Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Los Angeles

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Reporting Period by Calendar Year: from January 1, 2010 to December 31, 2010

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

HOUSING POLICY
DEVELOPMENT, HCD

DEC 29 2011

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Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
1901 W. 7th St.	5+	R	45	44			89	89	Bond Proceeds, CRA, HOME		
306 W. 120th St.	5+	R	14	6		1	21	21	DWP, HOME		
1020 S. Kingsley Dr.	5+	R	82				82	82	CRA, HOME		
1015 N. Kingsley Dr.	5+	R	81				81	81	MHP, Bond Proceeds, HOME		
9311-9345 Sepulveda Blvd.	5+	R	30	7		1	38	38	CRA, CDBG, HOME		
5331 E. Huntington Dr. N.	5+	R	24			1	25	25	CRA, Bond Proceeds, HOME		
340 Hawaiian Ave.	5+	R	99			1	100	100	Bond Proceeds, HOME		
3000 Verdugo Rd.	5+	R	35	14		1	50	50	HOME		
115 & 137 N. Soto St./319 N. Cummings	5+	R	35	6		1	42	42	CRA, HOME		
10006 S. Broadway	5+	R	12	3		1	16	16	HOME		
14726-14728 W. Blythe St.	5+	R		3		26	29	29		DB	
1521 W. Pico Blvd.	5+	R	40	15		1	56	56	CRA, DWP, CDBG-R		
625 S. Bixel St.	5+	R	76	1			77	77		Central City West Inc	
157-161 E. 36th St.	5+	R	25				25	25	PB Value, CRA, HOME		

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820 S. Burlington Ave.	5+	R	20			1	21	21	PB Value, MHP, DMH-MHSA, McKinney, CRA		
452 S. Main St.	5+	R	81	23		2	106	106	PB Value, CRA, MHP, McKinney, DWP, HOME		
8925-8933 Glenoaks Blvd.	5+	R	45	15		1	61	61	PB Value, MHP, DMH-MHSA, HOME		
15 Horizon Ave.	5+	R	19				19	19	PB Value, MHP, DMH-MHSA		
335 & 337 N. Juanita Ave.	5+	R	48			1	49	49	PB Value, CRA, McKinney, HOPWA, HOME		
14349-14353 W. Friar St.	5+	R	2			16	18	18		DB	
11901 Goshen Ave.	5+	R	1			21	22	22		DB	
3327 E. Sabina St.	5+	R	80	31		1	112	112		DB, Parking Reduction	
10737-10747 Magnolia Blvd.	5+	R		26		100	126	126		DB, Parking Reduction	
1408 W. Washington Blvd.	5+	R/P		2	2	37	41	41		DB, Parking Reduction	
2614 W. 7th St.	5+	R		60		8	68	68		Parking Reduction, Variance	
1070 S. Corning St.	5+	R		1		14	15	15		Conversion	
3025 S. Figueroa St.	5+	R	2	3		29	34	34		Greater Downtown Housing Incentives	
4217 S. Inglewood Blvd.	5+	R/P		1		16	17	17		Conversion	
4705 W. Franklin Ave.	5+	R		1		16	17	17		Conversion	
11504 W. Nebraska Ave.	5+	R	2			7	9	9		Zone Variance	
15010 Dickens St.	5+	R/P	1			26	27	27		Conversion	
2002 Paseo Del Mar	5+	R		1		10	11	11		Zone Variance	
(9) Total of Moderate and Above Moderate from Table A3 ► ►					1	1,585	1,586	41			
(10) Total by income Table A/A3 ► ►			899	263	3	1,925	3,090	1,545			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate			1			1	1
No. of Units Permitted for Above Moderate			1,585			1,585	1,585

