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City of Los Angeles  
CALIFORNIA

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JAMES K. HAHN  
MAYOR

10/29/04

FACSIMILE TRANSMITTAL

FAX # (213) 808-8999

DATE: 10/29/04

TIME: 1:15 p.m.

SENDER'S NAME: Sally Richman

DIVISION: Policy & Planning

PHONE #: (213) 808-8653

# OF PAGES TRANSMITTED

(Including this page): 49

CONFIRM RECEIPT: YES  NO

IF ITEMS RECEIVED ARE OF POOR QUALITY OR INCOMPLETE, PLEASE  
NOTIFY THE SENDER LISTED ABOVE OR CALL (213) 808-8809.

PLEASE DELIVER TO: Linda Nichols

COMPANY: Dept. of Housing & Community Development

OFFICE #: \_\_\_\_\_

FAX #: (916) 327-2643

Additional Information: \_\_\_\_\_

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October 29, 2004

Ms. Cathy E. Creswell  
Deputy Director  
Department of Housing & Community Development  
1800 Third Street #430  
P.O. Box 952053  
Sacramento, CA 94252-2053  
Attn: Ms. Linda Nichols, Manager

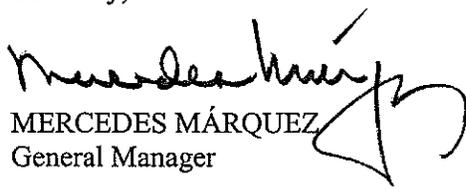
**Sent Via Fascimile Fax (916) 327-2643**

RE: Housing Element Annual Report/Workforce Housing Reward Program

Dear Ms. Nichols:

Pursuant to the Workforce Housing Reward Program requirements, enclosed is the Annual Housing Element Progress Report for the City of Los Angeles, completed by the Housing Department. The contact for this application will be Steven Brady of the Policy & Planning Unit. Mr. Brady may be reached directly at (213) 808-8646 or [sbrady@lahd.lacity.org](mailto:sbrady@lahd.lacity.org).

Sincerely,

  
MERCEDÉS MÁRQUEZ  
General Manager

MM:SR:SB:sb

Attachment





***City of Los Angeles***

**Annual Progress Report  
on Implementation of the Housing Element**

General Plan Report requirement pursuant to Section 65400 of the Government Code

**Reporting Period: Fiscal Year 2003-2004**

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**A. Progress in meeting Regional Housing Need**

**Housing Permits Issued – FY2003/2004**

	<b>Multifamily</b>	<b>Single-family</b>	<b>Total</b>
Jun. 30-Dec. 31, 2003	2,397	648	3,045
Jan. 1-Jun. 30, 2004	5,301	666	5,967
<b>Totals FY03/04</b>	<b>7,698</b>	<b>1,314</b>	<b>9,021</b>

**Comparison of Units Built vs. RHNA Goal/ Area Median Income (AMI) FY2003/2004**

<b>Target Income Level</b>	<b>Annual RHNA Goal</b>	<b>Housing Units Built FY2003/2004</b>	<b>Shortage/ Overage Units Built - RHNA Goal</b>
Very Low Income <50% AMI	2,570	1,246	-1,324
Low Income 51-80% AMI	1,488	518	-970
Moderate Income 81-120% AMI	1,616	132	-1,484
Above Moderate Income >120% AMI	2,937	7,737	4,800
<b>Totals</b>	<b>8,611</b>	<b>9,633</b>	<b>410</b>

**B. The effectiveness of the housing element in attainment of the community's housing goals and objectives**

**LOS ANGELES HOUSING DEPARTMENT**

**P-1 Preservation Barriers Assessment**

Prepare an inventory of City code requirements (parking, sewer, street dedications, etc.) that are typically included in rehabilitation projects and analyze them for their impact on housing preservation.

*Status: Ongoing*

**P-2 New Resources for Affordable Housing**

Evaluate all potential new sources of revenues for affordable housing subsidy including the following: fees or taxes, public or private investments (i.e., AFL-CIO trust), joint development ventures, grants and other sources.

*Status: LAHD continuously and effectively evaluates and uses several new sources of funding for affordable housing development, including the Los Angeles Affordable Housing Trust Fund (using General Fund and other sources), Proposition 46, and an economic analysis of an inclusionary zoning program in Los Angeles that included an in-lieu fee option (with all funds being utilized for development of affordable housing, rental and homeownership).*

**P-3\* Tax Exempt Financing for Rental Housing**

Finance the construction of very low and market-rate units with tax-exempt bonds.

*Status: LAHD has not invested in any 80/20 type transactions in FY2003/2004.*

**P-4 Affordable Housing Building Permit Expeditor**

Continue the existing expeditor program and expand the definition of affordable housing to include any housing developments which include units with affordability restrictions of any kind and which serve low income and special needs populations, such as short-term housing and supportive housing.

*Status: During FY2003/2004 a total of 20 affordable housing developments with a total of 1,460 units were completed. Most of these developments utilized the expeditor program, during the pre-development stage, ensuring a prompt transition to development. Funding sources included the Affordable Housing Trust Fund, tax-exempt bonds, tax credits, Proposition 46 and other federal, state and local funds and benefits. Each of these developments received expedited processing from the various City departments that process entitlements, including Building & Safety, Planning, Housing and others.*

**P-5 Housing Construction Bond Guarantee Program**

Develop a Housing Construction Bond Guarantee Program to assist small minority and women-owned contractors in obtaining construction Performance and Payment Bonds on city-sponsored projects of \$1.2 million to \$4 million.

*Status: The program goal was met by 2002 and then discontinued. Potential contractors were referred to the State of California's SPARTA program for financial and insurance needs.*

**P-6 Neighborhood Recovery Program**

Some of the City's neighborhoods are deteriorating rapidly due to the interaction of poverty, overcrowding, poor housing management, high rates of absentee ownership, inadequate services, drugs, crime, and gangs. The Neighborhood Recovery Program works with community leaders to identify the neighborhoods in need of programs and marshals the forces of many City departments to provide neighborhood services, including policing, infrastructure improvements, social services, employment programs, rehabilitation loans, and homeownership programs.

*Status: The program provided funds and services to the 20 neighborhoods in the original proposal, plus 17 "Ghost Town" neighborhoods that resulted from the 1994 Northridge earthquake. The program was discontinued by 2000, with referrals made to many other service and finance programs offered by LAHD, such as homeownership, rehabilitation, multifamily development and finance, etc.*

**P-7 Neighborhood Preservation Program**

This City-administered program provides financial resources for rehabilitation of owned single family and multifamily rental housing in lower to moderate-income neighborhoods.

*Status: During FY2003/2004, NPP funded the rehabilitation of 81 Single Family and 113 Multifamily units.*

**P-8 RTC & REO Acquisition Program**

This program facilitates the acquisition, rehabilitation, and conversion of existing housing to affordable housing and adaptive reuse of commercial and industrial buildings suitable for housing. LAHD works as an intermediary between the REO departments of financial institutions and/or the RTC and developers. LAHD will investigate the portfolios of properties owned by the RTC and REO departments of financial institutions, and establish programs and procedures for the disposition of properties appropriate for affordable housing.

*Status: The LAHD has not consummated a transaction involving a troubled portfolio. Additionally, the Resolution Trust Corporation was dissolved in the late 1990s. LAHD has reviewed some privately held portfolios for possible financing and affordable housing opportunities, including home ownership and rental housing, but no deals have been completed to date. LAHD effectively partners with developers and invests in thousands of units of affordable housing. Portfolio opportunities were not present during FY2003/2004.*

**P-9 Urban Greening**

This program will plant trees along parkways, medians, and other areas located around Los Angeles Housing Department project sites. These trees will provide many environmental benefits, including reduction of the amount of pollutants in the air. By focusing on these sites, this project not only serves to reduce the effects of air pollution for the entire Los Angeles basin, but also joins with other City departments in a coordinated effort to improve blighted neighborhoods.

*Status: The program was promoted but never fully executed. Rather, LAHD partnered with other groups such as TreePeople and the Department of Water and Power to plant trees.*

**P-10\* Lead-Based Paint Hazard Reduction Information**

The City provides information on lead-based paint hazards to all applicants for City housing rehabilitation loans. As soon as state certification regulations are in place and abatement standards are available, the City will incorporate information about contractor and inspector certification and abatement standards into the materials provided to clients of rehabilitation programs.

*Status: Ongoing. The LAHD conducts outreach and education and processes applications for lead-based paint testing and testing/ remediation by skilled employees and contractors. During FY2003/2004 the LAHD prepared and made available informational resources to residents, through a comprehensive campaign via the LAHD's website, City agencies and other stakeholders.*

**P-11 HUD Lead-Hazard Reduction Grant**

The City obtained a new grant for Lead-based Paint Hazard Control from the U.S. Department of Housing & Urban Development in late 1997. The City will fund lead-based paint hazard control of 320 units occupied by low and very low income families with minor children, train and certify lead-abatement workers and contractors, and conduct an outreach program to property owners and renters on lead-based paint hazards. The program will also conduct research to determine the most cost-effective methods of reducing lead-based paint hazards in the older housing stock of Los Angeles. This grant is a three-year grant; in 2000 the City will pursue additional funding for lead-based paint hazard control activities.

*Status: LAHD provided 767 grants in FY2003/2004 for lead-abatement in both single family and multifamily properties, thereby exceeding the yearly goal.*

**P-12 Handyworker Program**

Provides free house painting and minor repair to low income homeowners including seniors, handicapped persons, and families. This program uses neighborhood-based work crews.

*Status: LAHD provided funds to 1,640 homeowners that averaged \$2,565/loan during FY2003/2004, thereby exceeding the department's goal, indicating a highly effective program.*

**P-13 Rent Escrow Account Program**

This program permits tenants, in cited substandard buildings that have been referred to LAHD by citing agencies for continued non-compliance with City codes, to pay rent into an escrow account operated by the City in order to create economic pressure on property owners to force repairs. The focus of this program is on buildings not addressed by the Slumlord Task Force.

