunities for the community in these affordable housing development projects?**

The Los Angeles Housing Department's (LAHD) competitive scoring system for affordable housing development proposals awards points to projects sponsored by Community Based Housing Development Organizations (CHDOs). (For details on CHDOs, please visit <https://www.hudexchange.info/programs/home/topics/chdo/#policy-guidance-and-faqs>) The competitive scoring system also recognizes leverage of LAHD funds. Outside funding sources have included traditional debt (e.g., bank loans) and equity, but also crowdsourcing and Opportunity Zone investments.

**12) If you're making 55 year agreements, how much are you paying per unit?**

For Project Homekey, on average, we plan to acquire sites within the \$450,000 price range. This range accommodates properties throughout the City, including high housing cost areas such as within Council District 5 and Council District 11.

**13) At those prices, why wouldn't you transfer the properties to nonprofit ownership?**

All Project Homekey sites will be transferred to a non-profit entity or a limited partnership with a for-profit entity as the limited partner and a non-profit as the general manager.

**14) Are those for profit or nonprofit operators?**

All Project Homekey sites will be transferred to a non-profit entity or a limited partnership with a for-profit entity as the limited partner and a non-profit as the general manager.

**15) In 2017 LA City Controller Ron Galperin audited the income-restricted affordable housing units in LA over which HCID provides oversight and monitoring. He reported a number of problems: in many instances (1) landlords charged higher rents than allowable, (2) tenant earnings exceeded program guidelines (in more than two-thirds of such instances, tenants reported incomes that exceeded limits), (3) no one verified tenant incomes when tenants moved in, and (4) for a number of tenants, no income was reported at all. Have these problems been corrected?**

Owners of these units must submit income certification documentation prior to any move-in, which is approved by the Housing Department. In addition, every year, owners must submit an annual report to demonstrate compliance with the housing programs. If rents were overcharged, the Housing Department would mandate rent refunds to the overcharged tenants.

**16) Does the city foresee a reduction of homeless on the streets of Los Angeles?**

The City has dedicated many resources and partners with the Los Angeles Homeless Services Authority, the County of Los Angeles, affordable housing developers and service providers, to assist persons experiencing homelessness with a range of solutions. Here is an [overview](#) of some current City strategies aimed at reducing homelessness.

**17) What are the main causes for homelessness?**

With over 40,000 Angelenos experiencing homelessness, the causes of each person's journey to the streets vary, but the common thread is all these people don't have somewhere they can afford to stay. Here is a [summary](#) of factors influencing the crisis.

**18) How does the City convince the homeless to stay in their places?**

The City finances affordable housing projects that typically provide for or have established connections with community-based service providers to help tenant households stay housed. To this end, these mission-driven community groups, as well as sister-agencies in the City and

County, provide supportive services and interventions when necessary, to help ensure that those provided with housing stay in the program.

**19) You said there was a 56% increase in homeless families. Was this data for the City or County and what percent of the total was families?**

Please visit the following link for the latest data regarding homelessness in Los Angeles, including demographic details about the people, locations and their households.

<https://www.lahsa.org/documents?id=4680-2020-greater-los-angeles-homeless-count-city-of-los-angeles>

**20) Are landlords decreasing rent amounts because of COVID 19 impacts?**

Landlords are not required to decrease rental amounts, but are encouraged to participate in emergency rental assistance programs through which they can receive up to 80% of the rental amount owed. Although they are not required to do so, many landlords have participated. Please see some of the resources below.

<https://housing2.lacity.org/>

<https://coronavirus.lacity.org/Rent>

<https://www.stayhousedla.org/>

<https://housing.lacity.org/highlights/renter-protections>

State of California Rental Assistance Program: <https://housing.ca.gov> or (833)-430-2122

**21) What percent of homeless just can't pay their rent?**

Please visit the link below for more details on the latest Los Angeles Homeless Services Authority (LAHSA) annual homeless count.

<https://www.lahsa.org/documents?id=4561-2020-homeless-count-key-messages>

**22) By any chance is the City paying for those who got fined due to being homeless?**

Due to federal requirements, these federal grant funds are not available to pay fines received due to being homeless. There may be additional resources available to assist with fines, such as the Criminal Record Clearance Program, which is funded by Measure H. Contact a local Coordinated Entry System [provider](#) for details on eligibility for this type of assistance.

**23) Are funds going to mental health services? My observations are that mental health is a big cause for homelessness.**

These federal grant funds are not supporting mental health services at this time. A variety of State and County funding sources provide mental health programs. [Here](#) are more details.

**24) Are homeless people receiving more help than low income Hispanic communities?**

The City makes a conscious effort to assist all Angelenos with low-to-moderate income with these federal grants. The citywide needs far exceed available resources, and the City aims to meet as many needs as possible.

**25) Are there any discussions around providing another round of cash assistance (i.e. Angeleno Card)?**

The City launched the Basic Income Guaranteed: Los Angeles Economic Assistance Pilot (BIG LEAP) which will provide approximately 3,000 individuals with \$1,000 per month for 12 months. Please visit the link below for more information.

<https://bigleap.lacity.org/>

**26) Are there any opportunities for a Community Based Organization (CBO) to apply for a subcontract with the local BusinessSource and WorkSource Centers to conduct Financial Counseling and VITA Services with these centers?**

Yes. Each center is able to secure the services that best meet its local programming and they have to advertise subcontract opportunities through their websites. For a listing of current BusinessSource Centers visit [BusinessSource](#). WorkSource Centers are funded by a different federal grant; please visit this site for more information:

<https://ewddlacity.com/index.php/employment-services/adults-age-24-and-older/worksource-centers>

Financial counseling and VITA services are also provided at FamilySource Centers. For a listing of FamilySource Centers please visit:

<https://housing.lacity.org/community-resources/familysource-centers>

For additional information on contracting and subcontracting opportunities with the City, please visit the Los Angeles Business Assistance Virtual Network at [LABAVN.org](#).

**27) Are mixed income projects transferred to for-profit or non-profit operators?**

Project Homekey does not have mixed-income projects; it is 100% low-income.

**28) When and where will HCID's report with answers to these questions appear?**

A full report on the meetings, survey, and collected questions and comments will be compiled and delivered to the City Council and Mayor's Office and also posted to the Los Angeles Housing Department (LAHD) website.

<https://housing.lacity.org/community-resources/community-input>

**29) Some affordable housing development projects tap into other sources of funds (i.e. private investors). So I am curious if instead of having a private investor be a stakeholder in the project, is there a program in Los Angeles for the community (collectively) to act as a private investor.**

LAHD's competitive scoring system for affordable housing development proposals awards points to projects sponsored by Community Based Housing Development Organizations (CHDOs). The competitive scoring system also recognizes leverage of LAHD funds. Outside sources have included traditional debt (e.g., bank loans) and equity, but also crowdsourcing and Opportunity Zone investments. (Also see question 8 above.)

**30) What is the website for these grants?**

<https://housing.lacity.org/community-resources/latest-action-plan>