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2006	2007	2008	2009	2010					Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	27,238		1019	692	423	899					3,033	24,205
	Non-deed restricted												
Low	Deed Restricted	17,495		595	384	67	263					1,309	16,186
	Non-deed restricted												
Moderate	Deed Restricted	19,304		14	60		3					77	19,227
	Non-deed restricted												
Above Moderate		48,839			146	1474	1925					3,545	45,294
Total RHNA by COG. Enter allocation number:		112,876		1,628	1,282	1,964	3,090					7,964	104,912
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Homebuyer Assistance: Purchase Assistance	366 loans for low-income homebuyers 200 loans for moderate-income homebuyers 72 loans for above moderate-income homebuyers	2006-2014	Loans Funded: Low Income - 65 low Moderate Income - 5 mod Above Moderate Income - 0
Homebuyer Assistance: Mortgage Credit Certificates	168 MCCs for low income homebuyers 252 MCCs for moderate income homebuyers	2006-2014	MCCs Issued: Low Income - 53 Moderate Income - 56
For-Sale Developer Assistance: Forward Commitment Program	Contracts for 30 moderate income homebuyers Contracts for 85 above moderate income homebuyers	2006-2014	Forward Commitment purchase assistance loans provided to 29 homebuyers during 2010.
For-Sale Developer Assistance: Small Sites Development Opportunities	Finance for-sale developments, providing 44 low-income ownership units	2006-2014	No units funded in 2010. Small Sites Program discontinued.
For-Sale Developer Assistance: In-fill Housing Development	45 for-sale moderate income units annually 5 low income units annually	2006-2014	4 projects in development, totaling 70 units, including: 33 moderate income, 28 low income, and 9 very low income units.
For-Sale Developer Assistance: New Housing Opportunities	45 for-sale moderate income units annually 5 for-sale low-income units annually in CRA/LA Downtown project areas	2006-2014	1 project in development, totaling 50 units of which 20% will be affordable units.

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For-Sale Developer Assistance: Response to Housing Opportunities	25 for-sale moderate income units annually 25 for-sale low income units annually in CRA/LA project areas	2006-2014	Status included in program, "For-Sale Developer Assistance: New Housing Opportunities," above.
For-Sale Developer Assistance: Small Lot Subdivisions	314 market-rate units within small lot subdivisions annually	Developer Workshop - 2010 Simplified forms and procedures - 2011 Individual developer consultations - 2006-2014	10 small lot subdivision cases filed with DCP. Developer workshop and improvements to forms and procedures on hold pending budget and staff resources.
Mortgage Revenue Bond Financing for New Rental Housing	75 low-income rental units and 300 above moderate income units annually, through CRA/LA 180 very low-income rental units, through LAHD	2006-2014	Construction completed on one project, including 75 very low income, 3 moderate income and 297 market-rate units. LAHD activity: No new rental housing was funded uniquely (bond only) through the Bond Program in 2010, due to the statewide suspension of Prop 1C bonds for the majority of the period. 275 units were funded using both AHTF and Bond funds.
Affordable Housing Trust Fund for New Rental Housing	4,789 very low income units 479 low income units	2006-2014	In 2010, the AHTF financed the construction of 9 new housing projects, consisting of a total of 723 units (4 of these projects were also funded by the CRA/LA).
New Rental Housing Opportunities	70 very low income, 70 low income, and 60 moderate income rental units annually	2006-2014	Predevelopment: More than 16 projects, totaling over 1,300 units, including over 900 affordable units (6 extremely low income, 183 very low income, 193 low income, 20 moderate income, 504 to be determined). Under construction: 15 projects, totaling 894 units,including 889 affordable units (34 extremely low income, 445 very low income, 144 low income, 239 moderate income, and 27 to be determined). Completed: 7 projects, totaling 521 units, including 519 affordable units (246 very low income, 188 low income, 85 moderate income).
Response to Rental Housing Opportunities	50 very low income, 50 low income, and 50 moderate income rental units approved annually in CRA/LA project areas	2006-2014	Predevelopment: 7 projects, totaling 422 units, including 419 affordable units (10 extremely low income, 146 very low income, 183 low income, 50 moderate income, 30 to be determined). Under construction: 6 projects, totaling 384 units, all affordable units (175 very low income, 69 low income, 140 moderate income). Completed: 1 project, totaling 52 units, all affordable units (24 very low income, 11 low income, 16 moderate income).