*Status: During FY2003/2004 the LAHD received 923 referrals for possible REAP cases, of which 426 were accepted. Also during this period the LAHD successfully closed 565 REAP cases.*

**P-14\* Receivership Program for Slum Buildings**

The Receivership Program is a pilot program to test the feasibility for the City to use court appointed receivers to address buildings with the following existing conditions:

- a) existence of multiple citation;
- b) responsiveness (or existence of the building's owners or manager);
- c) conditions which warrant immediate action to protect public health and safety;
- d) impact of the building to the surrounding neighborhood;
- e) financial feasibility of making the repairs and recouping the costs; and
- f) impact to existing residents.

Pilot program will begin in July 1998. Upon completion of the pilot program the City will assess the appropriateness of the receivership program as a tool to deal with nuisance properties. Completion depends upon the identification of five buildings and the time required to complete rehabilitation and auction of the property.

*Status: The LAHD worked closely with the City Attorney's Office to develop the pilot receivership program, including property evaluation and inspection, documentation, legal notification requirements and the complete processing procedures that successfully lead to court approval of a receiver. The pilot program was completed by 2002 and during FY2003/2004 approximately four properties were pursued using the strategy. None of the cases were resolved during FY2003/2004.*

**P-15\* Citywide Nuisance Abatement Program**

This program is a multi-agency effort to revitalize neighborhoods throughout the City by encouraging voluntary abatement of nuisance through a cooperative approach involving property owners, police officers, city prosecutors, housing personnel, and regulatory inspectors. Personnel from the City Attorney's Office, LAPD, LAHD, and the Department of Building and Safety form the Problem Property Resolution Team (PPRT), which has the responsibility to implement CNAP. PPRT abate nuisance locations, such as vacant and/or substandard properties and narcotic locations, through boarding and securing, demolition, renovation, enforcement, owner notification, hearings, and/or criminal or civil court actions.

*Status: The program has met its stated objectives and provided an effective partnership between various City agencies to address nuisance properties. During FY2003/2004 the City Attorney's Office processed more than 25 cases, resulting in effective property*

*improvement and nuisance abatement. During FY2003/2004 the team opened 812 cases, closed 977 cases and rejected/referred 179 cases.*

**P-16\* Housing Management Training and Technical Assistance Program**

The intent of this program is to provide training in housing management skills for low-income housing development personnel, particularly for smaller landlords who have recently purchased distressed buildings. The program will provide training and technical assistance to building owners and managers on issues including maintenance, rent collection, and filling vacancies. In addition, attention will be paid to special services to meet the needs of particular areas with heavy crime.

*Status: LAHD provides a comprehensive property management program to management entities/buildings. During FY2003/2004, a total of 243 property owners successfully passed the program course, indicating a very effective program that exceeds the goal of 56 entities.*

**P-17 Urgent Repair Program**

If Building and Safety, Housing, Fire, or Health inspectors identify a building with life-threatening conditions, they immediately refer that property to the Urgent Repair Program (URP). If a building is referred to URP, the property owner is ordered to repair the condition within 48 hours. If the property is not brought into compliance and the property owner has not displayed due diligence to effect the repairs, LAHD makes the repairs through pre-selected contractors and places the building in REAP. The building is not released from REAP until the City has recovered the cost of the repairs plus 40% for administrative fees through rents paid by tenants directly to the City.

*Status: During FY2003/2004 the LAHD received a total of 505 URP cases, of which the property owner resolved 463. The remaining cases were resolved by LAHD paying \$215,967 to contractors for completion of all necessary work.*

**P-18 Expiring Affordability Requirements for Bond Projects and Other Locally Financed Developments**

This program addresses the problem of bond financed and other locally subsidized affordable housing projects that are required to meet rent and mortgage restrictions for a limited period of time, and then revert to market-rate. To preserve affordability, the program will refinance and refund units for owners that are willing to maintain long-term affordability standards.

*Status: In FY2003/2004 the LAHD developed an Affordable Housing Preservation Program that provides a comprehensive approach to preserving existing affordable housing. The Preservation Program is currently under review and is anticipated to be approved by the City Council in November 2004. The LAHD provides financing for preservation transaction in which an existing, at-risk affordable housing development is purchased and the affordability is extended a minimum of 55 years. The financing for such transactions includes many sources, including tax-exempt bonds, tax credits, the Affordable Housing Trust Fund, Proposition 46, AHP, HOME, CDBG, Section 8 and others. In FY2003/2004 the LAHD invested in two preservation transactions that provided \$21.4 million in total development cost financing, including \$6.5 million in*

*funds from the Affordable Housing Trust Fund. These two properties will permanently preserve 252 units of affordable housing, and are examples of ongoing efforts to effectively preserve at-risk affordable housing.*

**P-19 Rent Reduction Program**

Slum properties enter the Rent Reduction Program (RRP) through referrals from Building and Safety, County Health, the Housing Department, and the Fire Department for habitability violations that have not been cured. RRP is administered within the Los Angeles Housing Department. This program is often paired with the REAP program.

*Status: In 2003 this program was combined with the REAP program detailed in P-13, as all efforts by LAHD to deal with substandard housing were effectively addressed by a single program. The information in section P-13 includes properties in the Rent Reduction Program.*

**P-20 Family Housing Expansion**

The Los Angeles Housing Department utilizes funds to expand the size of existing units to accommodate existing larger tenant families and extended families.

*Status: This has not been a stand-alone program. Rather, the program was combined with the Affordable Housing Production program, P-44.*

**P-21 Systematic Code Enforcement Program**

All multi-family rental housing in the City of Los Angeles will be inspected for compliance with the Housing Code at least once in the course of three years. Properties that do not comply with the Code will be reinspected again until the property is fully compliant with the Code. Program was implemented beginning July 1, 1998 and is now fully staffed.

*Status: During FY2003/2004 the SCEP Program inspected a total of 24,849 buildings with 148,656 units. The original plan for SCEP was to inspect every unit every three years. This goal was modified in 2001 to every unit every five years. LAHD's 2003/2004 inspections met the annual goal.*

**P-22 Citywide Replacement Policy**

LAHD will develop a citywide affordable housing replacement policy by reviewing the existing replacement requirements and studying the impact and effectiveness of replacement requirements.

*Status: LAHD completed an economic analysis and program design for a citywide replacement policy. The proposal, completed in FY2002/2003, continues to be considered as a housing policy option to effectively preserve the number of existing affordable housing units.*

**P-23 Rent Stabilization Ordinance**

The Rent Stabilization Ordinance (RSO) limits the amount a landlord may raise rents on multi-family housing units constructed before 1979.

*Status: The City of Los Angeles' RSO remains in full force and during FY2003/2004 landlords were allowed to raise rents 3% plus an additional 1% for gas and 1% for electric service into the dwelling unit if such service was included in the rent.*

**P-24 Evaluate Potential Sites on City-Owned Land for Residential Use**

Analyze existing inventory of city-owned land. Identify properties that can potentially be used for residential development. Work with City Council offices to transfer property for affordable housing and short-term and permanent special needs housing use.

*Status: In January 2004, the LAHD proposed a new program called Housing Development Central, to focus on utilizing City-owned parcels for residential and mixed-use development. Approved in July, the staff includes housing, finance, planning and zoning experts to identify, plan, entitle and facilitate the sale of parcels to qualified developers who will build affordable housing, both rental and home ownership. The program was fully staffed in September 2004.*

**P-25 Employer-Assisted Housing Program (Proposed)**

Los Angeles Housing Department (LAHD) will work with employer associations, large employers, labor unions, and government agencies to devise an effective program to involve employers in the provision of housing to their employees including rehabilitated housing.

*Status: LAHD has invested in 19 homes for schoolteachers through its "Extra Credit" Homes for Teachers program. This program provides a low interest rate loan and a soft second loan of \$7,500 that is forgiven based on the number of years a teacher spends teaching in low-performing schools.*

**P-26 First Time Homebuyer Tax Exempt Financing**

Continue to issue bond financing for ownership units. Work with the Federal National Mortgage Administration (FNMA), Freddie Mac and other credit enhancers to develop a new lending pool for homeowners.

*Status: LAHD issued \$20,000,000 in tax-exempt bonds during FY2003/2004.*

**P-27 Mortgage Credit Certificate (MCC) Program**

Continue to issue Mortgage Credit Certificates (MCCs) to first-time homebuyers and existing homeowners purchasing in target areas, for 1-4 unit owner-occupied properties.

*Status: LAHD issued \$20,000,000 in Mortgage Credit Certificates during FY2003/2004.*

**P-28 First-Time Homebuyer and Down Payment Loan Program in Targeted Neighborhoods**

Continue to provide low or deferred interest second mortgages to low and moderate-income first-time homebuyers in targeted areas. The purpose of the program is to make home ownership affordable to lower income households, to finance single-family home improvements in distressed neighborhoods, and to target reinvestment in financially under-served communities.

*Status: Eighty-four loans were provided citywide, in FY2003/2004. In earlier years, hundreds of homebuyers were assisted annually, before home prices escalated out of reach.*

**P-29 House Los Angeles**

Continue implementation of this \$3.3 billion partnership with Fannie Mae, participating lenders, mortgage insurers and local non-profit agencies. Program operates citywide. This program features the creation of purchase/rehabilitation and purchase rehabilitation/resale programs for Los Angeles using Title I loans, assistance to buyers/investors/non-profits using the FHA 203K program, or other innovations to increase rehabilitation of affordable ownership housing stock in underserved parts of Los Angeles.

*Status: LAHD meets regularly with Fannie Mae, Freddie Mac, HUD and the County of Los Angeles to discuss homeownership issues. Currently LAHD participates in and sponsors monthly homebuyer education classes with HUD, County of Los Angeles, Fannie Mae and Freddie Mac. The classes are provided free to the public. During FY2003-2004 approximately 2,000 prospective homebuyers were provided with free homebuyer education.*

**P-30 Tie-Down L.A.**

The Tie-Down L.A. Seismic Mitigation loan program provides below-market interest loan to allow single-family homeowners prepare their home for future earthquakes. Seismic mitigation activities include: 1. Bolting of homes to foundations, 2. Installation of gas shut-off valves; 3. Strengthening of chimneys; and 4. Other approved activities. Loan discount subsidies of 20% are provided to low-income households and households located in Targeted Neighborhoods Initiative, Neighborhood Recovery Program, and CRA redevelopment areas. Program initiated in the late 1997. Public outreach initiated immediately. Additional public outreach initiated in 1998.