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Project-Based Rental Assistance	1,074 (430 extremely low, 644 very low income) households housed through project-based rental assistance vouchers 745 low income units of rental housing	2006-2014	HACLA has a total of 1,077 Allocated Units.
New Generation Fund – New Affordable Housing	Support the construction of 2,560 new units	2008-2014	One project with 264 units was completed in 2010.
Housing for Senior and Disabled Persons	50 units for very low income seniors annually 50 units for very low income disabled persons annually	2009-2014	Ordinance in development to allow by-right licensed community care facilities for 7 or more residents citywide. CRA/LA activity: Predevelopment: Over 7 projects, totaling 475 units, including 431 affordable units for seniors and/or disabled persons (91 very low inocme, 211 low income, 129 to be determined). Under construction: 4 projects, totaling 1,217 units, including 1,215 affordable units for seniors and/or disabled persons (8 extremely low income, 83 very low income, 26 low income, 3 moderate income, 1,093 to be determined). Completed: 2 projects, totaling 193 units, including 119 affordable units for seniors and/or disabled persons (20 very low income, 70 low income, 29 moderate income).
Housing For All Household Sizes and Types	75 large family low income units 75 small low income units	2006-2014	DCP reviewed projects for land use entitlements and project readiness to support public funding applications. CRA/LA activity: Predevelopment: Over 12 projects, totaling 1,241 units, including over 600 affordable units (at least 200 affordable family units). Under construction: 13 projects, totaling 1,864 units, all affordable, including 253 efficiency units, 1,093 1-bedroom units and 129 family units. Completed: 5 projects, totaling 341 units, all affordable, including 235 efficiency units. HACLA activity: There were no developments or acquisitions of large family units in 2010.
Innovative Housing Unit Design	50 very low income units of alternative multi-family housing 50 very low income units with universal design elements Provide assistance to develoeprs and property owners during project review	Establish Task Force to review City Codes - 2009 Task Force report and recommendations - 2010 Revised regulations - 2011 Individual developer consultations - 2006-2014	DCP provided one-on-one pre-development land use counseling for applicants. Task Force and recommendations for revised regulations on hold pending budget and staff resources.

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Alternative Multi-Family Development	20 second units on lots annually, including 6 low income units, 7 moderate income units and 7 above-moderate income units	2006-2014	Building permits were issued for 22 second units on residential lots.
New Programs to Increase the Production of Affordable Housing	Introduce Motion	December 2008	The Mayor's Office has worked with the City's family of housing-related agencies in order to find ways to increase the City's production of affordable housing. Despite budgetary pressures on the traditional sources of funds used to create affordable housing, the City has managed to produce units. For example, the City continues to finance the creation of permanent supportive housing units, as well as continues to acquire multi- and single-family units through the federal NSP for rehabilitation.
Small Sites for Affordable Housing	Report to Mayor and City Council Draft ordinance, policies, procedures as determined in study	Ordinance, policies, procedures - 2010	On hold pending budget and staff resources. CRA/LA activity: 3 projects in predevelopment.
Adaptive Reuse	450 market rate and 50 affordable housing units annually	Report on impediments and analysis of requiring affordable component - 2009 Revised ordinance - 2010 Facilitate proposed developments - 2006-2014	Building permits issued for 91 adaptive reuse units. CRA/LA activity: Pre-development: 2 projects, totaling 143 units, all affordable. Completed: 1 project, totaling 66 units, all affordable. Report on analysis of requiring an affordable housing component and a proposed ordinance on hold pending budget and staff resources.
Redevelopment of City-Owned Property	Post updated inventory of City-owned property at least once a year Create opportunity for development of: 50 low-income rental units through CRA/LA 188 low-income rental units 31 low-income homeownership units 15 moderate income homeownership units 15 above-moderate homeownership units	2008-2014	In anticipation of sale of the site for redevelopment, EIR prepared and certified by the City Council in December 2010 to support redevelopment of the Mangrove Estates site at First and Alameda Streets, allowing for a mixed use project of up to 445 residential units, 83 live/work units, 200,000 square feet of retail space, 500,000 square feet of office space, and 25,000 square feet of community space. Four redevelopment projects, totaling over 450 units, were in development, which include some affordable housing: 1) Pico/Robertson - 43 units; 2) Avenue 57 - 100 units; 3) Wilcox Schrader in Hollywood - 60 units; and 4) Blossom Plaza - 262 units. Five additional projects, totaling over 400 units, in pre-development with CRA/LA: 1) L Street and Lecouvreur Ave - 9 units; 2) Phase IIB Grand Ave - 260 units; 3) Phase IIC Grand Ave - 50 units; 4) Bethune Library - 50 units; 5) 94th and Broadway - 48 units. One project was completed, totaling 66 units, all affordable.