*Status: This program was discontinued in 1999 due to a lack of funding, when Bank of America stopped offering the FHA Title 1 loan program.*

**P-31 Small Sites Program**

Under this program, the Los Angeles Housing Department (LAHD) lends money to developers to acquire and rehabilitate existing single-family homes or to build new homes. Both for-profit and nonprofit developers are eligible to participate. In addition to providing affordable housing, this Program seeks to create employment opportunities for local residents, spark neighborhood revitalization and build developer capacity in the community.

Completed homes are sold to first-time buyers who earn annual incomes at or below 80% of median income. LAHD offers these homebuyers a soft-second mortgage. No payments are made on the soft-second mortgage until the property is sold or after 30 years.

*Status: This program has been suspended by LAHD. However, there are several ongoing projects/developments that were approved prior to suspension of the program. During FY2003/2004, the LAHD provided funding for the construction of one property representing five housing units.*

#### **P-32 Home Equity Fraud Intervention Program**

A revolving loan fund established by the City Council offers small, low-interest, short-term loans to existing low-income homeowners facing foreclosure due to equity fraud scams or related difficulties. Implemented by local legal aid providers and participating lenders, up to \$10,000 can be borrowed for up to five years, 3-5% simple interest. Applications are taken and the lenders underwrite loans. If approved the loan is funded by the lender, then sold to the City. The lender services the loans and forwards repayments to the City.

*Status: The original program was developed in 1994 by LAHD. By 2003 the program was realigned to be part of the anti-predatory lending program in Los Angeles, called "Don't Borrow Trouble" (DBT). The DBT program, created by Freddie Mac, provided funds and informational tools for Los Angeles to create its own anti-predatory lending ordinance, which was adopted but not yet operational due to litigation. The DBT program is an effective tool for alerting consumers to potential fraud, and has been carried on various media channels, including television, radio and newspapers in multiple languages.*

#### **P-33 Community Reinvestment**

Continue to encourage lenders to satisfy community reinvestment needs of the City's lower income and minority neighborhoods by providing financial resources, including mortgages and banking access. Increase the purchase of low-income families' mortgages by the secondary market. Monitor performance through annual HMDA data.

*Status: LAHD contracted with the California Reinvestment Committee to provide a detailed analysis of HMDA data for 2002. The information was received and upon further analysis it was determined that due to the breadth of information, a different tool was needed. LAHD is currently considering various methods to effectively distribute the information and other informational resources.*

#### **P-34 Code Enforcement Outreach Program**

Community groups will educate tenants and landlords on the City's Systematic Code Enforcement Program (SCEP). The groups will also take complaints regarding habitability issues and conciliate differences between landlords and tenants. Unresolved cases will be forwarded to the City. One contractor will serve property owners, one contractor will serve tenants Citywide, and several additional contractors will provide on-site services to tenants in five target areas in a pilot program.

*Status: The SCEP outreach program originally contracted with outside agencies to provide outreach and education to residents, property owners and managers. In 2002 this function was brought in-house and LAHD currently has two full-time outreach staff persons who serve all of the identified stakeholder groups.*

**P-35 Habitability Enforcement Program (HEP)**

The Habitability Enforcement Program (HEP) allows tenants of rent stabilized units or an enforcement agency to initiate a complaint with the Los Angeles Housing Department for rent reduction when certain habitability violations are found to exist in their units, as described in Section 1941.1 of the California Civil Code. Applicable violations also include a reduction or elimination of the following services: Elevators, security gates, and air conditioners if contracted by the tenant, or if provided to the tenant at the time of move in. The program became effective on October 2, 1996 as an 18-month pilot project.

*Status: HEP was combined with REAP several years ago. The LAHD takes in approximately 1,100 complaints per month, and effectively processed each complaint, including responding with an inspection within 72 hours.*

**P-36 Community Housing Development Organizations (CHDO's)**

The expansion of institutional capacity among nonprofit housing developers to package, construct, and manage decent, safe and sanitary affordable housing is part of the HOME program mission and purpose. The CHDO program helps nonprofit organizations or low-income community service organizations to establish the following:

1) certifiability as a nonprofit organization dedicated to developing affordable housing in the City of Los Angeles; and 2) training in the following fields: finance; property management; site selection; community support and development; and strategic planning.

*Status: Due to lack of funding, LAHD currently does not fund CHDO contracts. However, LAHD continues to certify eligible organizations. Certified organizations may be eligible for technical assistance and may score additional points when applying under the LAHD Notice of Funding Availability (NOFA).*

**P-37 Housing Opportunities for Persons with AIDS (HOPWA)**

Supportive services are provided through the following programs: Emergency Food and Shelter program, which provides vouchers for homeless persons, and Supportive Services in Transitional housing which help families living with HIV secure and maintain affordable housing and related services; Short Term Rent, Mortgage and Utilities Assistance, which provide grants for move-in rent, mortgage, and/or utilities; and Project and Tenant Based Rental Assistance which provides rental assistance to tenants.

*Status: During FY2003/2004 LAHD's HOPWA program provided funding for supportive services, housing and other needs totaling 18,374 households. This exceeds our Housing Element goal of 12,000 households, reflecting a highly effective program.*

**P-38\* Central City West Specific Plan Replacement and Linkage Housing Program**

Adopted in 1990, this Plan includes coverage of housing that was demolished in the Central City West area beginning in 1984. Certificates of Occupancy for new commercial and industrial projects cannot be obtained until certificates of occupancy are obtained for the replacement housing. A housing linkage fee per square foot is also required.

*Status: During FY2003/2004 no linkage fees were collected. The linkage fee of \$4.50/square foot is assessed on commercial developments greater than 40,000 square feet, of which there were none.*

**P-39 Domestic Violence Shelter Program**

The main objective of the City's Domestic Violence Shelter Program is to increase the number of emergency and transitional shelter beds and the range of supportive services available to women and their children who are affected by domestic violence. This objective will be achieved through capital and/or operating grants for the expansion of existing services, or the creation of new services.

*Status: In FY2003/2004 the LAHD continue to provide funding for acquisition and construction financing for capital expenditures only.*

**P-40 Citywide Fair Housing Services**

The City seeks to affirmatively further fair housing through the delivery of public education counseling, and housing discrimination complaint resolution services. Proactive testing is conducted to determine patterns and practices of discrimination in the City.

*Status: LAHD contracts with a single fair housing agency (which then subcontracts to three additional agencies) to provide comprehensive fair housing services citywide. During FY2003/2004 the agencies received 653 fair housing inquiries and processed 510 cases where a violation occurred. Additionally, the agencies provided more than 150 educational sessions to a variety of stakeholders during the same period. These efforts are effective in informing the public about fair housing, processing inquiries and correcting complaints.*

**P-41 Fair Housing Research**

Conduct studies to evaluate the level of housing discrimination in the Los Angeles area. Studies will be conducted to evaluate the extent of discrimination based on race, color, familial status, religion, gender, marital status, mental or physical disability, age, sexual orientation, student status, or income source. Various aspects of the Los Angeles housing market will be evaluated, from rental housing to lending practices. Additional studies will evaluate whether transportation, employment locations, and other issues areas reinforce segregation.

*Status: LAHD continued to study impediments to fair housing for persons with disabilities, develop reasonable accommodations procedures for the City, and conduct training for City staff. Additionally, LAHD contracted with a consultant to conduct a new Analysis*

*of Impediments to Fair Housing, which is due later this year. These steps will ensure effective compliance with all Federal requirements and greater access to housing for residents of Los Angeles.*

**P-42 Housing Opportunities for Persons with Developmental Disabilities (Proposed)**

This is the HUD Section 811 Capital Advance Program and the HUD Section 202 Capital Advance Program.

*Status: During FY2003/2004 there were no HUD Section 811 or Section 202 Capital Advance loans made for properties financed with LAHD assistance and/or funding.*

**P-43\* Targeted Neighborhood Initiative**

This is a multi-departmental effort to target three million dollars of resources per neighborhood to 11 neighborhoods to complete revitalization within a three (3) year time period. The CDBG funding objectives are to provide decent housing in a suitable living environment with an expansion of economic opportunities to those of low to moderate income. Departments will contribute staff resources to the effort through an interdepartmental team along with citizen participation.

*Status: This program was discontinued by the City Council prior to FY2003/2004, with related funding and work going into other non-LAHD programs. Prior to its end, the program funded projects that improved neighborhoods throughout Los Angeles.*

**P-44 Affordable Housing Production**

Provide loans for predevelopment activities, land and building acquisition, and permanent "gap" financing to construct new affordable rental housing.

*Status: In FY2003/2004 a total of 20 developments with a total of 1,460 units (including 1,271 affordable units) were constructed, for a total development cost of more than \$178 million dollars. LAHD invested and facilitated 16 of the 20 developments, utilizing a variety of funding sources, including the Affordable Housing Trust Fund, tax-exempt bonds, tax credits, Proposition 46 and other federal, state and local sources. The LAHD refers to this program as the Affordable Housing Trust Fund High Leverage (HLP) Program.*

**P-45 Asset Control Area**

This program will enable a HUD-designated Preferred Purchaser to acquire, rehabilitate and sell HUD-owned properties to 80% median income homebuyers.

*Status: LAHD provided 154 affordable homeownership opportunities through this program in FY2003/2004, exceeding the average of 71 homes per year, reflecting an effective program. This program is also known as Enterprise Home Ownership Partners (EHOP), which is implemented by the Enterprise Foundation and local non-profit housing developers. LAHD provides funding for the soft second mortgages to the homebuyers.*

**P-46 High Leverage Program**

As part of LAHD's Multi-Family Rental Housing Program, this program is designed to expedite the approval process of projects receiving a substantial portion of their funding commitments from other competitive sources. Projects meeting the guidelines may be awarded up to \$525,000 without requiring City Council approval. Projects requesting above \$525,000 are subject to Mayor and City Council approval. All projects are subject to a \$35,000 per unit subsidy limit under this program.

*Status: The High Leverage Program was incorporated into the Affordable Housing Trust Fund High Leverage (HLP) Program, the general affordable housing production program of LAHD (see also P-44).*

**P-47 Distressed Properties Program**

This is a pilot program to address multifamily properties that are in substantial disrepair, many of which are also financially troubled. The program will seek to apply creative solution to properties with unique conditions with an emphasis on leveraging of public and private dollars.

*Status: This program was incorporated with other multifamily programs administered by LAHD.*

**P-48 Kinder Care**

This program provides gap financing to develop housing dedicated to grand parents taking care of grandchildren.

*Status: No units completed in FY2003-2004; sixty-two units in development.*

## **COMMUNITY REDEVELOPMENT AGENCY (CRA)**

### **P-49\* Convert Vacant Commercial and Industrial Space to Housing (Adaptive Re-Use)**

The city adopted a new program in June of 1999 to re-use old, vacant (or under-utilized) commercial and industrial space in the Central Business District as housing. Most of this space has long sat vacant. Various administrative barriers have discouraged the conversion of these buildings to housing uses. The new program, implemented by the Adaptive Re-use Ordinance, removed many of these barriers. The program has been an instant success. New units are now opening at 95% occupancy and more projects are in process. Based on the response to date, the L.A. Conservancy, which has done the most definitive study of the potential for the ordinance, has predicted that there is the potential for 5,000 new dwelling units to be developed in these spaces in the next five years.

*Status: To date 37 buildings have been adaptively reused resulting in more than 4,200 units either completed or currently under construction. Ten buildings and almost 1,000 additional units are in plan check with 28 buildings and 2,500 more units starting construction in the next several years. The adaptive reuse ordinance is not only facilitating the renovation of historic buildings, but has also led to millions of dollars in new residential construction adjacent to those properties.*

### **P-50 Normandie 5 Move-On Housing Program**

This CRA program salvages historic and noteworthy houses throughout Los Angeles County that are slated for demolition. The CRA moves them to appropriate vacant lots in the historic Adams Normandie neighborhood, rehabilitates the homes, and sells them to low or moderate income families. Homes have been moved from Glendale, Pasadena, and Claremont, as well as other parts of the City of Los Angeles.

*Status: The CRA has met its objectives for this program and over the next five years will identify new sites for move-on homes.*

### **P-51 Neighborhood Home Rehabilitation Loan Program**

This program focuses on the designated rehabilitation of 1-4 unit homes and apartments in targeted community revitalization and redevelopment areas. The program utilizes approximately \$3 million a year.

*Status: The following project areas have implemented the Home Rehabilitation Loan Program and provided funds during FY2003/2004:*  
*Adelante Eastside (includes Boyle Heights): \$434,200*  
*Council District 9: none*  
*Mid-City Corridors: \$60,100*  
*Normandie 5: \$112,400*  
*Panorama City: none*  
*Pico Union: \$852,500*  
*Westlake: none*

**P-52\* L.A. Ecovillage Demonstration Program**

Continue the development of the two-block demonstration neighborhood to model sustainable community development in which physical and economic pursuits are integrated for long-term health. 1998: Abate lead-based paint. Proceed with additional rehabilitation. Anticipate completion in 1999.

*Status: No activity in FY2003-2004.*

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES (HACLA)

### **P-53 Public Housing Development and Major Rehabilitation of Obsolete Public Housing**

HUD provides grant funds to Public Housing Agencies in a yearly competition for the new construction of public housing units, the acquisition and rehabilitation of existing dwellings for use as public housing units, and the major rehabilitation of obsolete public housing units. It should be noted that Congress has not funded new construction for the past several years. All current new construction is replacement of demolished units. Comprehensive modernization of 100-200 units at public housing sites is completed annually.

*Status: The Housing Authority has formed a Development Committee made up of members from other City departments and other stakeholders to develop long-range plans for the best and highest usage of its properties.*

### **P-54 Housing Authority Lead Hazard Reduction Program**

The Housing Authority has completed Lead-Based Paint (LBP) testing in all of its family public housing built before 1978. LBP contamination, in varying degrees, has been found at all such housing sites. As of December 1999, approximately 550 units were entirely or substantially abated for LBP.

The Housing Authority has also performed a risk assessment of LBP hazards. Varying degrees of hazards associated with dust and soil were found at all sites. The Housing Authority is undertaking a program of lead hazard control that involves repairing defective paint surfaces, specialized cleaning of areas of units known to accumulate dust containing lead. Education efforts are ongoing with all residents and staff. Repainting and cleaning LBP hazard mitigation programs will take place in approximately 1,000 units at seven public housing sites during 2000.

*Status: As of October 2004, approximately 2,074 units were entirely or substantially abated for LBP. An additional 976 units have had entire window and door systems replaced and approximately 4,500 units underwent lead hazard control that involved repairing defective paint surfaces and specialized cleaning of areas known to accumulate dust containing lead. Finally, a total of 1,941 units have been demolished and have been or are in the process of being redeveloped. Education efforts are ongoing with all residents and staff.*

### **P-55 Pico Aliso Public Housing Redevelopment (Urban Revitalization Demonstration Program)**

HACLA is expending \$50 million under the HUD Urban Revitalization Demonstration Program (URD), transforming 577 of the Pico Aliso public housing units into 280 multi-family rental, a 60-unit senior citizen building, and 81 cluster yard homes, of which 7 will be made available for sale initially and potentially an additional 32.

*Status: In FY2003/2004 the Housing Authority completed construction of the 280-unit multifamily development, 50-unit senior citizen housing development and the single-family development that has broken ground. This effective redevelopment project has*

*removed blight from the community and introduced safe, quality, affordable housing. The development is also located adjacent to a future Gold Line light rail station.*

**P-56 Public Housing Modernization Program**

The purpose of the modernization program is to bring the physical condition at public housing sites up to HUD's modernization standards. Included in physical improvements are modifications to dwellings and office and community space for disabled access (Under Federal Section 504 mandates) and the abatement of Lead-Based Paint (LBP). Also included in the physical improvements are changes to density, site design, traffic and parking patterns designed to make public housing sites more resistant to certain types of criminal behavior. Currently it estimated that it will take approximately \$500 million to bring all the City's public housing units up to modernization. Funds are awarded annually.

*Status: Currently estimated that it will take over \$619 million to modernize all of the City's public housing units.*

**P-57 Section 8 Rental Assistance**

The Section 8 program provides rental assistance to very low income families in the form of vouchers which allow them to rent privately owned housing that is decent, safe and sanitary.

*Status: Program is now known as the "Housing Choice Voucher Program". There are 44,070 vouchers allocated to HACLA. The Housing Authority opened for new registrations in 1998 and had been accepting them continuously until registrations were closed October 8, 2004. There are 89,000 on the wait list. The Authority cannot speculate as to when registrations will be accepted and vouchers issued in the future. Additional funding is determined by Congressional action and is unknown at this time.*

**P-58 Soft Second Financing of for-Sale Town Homes in the Pico/Aliso Housing Development Area**

The provision of soft second financing for 39 town homes will help revitalize this area of the City and provide an opportunity for homeownership.

*Status: Construction of 19 for-sale townhomes in the Pico/Aliso housing development continued, with construction to be completed in 2005.*

**P-59 Section 8 Homeless Rental Assistance Program**

Community-based homeless service providers help screen and qualify homeless families receiving transitional services to receive Section 8 vouchers. The Housing Authority of City of Los Angeles (HACLA) has partnership agreements with fourteen (14) non-profit agencies to provide a diverse range of services to help homeless families and individuals make the transition from homelessness to stable, affordable housing. The agencies also provide Family Self-Sufficiency services to help families achieve financial independence.

*Status: During FY2003/2004 the Housing Authority discontinued providing additional vouchers, due to budget limitations.*

**P-60 Rental Assistance for Permanent Housing - Shelter Plus Care**  
Provides rental assistance and supportive services for homeless persons with disabilities, specifically those with serious mental illness, chronic substance abuse problems and/or HIV/AIDS through four components: 1) tenant-based rental assistance, 2) sponsor-based rental assistance, 3) project-based rental assistance, and 4) SRO moderate rehabilitation rental assistance (none funded in City of LA). Funding in the amount of 43,470,892 for a total of 1,214 units has been approved from 1992 through 1999. The Housing Authority has applied for \$6,746,640 in Shelter Plus Care funding in 2000. Future increases in program size depend on whether HUD adopts the Section 8 model to renew rental assistance or whether future new funding will have to be used to renew current Shelter Plus Care funding to keep homeless people with disabilities from being displaced due to termination of rental subsidy.

*Status: This program in FY2003/2004, administered by the Housing Authority, used funding for rental assistance to the three categories noted above. See status update P-37 for the HIV/AIDS program status.*

**P-61 Rental Assistance for Permanent Housing - Section 8 Moderate Rehabilitation Single Room Occupancy**

Provides rental assistance for homeless persons by providing rehabilitated single room occupancy housing units. Funding in the amount of \$54,323,520 for a total of 935 units was approved from 1990-1999. The Housing Authority applied for \$3,276,000 in Section 8 SRO Moderate Rehabilitation funding in 2000.

*Status: In FY2003/2004 the Housing Authority initiated partnerships with non-profit agencies to develop 131 housing units. These units are currently nearing completion.*

**P-62 Family Self-Sufficiency Program**

The Family Self-Sufficiency program is designed to assist low income Section 8 assisted families to become economically self-sufficient through the provision of affordable housing and access to necessary support services, including job training, child care, transportation, and case management. The 1998 QHWRA ended the requirements to increase the FSS program size by the number of incremental Section 8 units added from 1993 onward. The mandatory program size from 1998 will be reduced by the number of successful graduates from the program.

*Status: In FY2003/2004 the Housing Authority continued to enroll and voucher families interested in becoming self-sufficient within 5-7 years.*

**P-63 Family Unification Demonstration Program**

This program is designed to help prevent the separation of children from their families due to inadequate housing. With the use of Section 8 vouchers, HACLA will address the housing needs of some vulnerable families. The first year of program operation was 1993.

*Status: New families are assisted through turnover of vouchers as families leave the program. No vouchers are available at this time.*

**P-64 Dana Strand Redevelopment – HOPE VI**

Dana Strand is an obsolete and deteriorated public housing development built in the 1940's that is desperately in need of redevelopment in order to arrest the spread of decline to the adjoining areas. Applications for HOPE VI funding to demolish and rebuild this development into a mixed income community were made in 1999 and again in 2000. Applications will continue to be made for funding and alternative methods of redeveloping Dana Strand will be pursued.