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Industrial Land: Redevelopment Opportunities	Complete Industrial Land Use Study and 16 Community Plan Updates Adopt regulations requiring affordable housing set-aside with redevelopment of industrial land Create opportunity for development of 400 market rate work force housing units and 100 affordable housing units during the planning period, including 25 extremely low-income units, 25 very low-income units, 25 low-income units, and 25 moderate-income units	Industrial land survey - 2007 Identify housing potential - 2008 Industrial land use recommendations in 16 Community Plans - 2009-2014	Industrial land use recommendations within 7 Community Plans are in development, with community input pending.
Redevelopment of Brownfield Industrial and Commercial Sites	Environmental clean-up of at least five brownfield sites Create opportunity for 100 units, including 10 very low and 10 low income units	Site identification, acquisition and clean-up - 2008-2011 Development of up to 100 units - 2011-2014	EAD staff provided assistance regarding the Rockwood Park site and South LA Wetlands Park site. CRA/LA did not acquire any sites, but continued efforts to identify potential sites.
Public Facilities Zoned Land: Joint Use Opportunities	Create opportunities for 50 very low and 50 low income units during the planning period	Identify potential LAUSD sites - 2006-2008 Secure entitlements for housing on 2 LAUSD sites - 2008-2011 Propose 5 sites to LAUSD Board - 2010-2014	Data not available.
Infill Opportunities	Assist planners and developers to identify 10 new locations for residential development annually	Identify software needs and costs - 2011 Create pilot on ZIMAS - 2012	On hold pending budget and staff resources.
Infill Opportunities: Downtown Center	Create locations for 700 housing units, including 40 moderate, 30 low, and 30 very low income units	2008-2014	Building permits issued for 64 single family units and 667 multifamily units in downtown. 5 cases in the downtown area were filed with DCP, totaling over 225 units.

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Coordination of Infrastructure Improvements	Facilities financing plan in up to 8 udpated Community Plans	Develop template for community plan-specific infrastructure needs - 2009 Matrix of infrastructure costs - 2010 Create financing methodology and adopt with new Community Plans - 2011-2014	A facilities chapter for each of 7 new Community Plans was in development. The facilities chapter will identify existing infrastructure programs/plan/services and projects to be implemented by various agencies. Financing Plans are not being prepared due to lack of funding necessary to conduct the required studies for such plans.
Permanent and New Funding Sources for the Affordable Housing Trust Fund	$100,000,000 annually	2006-2014	2010 SOURCES: HOME and CRA $85.6 million DWP* $6.4 million Bond Proceeds $919,000 NSP 2 $35 million -(ARRA - one-time infusion of funds) EECBG (Energy Efficiency Community Block Grant) $4.7 million (ARRA- one-time infusion of funds) LHTFP (Local Housing Trust Fund Program) $2.6 million CDBG $328,095 HOPWA (Housing Opportunities for Person with AIDS) $1 million TOTAL $136.5 MILLION