*Status: The former Dana Strand Village public housing development was demolished using a HOPE VI demolition grant. The Housing Authority is redeveloping New Dana in partnership with Los Angeles Community Design Center and Mercy Housing California. A 9% Low Income Housing Tax Credit (LIHTC) has been awarded for Phase 1 construction, which will begin in March 2005. An application for 4% LIHTC has been submitted for Phase 2. If the application is successful, construction on Phase 2 will begin July 2005.*

*When completed, New Dana will have 413 units consisting of the following:*  
*-236 Affordable rental units (includes 94 public housing units)*  
*-100 Section 202 Senior units*  
*-77 For Sale Homes (25 of which for low to moderate income families)*  
*Construction to begin March 2005*

**P-65 Nickerson Gardens Revitalization**

This public housing project is in close proximity to the Alameda Corridor and is one of the older public housing developments in the City of Los Angeles. The potential to revitalize the housing stock and create a mixed income/mixed use community in conjunction with the opportunity of the Alameda Corridor project must be explored.

*Status: The Nickerson Gardens development is a 1,066-unit community that continues to be considered for redevelopment. Currently, Councilmember Janice Hahn, in whose City Council District the property is located, is working with various stakeholders to provide plans on improving the site. Some considerations include redevelopment of partial or the entire site, partial replacement of rental housing with ownership housing and others. There is currently no known timetable for this project.*

**CITY PLANNING DEPARTMENT - Housing Element Programs**

**P-66 Evaluate Parking Reduction Incentive**

Monitoring of the Affordable Housing Incentives Ordinance is ongoing. It is intended to monitor affordable housing projects that utilize the parking reduction incentives provided by the above ordinance.

*Status: The parking reduction incentive has been frequently combined with a density bonus, one or both of which requires a set aside of affordable housing units. These incentives have generated 458 affordable units in 2003 and 639 affordable units thus far in 2004.*

**P-67 Promote the Production of Large Housing Units by Changing the Density Calculation Methodology**

Initiate the pursuit of the minimum lot area per dwelling unit required on a parcel in residential zones, to be developed with a multiple-family project that is not tied to the number of habitable rooms. In the past, this method of calculated permitted residential density has favored the production of smaller units.

*Status: Completed. The City Council adopted an ordinance that eliminates habitable rooms from the density calculations in all multiple family residential zones. The adoption of this ordinance has removed what was a disincentive to build larger family units, so that more family housing is now being built in the city.*

**P-68\* Playa Vista Housing Plan**

Phase 1 of the Playa Vista Housing Plan (which was adopted in 1993) and further conditioned by vesting tentative tract no. 49104, conditions 130 and 131, require that at least 487 units (15%) of the proposed 3,246 unit development be registered with the Department of Housing Preservation and Production or its designee as units reserved for renting or purchase to very low-, low- and moderate-income households.

*Status: The program to construct low and moderate-income housing in Playa Vista has been underway since 1999. Of the 487 rental units required for Phase 1, the following have been provided so far:*

**Rental:**            375 - Fountain Park Apartments  
                          12 - North Crescent Park Apartments  
                          387 - Total

*The remaining 100 rental units are scheduled to be constructed in the South Crescent Apartments I project. The unit sizes of the 487 units are:*

73 - studio  
220 - 1 bedroom  
121 - 2 bedroom  
73 - 3 bedroom  
487 - Total

**Homeownership:** *There have been 8 price-controlled ("affordable") units sold and closed, all located at the Warmington Catalina Condominiums, 12963 Runway Road, Playa Vista, CA 90094. Additionally, from FY2003/2004 until the current time there are 21 contracts for price-controlled units in process.*

#### **P-69 Investigate Feasibility of Housing Over Parking Lots**

Investigate the feasibility of allowing construction of housing developments above public and private parking lots to increase the housing supply. This program is under re-evaluation. This study will be completed by 2003 contingent on available funding.

*Status: Housing construction is permitted above parking lots in the City's commercial zones. The Department of Transportation (DOT) hired a consultant to analyze the highest and best use for the city-owned parking lots, which are under its jurisdiction. It is anticipated that some lots may be used for housing and that the air rights over others may be able to be used for housing. The study identified the top 20 properties for development potential. DOT will now be working with the Planning and Housing Departments to review those parcels for the development of mixed-use housing. Additionally, an ordinance is pending which will permit housing in a parking zone under certain circumstances. This will increase home ownership by creating entirely new opportunities for residential development in the City.*

#### **P-70 Mixed Use Overlay Districts**

The Mixed-Use Overlay District as identified in the Community plans with incentives for mixed use development, such as reduced off-street parking and exemption of residential from density calculation in (Zone Code), was adopted by the City Council on August 4, 1998. Its implementation through the Community Plan Update process would: 1) reduce the supply of underutilized commercially-zoned land; 2) accommodate population growth in centers, districts, at transit centers, and along transportation corridors; 3) reduce vehicle trips, traffic congestion and air pollution; 4) promote more affordable housing; and 5) promote mixed residential/commercial development through an incentives program near transit stations as specified in the Community Plan.

The major incentives provided by the overlay ordinance include reduction of required off-street parking, increased FAR for the housing portion of the project, height district change to allow project to exceed Proposition U height limitations for the housing, release from the commercial corner requirements in the code and increased height incentives on corners. If the project is adjacent to the central parking, the commercial uses receive an additional parking reduction.

The adopted ordinance is enabling legislation, which creates an overlay, or supplement use district to be applied where a community plan designates mixed use. Geographic areas for mixed use will be re-zoned as part of the community plan update process. At the writing of this element, the City has substantially completed this cycle of community plan updates. Since all thirty-five community plans are proposed to be updated every five years, or sooner as appropriate, it is unlikely that the overlays will be applied as a part of the Community Plan Review Program for the entire city within this Housing Element cycle. However, the City Council is reviewing proposals to aggressively rezone parts of the City to better facilitate housing production. This will be one of the tools used to accomplish this goal should the Council choose to undertake this program.

*Status: Within a few years of adoption of this enabling legislation, it had generated no mixed-use districts. After analyzing the impediments to its implementation, the City created a new ordinance to accomplish the same goal, but with a different approach. In January 2003 a new mixed use ordinance was adopted, which included floor area and setback bonuses for mixed use projects, but did not require multiple properties to form a district as the previous ordinance had. The new ordinance has proven to be extremely effective: since its adoption, projects containing 1978 housing units have been filed using this new zone.*

**P-71 Coastal Zone Monitoring (Revised)**

Monitor new construction, conversion, and demolition of housing in the coastal areas of the City and develop a housing policy in conformance with the Mello Act to include but not limited to: a) Requiring the provision of affordable housing if feasible in new projects, b) Requiring the replacement of existing affordable housing units subject to conversion or demolition on the project site or within 3 miles of project site in the coastal zone, or payment of an in-lieu fee, and c) Monitoring of housing activities in the coastal zone.

*Status: The City has contracted with an economic consultant to analyze feasible standards and locations for replacement and inclusionary housing, and to refine the existing financial feasibility model for a permanent ordinance that will apply in the Coastal Zone. Draft financial feasibility analyses have been presented to City staff, and a draft ordinance, along with implementing administrative procedures have been completed. It is anticipated that the final financial models, ordinance, and procedures will be ready to submit to the City Council in six months."*

**P-72 Crime Prevention through Environmental Design**

Provide design guidelines for crime prevention in the built environment.

*Status: No work has occurred on this project.*

**P-73 Community Plan Update (Combines 4th Draft Programs P-73 and P-80) (Revised)**

After the 283 Program, the City embarked on the Community Plan Revision (CPR) Program, which updated 5 Community Plans (Northeast Los Angeles, Sylmar, South Central Los Angeles, Southeast Los Angeles, West Adams, Leimert and Baldwin Park in various parts of the City. Some Community Plans took over 10 years to revise. Each of these plans, being the land use element of the General Plan, considered the land use and zoning for residential and commercial uses along with the other zoning categories. Each environmental clearance (all Environmental Impact Report's for this program) considered the estimated population growth for that community and the availability of the infrastructure to accommodate such growth.

The Community Plan Update program is on a faster track. They remain to be the land use element of the general plan. The environmental clearance of each of these updates considered the estimated growth and the availability of the infrastructure to accommodate such growth. Each of these updates includes an Initial Study to determine whether an Environmental Impact Report or Negative Declaration was needed and justified for the Community Plan. Most of the updates required a Mitigated Negative Declaration and the Community Plan incorporated the necessary mitigations to

lessen the impact to an insignificant level. An Environmental Impact Report was done for the Wilshire Community Plan and a determination is still pending on the Hollywood Community Plan.

In the Community Plan Review process, identify stable neighborhoods which should be preserved at their present densities. Identify areas appropriate for mixed-use projects. Identify areas and incentives for higher density, affordable, and residential projects.

*Status: Through the Community Plan Update program, 34 of the city's 35 community plans have now been updated. The goal is to complete each plan in 18 to 30 months depending upon the need for a full environment impact report. Through the program, stable residential neighborhoods are identified and areas appropriate for mixed-use projects are proposed for change. Each of the plan updates are accompanied by implementing zone changes, including changes to the new mixed use zone referred to in Program P-70. Each of the Plans also includes a series of follow-up implementation programs to insure the stability of residential neighborhoods and the economic viability and appearance of commercial neighborhoods. The Wilshire Community Plan update, for example, resulted in a number of rezoning actions that significantly increased the allowable residential density in commercial areas located near transit.*

**P-74 Production of In-fill Affordable Housing Task Force (Replaces 4<sup>th</sup> Draft Program P-74) (New - Deleted Community Design Overlay District Ordinance)**

The Planning Department has been assigned to form and lead a task force to identify five or six sites to develop and process actual affordable housing projects in the City.

Lead Agency: City Planning Department  
Funding: Departmental Work Plan, Grants  
Objective: Provide five or six actual projects that can be affordable and expedited through City government regulations.  
Schedule: 2001-2005

*Status: The Planning Department formed a housing task force, however its focus shifted from the original charge. The task force instead focused on developing a GIS-based methodology to identify sites in the City that could be developed with affordable infill housing. One of the outcomes of the task force was a grant from Caltrans that funded the development of an infill tool that can help LA and other cities identify politically, legally, and economically feasible sites for infill housing.*

**P-75 Adaptive Re-use Ordinance**

Create incentives to reuse pre July 1, 1974 historic downtown buildings for residential and work facilities. The proposed ordinance was approved by the City Planning Commission on May 28, 1998 and adopted by the City Council on April 24, 1999.

The ordinance provides the following incentives: eliminates the R4 and R5 limitations on housing (i.e. number of units based on parcel size) but includes a minimum size of 450 square feet per unit; removes requirements for off street parking in excess of what is already on the site; and allows for development of mezzanines without including square footage in FAR calculations. These incentives are available in the downtown area since

early 1999. Other areas, including Hollywood, are currently under consideration but no time frame has been estimated.

*Status: Building on the success of the downtown Adaptive Re-use Ordinance, similar ordinances were adopted for Chinatown, Lincoln Heights, Hollywood, South LA, and Mid Wilshire. A variation of these ordinances was also adopted to apply citywide, although the citywide ordinance requires a minor discretionary action, which is not required by the other ordinances. The Adaptive Re-use ordinances have produced approximately 4000 units of newly permitted housing units in buildings that had previously been abandoned commercial structures. Additionally, there are currently several thousand units in the design and development stage throughout the city.*

**P-76 Monitor the Effectiveness of the Affordable Housing Incentives Program Ordinance and Guidelines**

Evaluate the effectiveness of the program in increasing the supply of affordable housing and in preserving livability standards. The criteria against which the City will gauge the effectiveness of the program will be identified in the first phase of the analysis. However, one concern is whether or not the incentives provided are significant enough to alter prior locational and other patterns. The time line for the study may vary depending on economic conditions and the amount of building activity.

The monitoring of the density bonus applications will continue. As a result, past monitoring improvements to the density bonus process are underway and new ones will be processed as they are observed. Improvements currently under way include a proposal to increase the by-right amount of the bonus from 25% to 35% or more.

*Status: The Planning Department has tracked the projects approved under the affordable housing incentives program and mapped the locations and distribution of approved projects. The tracking effort led to the proposal and adoption of an ordinance to increase the by-right density bonus from 25% to 35%. This ordinance became effective in January 2003. Since adoption of the ordinance, the city has created 1097 new affordable units, all of which are rent-restricted for 30 years.*

**P-77 Modification of the Site Plan Review Process**

The Site Plan Review process evaluates the context of large developments. A proposal to raise the threshold of residential Projects from 35 units to 50 units to exempt projects from the Site Plan Review process was approved by the City Council on March 2, 1999. Minimizing the amount of discretionary actions may reduce permit processing delays imposed on residential projects, and thus reduce development costs.

*Status: Ongoing monitoring*

**P-78\* Amend the Building and Zoning Codes for Non-Conventional Housing**

Report on the feasibility of amending the building and zoning codes to allow innovative multiple-family housing types, possibly incorporating concepts such as shared housing, larger units, and group quarters, with parking standards reductions and incorporation of open space requirements for units serving large families with Children. This study will be completed by 2003 contingent on available funding. Should the study indicate that the Building code needs to be amended, this action will have to be coordinated with the legal limitations on amending the Building code, which is done every three years.

*Status: No work has been done on this project.*

**P-79 Annual Report on Growth and Infrastructure**

Continue to prepare this annual monitoring report which provides information to facilitate affordable housing and development predictability.

*Status: The Planning Department continues to prepare this annual monitoring report. The report is now available on the Department's web site and easily accessible by the public.*

**P-80 City Planning Commission**

Utilize recommendations of the City Planning Commission subcommittee on in-fill housing and the City Council's Housing Crisis Task Force, and Planning and Land Use Management Committee changes to the City's zoning code and land use procedures to promote affordable and market-rate residential development.

*Status: Pursuant to these committees and commissions, the following new housing ordinances were adopted in the past 18 months: A new mixed-use ordinance; an ordinance encouraging large family housing; a new density bonus ordinance; area-specific and citywide adaptive reuse ordinances, a senior housing ordinance, and an ordinance exempting housing from restrictive regulations governing commercially-zoned corner properties. All of these have either directly increased housing production or removed barriers to the development of housing.*

**P-81 Antidiscrimination Legislation**

Continue to incorporate an anti-discrimination clause in the subdivision map approval and expand the clause to other project approval processes.

*Status: Ongoing*

**P-82 Housing Needs Assessment in Community Plan Areas**

Identify and assess housing needs especially with regards to affordable housing based on achievement or maintenance of a job/housing balance in Community Plan Areas as part of future updates and revisions of the Community Plans.

*Status: Through the community plan update program, the Planning Department's demographics division models population and job growth in order to accommodate projected needs. The results of the models are incorporated into the Community Plans as well as the development of the Regional Housing Needs Assessment process. As a result, the city's 35 Community Plans have adopted land use designations and densities that are able to accommodate the city's projected population growth.*

## **DEPARTMENT OF WATER AND POWER (DWP)**

### **P-83\* Utility Maintenance Program (UMP)**

The Utility Maintenance Program is an effort to ensure payment of utilities without turning off service and displacing tenants. Approximately 4,200 owners of multi-family master-metered properties have failed to pay their water and electric bills in the City of Los Angeles. The Department of Water and Power (DWP) gives notice to these property owners that they must pay their bills or establish a payment schedule, or the buildings will be placed in the Rent Escrow Account Program (REAP). If a building is placed in REAP, tenants pay their rent to the City to avoid utility shut-off. The building remains in REAP until the utility bills are satisfied.

*Status: Upon implementation of the Utility Maintenance Program (UMP), Ordinance #171884, in March of 1998, the Department of Water and Power (Department) had 34,184 delinquent multi-residential, master-metered services representing \$29.9 million in unpaid balances. As of September 2004, the Department has 17,427 delinquent multi-residential master metered accounts (49% reduction) with \$5.0 million in unpaid balances (83% reduction). The UMP has been a successful program for the Department and the City. For information regarding the REAP program, please see P-13.*

## **COMMUNITY DEVELOPMENT DEPARTMENT (CDD)**

### **P-84 AIDS Residential Facilities Program**

Provide funds for acquisition, new construction and renovation of existing facilities to establish residential facilities and increased public services to very low and low income City residents that test HIV positive.

*Status: LAHD provides financing for affordable housing developments for person(s) with HIV/AIDS. In FY2003/2004 LAHD provided \$1.2 million in Affordable Housing Trust Fund monies toward the development of Encore Hall, a 103-unit development located in Hollywood.*

### **P-85\* Home Secure Program**

Provides security improvements and bathroom safeguards to low-income persons.

*Status: The Home Secure Program is designed to increase the independence of seniors by installing security and safety devices in seniors homes such as peep holes, locks, grab bars and tub attachments. Most installations are made in the bathroom, bedroom and kitchen. In FY2003-2004, 650 clients were served and 2,286 security devices were installed citywide.*

### **P-86 Child Care Assistance Program**

The Community Development Department (CDD) will study the continuing development and funding of childcare assistance programs for Homeless families such as that proposed for the Regional Homeless Reception Center.

*Status: Ongoing*

### **P-87 Section 8 Rental Assistance Program**

Provides move-in deposit and rental assistance with appropriate supportive services to assist homeless individuals and families to become stable in their new permanent housing situation.

*Status: See P-59*

### **P-88 Mobile Home Transitional Housing Program**

This program provides for six months of transitional housing as well as case management for homeless families with children using trailers situated on Housing Authority and other sites with services provided by community-based services agencies. Services include, but are not limited to, counseling in the areas of budgeting and job development, access to move-in funds or Section 8 certificates, locating permanent rental facilities and negotiating rent with landlords when necessary, child care, parenting and ESL classes, providing food and clothing as needed.

*Status: Ongoing*

**P-89 Congregate Housing**

Provide technical assistance whenever possible to fund gap financing for organizations that provide a variety of congregate types for special needs populations, including cooperatives and "co-housing" and living units with common facilities. This program is designed to enable elderly persons in federally assisted housing to live independently by retrofitting physical facilities and providing supportive services and service coordination.

*Status: The Shared Housing and Counseling Program provides affordable housing alternatives for low-income seniors through matching, referrals, and co-op housing arrangements. The program is advertised to notify seniors of the availability of housing units within the City of Los Angeles. In FY2003-2004, this modestly funded program assisted 480 clients.*

## CITY ATTORNEY

### P-90 **Slumlord Task Force**

The City Attorney's Office works with the County Department of Health Services, and the City's Building and Safety and Fire Departments to target slum properties for inspection and potential criminal prosecution. The program has resulted in several high profile cases that have typically put slumlords in jail and forced them to make repairs or sell the property. The task force's efforts currently result in an average of 1,500 apartments being brought into code compliance each year.

*Status: The City Attorney's office filed 288 cases against slum properties in FY2002/2003, compared to no (0) cases in FY1998/1999. The increase is due to the establishment of SCEP (P-21) in 1998, and an increased focus by the Housing Department on preparing and referring cases for prosecution to the City Attorney.*

## **BUILDING AND SAFETY**

### **P-91\* Demolition and Relocation of Structures Program**

Continue to maintain an inventory of residential structures proposed for demolition, and make it available to individuals seeking to relocate these structures. Investigate new ways to promote the re-use of those structures, particularly among affordable housing providers.

*Status: In FY2003/2004 the Department of Building and Safety maintained an inventory of structures proposed for demolition, but received very few requests for such information, largely due to the quick process by which an applicant applies for a demolition permit and demolition occurs.*

### **P-92 City Guidelines and Monitoring for Accessibility**

New state accessibility regulations have been modified to agree with Federal Americans with Disabilities Act (ADA) standards. There are guidebooks available for Title 24 commercial and residential regulations and the Department of Building and Safety also produces some guidebooks for developers on the requirements of state and federal accessibility standards. The Department of Building and Safety will develop a program to record and report on newly created adapted and adaptable units in the private and non-profit sectors.

*Status: The proposed program is complex and required more time than originally estimated, and during FY2003/2004 the proposed program continued in development.*

## CITY COUNCIL COMMITTEE ON REINVESTMENT

### **P-93 Linked Deposit Ordinance**

This program monitors banks where the City has deposits in so far as their Community Reinvestment Act performance in the housing and community economic development arena. Staff then uses this information as a basis for selecting financial institutions for housing programs in support of the establishment of a citywide Linked Deposit Ordinance.