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Advocate for State and Federal Housing Funds	Support State and Federal bills that provide funds for affordable housing development in the City of Los Angeles in each legislative session	2006-2014	CLA activity: Supported State legislation or administrative action that would (1) Establish a permanent source of State funding for affordable housing programs, including the Multifamily Housing Program, C~Home, Infill Infrastructure Grant Program, and the TOD Housing Program, to ensure that the City of Los Angeles can continue to leverage State funds with the Affordable Housing Trust Fund; (2) Pursue a collaborative agreement with the County of Los Angeles in order to select applicants to receive Mental Health Services Act funding, which would further ensure that the Los Angeles Housing Department's Permanent Supportive Housing Program is more financially viable; and (3) Expand shelter and temporary housing services for individuals and families becoming homeless as a result of the economic downturn, including but not limited to up to 60 days of hotel/motel voucher assistance for qualified individuals or families, and use for daytime shelters. CLA activity: Supported Federal legislation including HR 168, the Housing Opportunities Made Easier (HOME) Act, which would authorize 150,000 additional Section 8 vouchers for tenant-based rental assistance to help meet the housing needs of low-income families. The Mayor's Office has participated in advocacy for the preservation and increase of funds for affordable housing. Through active tracking and monitoring, the Mayor's Office has used its varied resources and tools to communicate the critical importance of maintaining and where possible, increasing state and federal funds for the financing and creation of affordable housing. At the federal level, several bills were actively tracked; at the state level, the City took positions on four bills related to housing; land use and issues around foreclosure were key.
Advocate for State and Federal Housing Funds (continued)			The LAHD tracked the proposal before the State of California to implement a permanent source of funding for affordable housing. A flat fee on real estate documents was projected to generate $1 Billion annually for affordable housing development. The LAHD produced a bill analysis in support of said proposal. Likewise, the LAHD tracked the progress of various proposals to establish a dedicated funding source for the federal government's National Housing Trust Fund (NHTF). Due to the budget crisis, these initiatives did not gain traction in 2010.

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Affordable Housing Public Benefit Fee	Complete nexus study to establish a Public Benefit Fee Adopt amendments to the Zoning Code to implement a Public Benefit Fee Target $20 million in fees collected to support affordable housing development and/or infrastructure improvements	Nexus Study - 2009 Adopt Ordinance - 2010 Collect Fees - 2010-2014	Work on the Nexus Study continued through 2010, with completion anticipated in 2011.
Downtown TFAR Public Benefit Fee	$20 million for affordable housing development	2007-2014	In conjunction with DCP, CRA/LA initiated "Allocation of Floor Area Rights" (AFAR) for the remaining developable Floor Area Rights in the Bunker Hill Project Area. The Floor Area Rights can be used on development projects in the Bunker Hill Project Area to increase FAR for a maximum development of 13:1. Public Benefit Payments to acquire the AFAR can be used towards affordable housing, as well as other public benefits such as public open space, and historic preservation.
Off-Site Parking Options	Reduce the cost of housing production by reducing the cost of parking in 10 neighborhoods	Draft State Building Code amendments for robotic parking structures - 2010 Amend State Buidling Code for rebotic parking structures - 2012 Robotic parking for 10 projects - 2010-2014	Continued collecting funds for the Venice parking impact trust fund. The fund will be used for improvements identified in the Westside Parking Study, that is an element of the Westside Mobility Study currently being prepared by a consultant.
Cooperative Labor Agreements and Cooperative Materials Purchasing Agreements	Demonstration cooperative agreement for labor and/or materials among several residential developers	2009-2014	No activity in 2010. One project pending in 2011.
Land Ownership Alternatives	Demonstration project with one or more developers employing alternative land ownership structures	2010-2014	One project in pre-development, Bethune Library site: proposed ownership by Figueroa Land Trust with 50 affordable units.
Case Management and Case Processing Assistance	Assist 50 projects per year	Identify roles; program structure, fees; train staff - 2007-2009 Individual developer consultations - 2006-2014	DCP assisted over 150 projects. Data on LADBS activity not available.
Employer-Assisted Housing	Create 50 moderate and 50 above moderate housing units as demonstration project with one employer	2008-2014	No activity in 2010.