*Status: Beginning in 1998 a substantial amount of work was done to develop such a program by various parties, including the City Council. However, it has not yet been implemented.*

## LOS ANGELES HOMELESS SERVICES AUTHORITY (LAHSA)

### **P-94 Joint Powers Agreement (JPA)**

In 1999, the City and County of Los Angeles will renew their commitment to LAHSA by adopting an updated Joint Powers Agreement. The new JPA will commit each party to a financial contribution towards LAHSA administration in addition to program funds. LAHSA uses these funds to coordinate and administer nearly \$50 million annually in contracts, conduct planning activities to enhance the homeless service delivery system and coordinate LAHSA's efforts with other agencies.

*Status: The Joint Exercise of Powers Agreement between the County of Los Angeles and the City of Los Angeles continuing the Los Angeles Homeless Services Authority was executed by the City and County of Los Angeles on February 28, 2001. The term of the agreement was extended on an indefinite basis until terminated by either or both parties.*

### **P-95 L.A. Area Homeless Initiative**

The City and County have received \$20 million, from HUD for a 3-year demonstration project to assist the homeless, which targets Central Los Angeles, East Los Angeles, and South Central, and also provides limited funds to satellite projects in West Los Angeles, Hollywood, Pacoima, and other areas of Los Angeles County, access centers, drop in center, no fail mental health community, rent subsidy, substance abuse treatment, SSI outreach and others. The City is providing \$4.7 million in matching funds for housing and other activities.

*Status: All funds from the Homeless Initiative Grant were expended by 2001. Six Homeless Access Centers originally funded from this source are now funded through other sources including the Supportive Housing Program and the Emergency Services Grant Program (ESGP). The Downtown Homeless Drop-In Center is funded operationally by City General Funds and ESGP funds along with private funds raised by the Volunteers of America, the agency contracted to operate the Drop-In Center.*

### **P-96 1997 Continuum of Care**

In 1997, Los Angeles was awarded \$45 million in Continuum of Care funding from HUD. This funding included Supportive Housing Funding, Section 8 SRO Moderate Rehabilitation, and Shelter Plus Care. The programs funded by these awards will serve a range of homeless populations, including persons with multiple diagnoses, including persons with physical, mental and developmental disabilities.

*Status: LAHSA applies for Continuum of Care funding annually through the SuperNOFA released by HUD. Each year since 1997 LAHSA has been successful in receiving awards, including FY2003/2004.*

### **P-97 1998 Continuum of Care**

In 1998, LAHSA submitted \$63 million in requests for funding under the Continuum of Care funding notice. Funding issued under this program includes: Supportive Housing Program, SRO Moderate Rehabilitation, and Shelter Plus Care. The latter two programs

include Section subsidies administered by the City of Los Angeles Housing Authority (HACLA) and the County Community Development Commission. The process for submitting the consolidated application to HUD included the establishment of community-based priorities for funding of homeless programs based on an assessment of needs and gaps in services and housing for homeless persons, including persons with physical, mental and developmental disabilities.

*Status: LAHSA applies for Continuum of Care funding annually through the SuperNOFA released by HUD. Each year since 1997 LAHSA has been successful in receiving awards.*

#### **P-98\* Prevention of Homelessness**

This program identifies individuals and families at imminent risk of losing their place of residence and provides needed stabilizing services to ensure that satisfactory living conditions are sustained. Services may include, but are not limited to, landlord/tenant mediation, emergency grant or loan programs to avoid eviction or termination of utilities and financial management counseling, case management services in the areas of employment, enhancing job search/interview skills for obtaining permanent employment, focus on specific groups of people such as person's with mental illness.

*Status: LAHSA continues to use City granted CDBG funds to support Beyond Shelter (a non-profit agency) for two separate programs including the Rent Assistance Program for Homeless Families on Skid Row and the Los Angeles Citywide Rent-to-Prevent Eviction Program. The Rent Assistance program assists populations in the City who are imminent risk for becoming homeless. It provides one-time financial assistance to 150 families annually for households experiencing emergencies that impact their ability to pay rent and stay housed. The program receives its clients from selected providers in the community who screen and provide ongoing case management as needed to the clients. Families are also provided with assistance for up to 12 months to assure that they remain housed.*

#### **P-99 Annual Continuum of Care Planning**

LAHSA annually prepares the narrative for HUD's competitively awarded Continuum of Care programs. LAHSA has begun funding awarded under the Continuum of Care includes Supporting Housing Program (SHP), Shelter Plus Care and SRO Moderate Rehabilitation. LAHSA will continue to lead this annual planning effort in subsequent years, including the annual application process for federal funding. LAHSA conducts a local competition to determine which projects seeking SHP funds should be included in the final request to HUD. The Housing Authority of the City of Los Angeles also conducts a competitive process to determine Shelter Plus Care and SRO Moderate Rehabilitation requests.

*Status: LAHSA applies for Continuum of Care funding annually through the SuperNOFA released by HUD. Each year since 1997 LAHSA has been successful in receiving awards.*

**P-100 Winter Shelter Program (Cold/Wet Weather)**

Provides temporary shelter to homeless men, women and families from November through March. A 70-night continuous shelter program operates as the core period, bracketed by two 6-week, weather-activated periods. Homeless shelters are opened when there is a 50% or higher prediction of rain, and or temperature of 40 degrees or lower for the night. Vouchers for low-cost hotels and motels are available for persons not suited to large group shelters. This includes parents with minor children, elderly persons, and people with communicable diseases.

*Status: LAHSA continues to manage the Winter Shelter Program for the City and County of Los Angeles. It offers 1,200 beds to the City's homeless residents. The Winter Shelter portion of the program no longer operates on a weather-activated basis but rather is continuous for the length of the program, December 1 – March 15. In addition, case management services have been added to the scope of services that providers are expected to fulfill. This has resulted in moving clients of the program into more service rich emergency or transitional housing programs. In 2003 the program was expanded to include a year-round component. The year-round operating period, March 16-December 1 includes approximately 730 beds in facilities located through the City. Approximately 30,000 unduplicated homeless people are served annually in the Winter Shelter and Overnight Emergency Shelter programs.*

**P-101 Homeless Coordination Project**

The LAHSA is responsible for coordinating the implementation of the City's homeless policy and the planning and implementation of a continuum of care partnership for the homeless populations; for getting information to the homeless and other constituents with a weekly newsletter, and for periodically reporting on activities serving the homeless to the Affordable Housing Commission and to all relevant members of the City Council.

*Status: LAHSA continues to be responsible for planning, policymaking and management of government funding for homeless programs in the City and County of Los Angeles. Aligned with the national and state effort to address the problem of homelessness, LAHSA and the LA Coalition to End Hunger and Homelessness have created a partnership to bring together a diverse group of 65 community leaders to create a plan to end homelessness in the County. Convened and supported by the City and County, "Bring LA Home, The Partnership to End Homelessness" is in the process of preparing a strategic plan to eliminate homelessness in the County within the next 10 years. This plan will be complete in June 2005.*

**P-102 Monitoring the Availability and Adequacy of Specialized Services Addressing the Needs of Homeless Individuals and Families, including persons with Mental, Physical, and Developmental Disabilities**

This program provides ongoing review of legislative and budgetary initiatives at the state and county level which propose services such as mental health diagnosis and treatment and substance abuse treatment to the homeless including persons with mental, physical and developmental disabilities to define the adequacy of these proposals in meeting the known needs of the homeless population with special needs. When appropriate, the program will conduct briefings and provide educational information for decision-makers and recommend items for the City's legislative agenda regarding these services.

*Status: This program did not receive funding. However, the Director of Policy and Legislative Affairs at LAHSA stays abreast of all legislation and initiatives and reports back to the LAHSA Commission with information and recommendations for policy concerning these issues. Further, the Executive Director, along with the Director of Policy and Legislative Affairs conduct briefings for all City elected officials and staff on legislation affecting the homeless people in the City.*

**P-103\*Citywide Legislative Policy on Homeless**

Implement City's legislative policies on the homeless, including identification of temporary inclement weather shelters, and provision of services for the homeless shelters.

*Status: LAHSA continues to manage the Winter Shelter Program for the City and County of Los Angeles. It offers 1,200 beds to the City's homeless residents. The Winter Shelter portion of the program no longer operates on a weather-activated basis but rather is continuous for the length of the program, December 1 – March 15. In addition, case management services have been added to the scope of services providers are expected to fulfill. This has resulted in moving clients of the program into more service rich emergency or transitional housing programs. In 2003 the program was expanded to include a year-round component. The year-round operating period, March 16-December 1 includes approximately 730 beds in facilities located through the City. Approximately 30,000 unduplicated homeless people are served annually in the Winter Shelter and Overnight Emergency Shelter programs.*

## **SHELTER PARTNERSHIP, INC.**

### **P-104 Support for Homeless Re-Entry (SHORE) Program**

This program distributes bus tokens to over 30 agencies in Central Los Angeles to provide homeless persons with case management supervision to promote their successful transition to stability. The SHORE program enables homeless persons to access services such as job training, job interviews, employment, education, health care, social services, and other services necessary to obtaining self-sufficiency and permanent housing.

*Status: Originally started in 1994 as a 14-month demonstration program, Shelter Partnership successfully worked for renewal of the program, which is still in operation. The program currently serves 24 agencies with \$350,000 in support from the MTA.*

### **P-105 The Shelter Resource Bank**

The Shelter Resource Bank project solicits and distributes more than \$5 million each year in new, excess merchandise to over 200 homeless shelter and social service agencies in Los Angeles County. The project provides on a regular basis desperately needed new goods to these front-line agencies, entirely free of charge. Product donors receive above-cost tax deductions, free up warehouse space, and participate in corporate philanthropy. In recent years, our donations program has been expanded to include major area community-based organizations servicing people in dire poverty. To date the project has secured over \$60 million in new, usable merchandise.

*Status: Ongoing. The Bank provides non-perishable goods, such as personal hygiene products, diapers, blankets and mattresses. Both national and local companies contribute to this project. The Bank secures more than \$10 million annually in new goods. To date the Bank has secured more than \$122 million in new goods to distribute to more than 230 agencies serving homeless shelters and social services agencies and permanent housing serving the homeless in LA County.*

### **P-106 Technical Assistance to Homeless Housing Providers**

This program provides technical material and developmental assistance to shelter operators and serve providers working with homeless people. Continue to fund Shelter Partnership, Inc. to provide this program throughout Los Angeles City.

*Status: Through on-going technical assistance, Shelter Partnership works to build the capacity and effectiveness of individual agencies providing short-term and transitional housing for homeless people. They also work with agencies to create permanent housing with supportive services for homeless people. For agency capacity-building, training and instruction is offered in such areas as forming a nonprofit entity, working with a Board of Directors, mission and program development, and building an effective staff. To support the operations of an agency, Shelter Partnership assists in the development of funding plans, identifies funding sources for programs, and provides guidance in completing specific funding applications.*

*Through this one-on-one work with homeless housing agencies, Shelter Partnership is helping to build the capacity of Los Angeles County's homeless services and housing system. At the same time, Shelter Partnership provides technical assistance to governmental agencies and funders in order to give guidance on where there are needs across the community and how to design and support effective programs for homeless persons. Shelter Partnership's work has often led to the creation of new programs.*

## **LOS ANGELES COUNTY DEPARTMENT OF MENTAL HEALTH**

### **P-107 County Supportive Housing for Persons with Mental Disabilities**

The County of Los Angeles has contracted with two non-profit housing developers to work with community-based mental health providers to develop affordable housing for persons with mental disabilities.

*Status: Ongoing*

### **P-108 County Mental Health Clinics Homeless Services**

The Los Angeles County Department of Mental Health provides services to persons with mental disabilities who are homeless at more than 17 directly operated mental health centers. Homeless services offered include: crises, mental health treatment, case management, community outreach, vocational/work centers, day care and appropriate supportive services.

*Status: Ongoing, although threatened with budget cuts.*

### **P-109 Contract Operated Services Homeless Mental Health Program**

The County of Los Angeles Department of Mental Health contracts with about 193 community-based agencies to make available a wide-range of mental health related services. Services include outreach inpatient beds, information and referral, psychiatric emergency response, outpatient and other mental health services, drop-in centers, day care programs, and community residential treatment programs.

*Status: Ongoing, although threatened with budget cuts.*

### **P-110 County-Operated Homeless Services**

The Los Angeles County Department of Mental Health, through its general mental health treatment program, provided resources/services to persons who are homeless or at risk of becoming homeless last year. Services/resources included emergency shelter beds, outreach and specialized programs to make the transition from homelessness; i.e., drop-in centers and supportive services for consumers in shelters and transitional programs. The Department plans to continually enhance the existing services provided to mentally ill consumers who are homeless.

*Status: Ongoing, although threatened with budget cuts.*

## **ADDITIONAL PROGRAMS**

### **LOS ANGELES HOUSING DEPARTMENT**

#### **P-111 Downtown Rebound Planning Grant**

Facilitate development of infill housing through developing site inventories, project specific feasibility studies and strategic action plans to remove barriers and promote infill housing and mixed-use development; and

Facilitate updating of ordinances to encourage adaptive reuse, higher density residential development, and mixed-use development.

Boundaries of the study area are those of the Central City Community Plan Area (as defined by the City of Los Angeles Department of Planning).

*Status: Work plans for Parking, Residential Market Summary & Survey, and Transportation were completed during FY2003-2004. The studies in these (and the other five) study areas are posted online with hard copies available from the LAHD. Work in all eight of the study areas is on-schedule.*

### **CITY PLANNING DEPARTMENT**

#### **P-112 Amend the Zoning Code to Create a New Residential Zone**

Pursuant to direction by the City Council and the Housing Crisis Task Force, the Planning Department is developing a new residential zone that permits incidental commercial use a building's ground floor. The new zone will increase the allowable floor area of residential buildings on commercial boulevards and mixed use corridors that are in Height District 1 from 1.5:1 to 3:1 at a density of up to 108 units per acre. The new zone will be completed in 2002. The City anticipates rezoning mixed-use boulevards that are adjacent to transit corridors, to the new zone.

*Status: The new residential zone was adopted by the City Council and became effective in January 2003. The zone increases the allowable floor area, reduces setback requirements, and relaxes other regulations for mixed-use projects. The new ordinance has proven to be extremely effective: since its adoption, projects containing 1978 units of housing have been filed using this new zone.*

#### **P-113 Inventory Update Program**

The Planning Department will conduct an annual review of the status of sites listed in the land inventory and their use/reuse to accommodate the City's share of the regional housing need by income level. Should sites identified in the land inventory be used for other than residential purposes, lower density or if development is not proceeding at a pace to allow accommodation of the regional housing need by the end of the planning period, the element will be revised to identify alternative sites and/or additional incentives will be provided to facilitate the reuse, recycling, or redevelopment of existing sites for residential purposes. If alternative sites or incentives are required, such programs or sites will be identified within a 12-month period.

*Status: The Planning Department is coordinating with the Department of Building & Safety to track all identified sites in the inventory. Permits, certificates of occupancies, and building use codes are being collected and tracked in an excel spreadsheet. By the end of the inventory period, if there is a diminution of housing units on the identified sites, the department will modify any necessary programs to compensate for the loss in housing units.*

#### **P-114 Adequate Sites**

The Planning Department will coordinate efforts to facilitate development of sites identified in the land inventory with the Housing Department, local developers including the nonprofit community, and other related stakeholders. Such coordination will include but not be limited to: the elimination of impediments in the processing of housing development projects, the development of non-discretionary regulatory incentives for affordable housing, the development of new residential zones to promote housing near transit, development of urban infill housing strategies, and the development of an inclusionary housing ordinance.

*Status: The Planning Department is coordinating with other departments to create incentives and remove barriers to the development of infill housing. The City contracted with a consultant to study the feasibility of adopting an inclusionary housing ordinance. The City Council has directed staff to prepare an ordinance. Thus far, city departments have coordinated to prepare four major reports addressing specific issues contained in the inclusionary housing proposal.*

C. Progress toward mitigating governmental constraints identified in the housing element

**CHAPTER IV - CONSTRAINTS TO RESIDENTIAL DEVELOPMENT**

**SPECIFIC PLANS**

1. The Avenue 57 TOD Specific Plan was adopted in 2002, which provides incentives for housing around the Gold Line Metro Rail subway station. The ordinance provides development incentives for residential as well as mixed-use projects, including a 15% reduction in parking within 1500' of the transit station, and additional floor area for housing projects.
2. The LA Sports and Entertainment District Specific Plan was adopted in 2001. It provides for 870,000 square feet of residential use in proximity to the Staples Center entertainment complex.
3. Vermont Station Neighborhood Area Plan was adopted in 2001. This Specific Plan created neighborhood plans around each of the Red Line Metro Rail station stops along Vermont Avenue. The ordinance promotes housing near the subway stations, as well as in and around other pedestrian oriented uses as a major college, and commercial and retail stores along Vermont Avenue.

**DEVELOPMENT STANDARDS**

1. The City adopted a new mixed-use zone, which provides a 100% increase in floor area for mixed-use projects in commercial corridors. Mixed-use projects permitted under this zone are primarily residential, in that the zone permits commercial use only on the ground floor. The remainder of the project must be residential. The new zone became effective in January 2003 and has generated approximately 2,000 units of proposed housing since its adoption.
2. Residential development standards were amended to encourage family housing. Density was previously determined by the number of habitable rooms in a unit, so that units with more bedrooms yielded a lower density. The habitable room criteria were entirely removed, so that all units, no matter how many rooms, are equal for the purpose of determining density.
3. The city had developed an ordinance in the 1980's to address the redevelopment of gas stations into mini malls. This ordinance placed significant restrictions on housing developed on these corner commercial lots. In 2003, the ordinance was amended to exempt housing from this regulation.

**Conditions of Approval**

While development approvals continue to be subject to reviews by various city departments, the city has established an expediting unit for housing projects. A staff of 14 new positions has been created to review and approve residential subdivision projects in order to increase the production of housing in the city. Such projects are now being approved in 90 days, which is a significant improvement in the processing of new housing projects.

### ***Parking Requirements***

General parking requirements for the City are outlined in Section 12.21 (General Provisions) of the L.A. Municipal Code. The number of parking spaces is determined by the number of dwelling units and their size. Two parking spaces are required for a single-family dwelling. At least one parking space is required for a dwelling of less than 3 habitable rooms, one and one-half spaces for a dwelling unit with 3 habitable rooms; and 2 parking spaces for dwelling units of more than 3 habitable rooms. Reduced parking may be allowed for senior citizen housing projects under the L.A. Municipal Code, Section 12.24 C1.1(g) for conditional uses. Frequently, shared parking plans are approved allowing commercial and residential users to utilize the same parking areas at different times of day.

### ***Guest Parking Requirements***

Guest parking is not required for affordable housing units in the city. While frequently required for condominiums in parking impacted areas of the city, the requirement is generally waived for projects located in proximity to transit (rail or bus).

### ***Affordable Housing Incentives***

The City is currently considering an inclusionary housing ordinance. Such an ordinance would require a percentage of units in all residential projects of five or more units to be rented or sold to families of certain income levels. This proposal has been considered by several City Council committees and is anticipated to be acted upon in the coming months.

**Expedited Processing.** See Conditions of Approval section.

**PERMIT PROCESSING PROCEDURES** – See Affordable Housing Incentives section

### **HISTORIC DISTRICTS**

There are a number of historic districts in the city. Such areas are generally characterized by single-family zoning and developed with single-family homes. The historic development regulations govern remodeling projects as well as new construction of single-family homes. These ordinances create a coherent and uniform set of regulations for distinct communities and tend to improve them as cultural and historic resources as well as maintaining affordability in such neighborhoods.

### **RENT STABILIZATION**

The City of Los Angeles imposed a temporary moratorium on the eviction of tenants from rental units subject to the City's Rent Stabilization Ordinance for the purpose of major rehabilitation. This moratorium went into effect on July 30, 2002 and was expected to last six months. The moratorium was imposed using an interim control ordinance. The moratorium has been in place continuously since that time as it was extended on six different occasions. The last extension took place October 12, 2004, at which time the City Council extended the moratorium through January 10, 2005. Landlords may apply for an exemption from this eviction moratorium, on the basis of extreme hardship, by completing a Hardship Exemption Application and submitting it to the City Clerk for referral to the City Council.