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Systematic Code Enforcement Program (SCEP)	Inspect 1,629,553 units	2006-2014	In Calendar Year 2010, SCEP inspected 198,047 units.
Single Family Rehabilitation	3,052 extremely low income units 2,050 very low income units 1,178 low income units	2006-2014	Minor home repairs services provided: Extremely low-income - 1342 Very low-income - 537 Low-income - 434
Residential Rehabilitation	189 very low income units 290 low income units	2006-2014	LAHD residential rehabiliation programs were discontinued due to funding reductions in 2008. CRA/LA activity: Under construction: 2 projects totaling1,093 units, all affordable. Completed: 1 project, totaling 16 units, all affordable.
Utility Maintenance Program	Prevent the vacation of 2,050 master-metered apartment buildings	2006-2014	The actual cases are significantly less than the number anticipated (400) due to a lower number of cases referred by the Los Angeles Department of Water and Power. Further if there was an open Rent Escrow Account Program (REAP) case at the same property at the time, there was no need to open a separate escrow account for UMP as utility shut-off prevention (water and gas) payments are incorporated in the services provided through REAP. No. of Referrals from DWP - 17 Total number of open cases at the end of 2010 - 68
Residential Rehabilitation of Obsolete Public Housing	Complete revitalization of Harbor View and Jordan downs 77 above moderate-income, 200 moderate-income, 25 low-income, and 103 very low-income units in the Harbor View Development 280 extremely low income, 280 very low income, and 140 low income 1-for-1 replacement Public Housing units, 700 workforce housing units and market rate homeownership, 700 market rate rental units in the Jordan Downs Development	2006-2014	In 2010 HACLA acquired 2 (public housing/low income units) and rehabiliated 160 (public housing/low income units).

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Residential Hotel and Single Room Occupancy (SRO) Hotel Preservation	Acquisition and rehabilitation of SRO hotels	2008-2014	DCP reviewed 4 projects for entitlement status and project readiness to support public funding applications. CRA/LA activity: Pre-development: Funding for Rosslyn Hotel acquistion by SRO Housing Corp (existing 264-unit residential hotel at-risk of conversion to market-rate). Under Construction: Rehabilitation of Ford Hotel acquired by SRO Housing Corp (existing residential hotel at-risk of conversion to market-rate).
Regulation of Conversion and Demolition of Residential Hotels	Preserve 15,000 residential units in 315 hotels or convert to affordable units	2008-2014	In progress.
Section 8 Moderate Rehabilitation Single Room Occupancy	Maintain Section 8 rental assistance for existing 1,300 participating SRO units	2006-2014	HACLA has a total of 1,370 allocated units.
Mobile Home Park Preservation	Assist 100 mobile park tenants 250 market-rate mobile home park pads in residential areas preserved	Council motion to amend relocation assistance ordinance - 2008 Adopt revised ordinance - 2009	No activity in 2010.

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Preservation of Affordable Housing	Preserve affordability in up to 15,850 expiring units	2006-2014	The LAHD continued with its efforts to preserve affordability of expiring at-risk affordable housing. LAHD completed an analysis of the existing HUD at-risk portfolio to develop a mechanism to identify the properties most at-risk of conversion to market. Approximately 100 properties (9,500) units were identified with the highest "conversion" risk potential. The LAHD developed a Notice of Funding Availability (NOFA) scoring system for at-risk developments. The City Council approved the at-risk assessment criteria/guidelines as part of the 2011 First Round Affordable Housing Trust Fund (AHTF) NOFA. The LAHD completed Phase One of this web based portal system provides a centralized repository for all affordable housing production by all City agencies. The LAHD owner outreach and education and interagency coordination resulted in the renewal and long-term preservation of rental subsidies of 14 key HUD-assisted properties totaling 246 units. Further, the LAHD conducted monitoring activity to enforce the State's notification requirement law. This action resulted in the renewal of one property; a total of 60 units. CRA/LA identified and tracked housing units that will convert to market rate units. CRA/LA assistance extended affordability covenants for an additional 55 years at Stovall Terrace. HACLA continues to participate in the efforts to preserve affordable housing by making vouchers available when needed.
Preservation of the Rental Housing Stock - Condominium Conversions	Propose Zoning Code amendment	2009	Program continued to be on hold, pending budget and staff resources.
Condominium Conversions	Complete Study Draft ordinance	Complete study - 2009 Ordinance to City Planning Commission - 2010 Ordinance to City Council - 2010	Program continued to be on hold, pending budget and staff resources.
Demolitions - Preservation of Community Character	Compelte Study Draft ordinance	Complete study - 2009 Ordinance to City Planning Commission - 2010 Ordinance to City Council - 2010	Program continued to be on hold, pending budget and staff resources.
Preservation of Rent-Stabilized Housing Units	Preserve 633,000 RSO units	2006-2014	RSO & Primary Renovation & Tenant Habilitability Programs are in effect & tools in preserving 638,000 RSO units & encouraging reinvestment in rental housing stock. LAHD provided training & info to the public on provisions of these programs. 295 rent adjustment applications were processed & over $14 million in property improvements were approved.

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RSO Enforcement	Refer 60 cases to the city Attorney annually	2006-2014	LAHD activity: RSO Investigations & Enforcement programs have been strengthened through filling of several supervisory positions & staff training. 5,106 cases were investigated & 60 cases sent to the City Attorney. The remainder were resolved in-house. Outreach on tenant & landlord rights & responsibilities has been expanded. OCA activity: In 2010, a total of 60 cases were referred to the City Attorney. In addition, there were 43 City Attorney Office hearings (CAOH) conducted. During the same period, the City Attorney closed 100 cases due to voluntary compliance pre and post-CAOH.
Preservation through Transfer of Ownership	Rehabilitate 20 substandard housing units per year	2006-2014	CRA/LA provided $250,000 grant to SRO Housing Corp to take over operation of Marion Hotel & Norbo Hotel after the owner/operator filed Chapter 7.
Mortgage Revenue Bond Financing for Rehabilitation of At-Risk Rental Housing	Rehabilitate 524 low-income units annually	2006-2014	In 2010, no bond only funded preservation deals were rehabilitated. One preservation project was funded with AHTF and bond funds (Swansea Phase A- 82 units).
Affordable Housing Trust Fund (AHTF) - At-Risk Rental Housing Rehabilitation	Rehabilitate 113 low-income units annually	2006-2014	In 2010, one preservation project was awarded funding through the AHTF. Bixel House will consist of 77 low and very-low income units.
Public Housing Annual Inspections	All public housing units inpsected annually All Section 8 units inspected annually	2006-2014	HACLA will continue to conduct annual inspections of all units under the Public Housing and Section 8 programs.
Lead-Safe Housing: Privately-owned Housing Units	Complete lead abatement in 90 extremely low income units Complete lead abatement in 135 very low income units Complete lead abatement in 225 low income units	2006-2011	Completed lead abatement in housing units: Extremely Low Income: 52 Very Low Income: 36 Low Income: 34
Lead-Safe Housing: HACLA Housing Units	Abate lead-based paint hazards in 35 units annually	2008-2014	In 2010 HACLA abated four units due to lead-based hazards.
At-Risk Affordable Housing Tenant Outreach and Education	Involve up to 8,000 residents of identified at-risk units in preservation efforts	2006-2014	LAHD conducted outreach and education to 1,712 families located in 57 at-risk properties. These efforts resulted in renewals of rental subsidies, physical condition inspections of at-risk buildings, compelling the owners to make necessary repairs, smooth the conversions from Project-based to Tenant-based subsidies and preventing the illegal eviction of Section 8 assisted tenants.

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Preserve Affordability Covenants of At-Risk Units	Monitor all 15, 850 units with expiring covenants Extend and preserve affordability of up to 2,000 at-risk units	2006-2014	The LAHD continued to use second year MacArthur Foundation grant funds to enhance its Affordable Housing Preservation Program (AHPP) to better coordinate its efforts with other city departments and target its resources to preserving affordable rental housing by hiring additional staff and channeling resources to undertake a four-prong complementary initiative: 1) Rental Housing Data; 2) Coordination of Housing Entities; Outreach, Technical Assistance and Training, and 4) Policy Analysis and Public Education. The LAHD held its first City of Los Angeles Affordable Housing Preservation Summit. The Summit was attended by more than 130 participants, representing owners and managements companies of at-risk expiring affordable housing, policy makers, tenant advocates, preservation purchasers and housing developers.
Mortgage Revenue Bond Financing -- Rehabilitation of Affordable Rental Housing	Rehabilitate 540 very low-income units	2006-2014	No non-preservation rehabilitation project was funded uniquely through the bond program in 2010 due to the statewide suspension of Prop 1C for the majority of the reporting period. One non-preservation deal was funded with AHTF and Bond funds (36th St & Broadway- 27 units).
Urgent Repair Program	Prevent the vacation of 4,509 market-rate apartment buildings due to life-safety Housing Code and the California Health and Safety Code violations	2006-2014	During calendar year 2010, LAHD's Urgent Repair Program ensured the timely repair of hazardous Code violations for 616 cases.
Nuisance Abatement in Vacant Residential Buildings	Respond to 31,000 nuisance compaints on residential properties annually Resolve nuisance issues on 25,000 residential properties annually Special Note regarding technical error: The objectives for this program should be "Respond to 3,500 nuisance complaints" and "resolve 2,500 nuisance issues."	2006-2014	In 2010, a total of 212 cases were opened and reviewed by the Office of the City Attorney. In addition, 118 cases were closed by the OCA. No DCP activity in 2010. (Note: DCP adresses commercial and industrial properties only, and refers all residential cases to LAHD and LADBS.) Data on LADBS activity not available.

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Citywide Nuisance Abatement Program	1,200 chronic problem properties and nuisance issues resolved annually	2006-2014	In 2010, CNAP opened 791 properties. Of these, 504 cases were Medical Marijuana Dispensaries. During the same period, the City Attorney closed 166 cases. DCP participated in CNAP efforts. The Safe Neighborhoods and Gang Division of the Los Angeles City Attorney's Office includes Project TOUGH (Taking Out Urban Gang Headquarters). Prosecutors assigned to TOUGH are involved in multi-agency task forces formed, in part, to address nuisance gang and narcotics properties in the City of Los Angeles. In 2010, TOUGH opened approximately 28 cases for filing, case conference or eviction and closed 13 cases. Data on LADBS activity not available.
Rent Escrow Account Program (REAP)	5,820 cases	2006-2014	Number of new cases accepted: 806 Total number of open cases at the end of 2010 - 1698
Housing Enforcement (Inter-Agency Slum Housing Task Force)	500 properties subjected to Task Force review and/or prosecution annually	2006-2014	In 2010, the City Attorney's Housing Enforcement Section received and reviewed 420 cases submitted by the participating Task Force agencies. *In addition, the City Attorney personnel conducted 165 Pre-Filing Case Management Conferences (PFCMC) with property owners. During the same period, Housing Enforcement filed 265 cases, charging over 1,899 code violations. A total of 125 cases were returned to agencies for supplemental investigation and 80 cases were returned due to pre-filing compliance. *This effort resulted with 2,231 rental units brought into compliance often via post-conviction court hearings.
New Ownership of Substandard Housing	Adopt a receivership program Place 25 properties into receivership annually	2006-2014	No activity in 2010.
American Dream Program	Place 25 properties into American Dream Program annually	2006-2014	Data not available.
Expedited Residential Recovery	In the event of a natural disaster, issue entitlement approvals within 4 weeks of application for reconstruction	2006-2014	There were no natural disasters in 2010; therefore there was no activity in 2010. Data on LADBS activity not available.
Emergency Allocation of Residential Reconstruction Funds	In the event of a natural disaster, issue loans and grants within 4 weeks of application for reconstruction funds	2006-2014	These plans are being put into place as part of the Los Angeles Housing Department's Emergency Management Planning. Data on CRA/LA activity not available. HACLA is no longer participating in these activities.

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Resources for Preservation of Affordable Housing	Preserve affordability in up to 15,850 expiring units Expand resources for program administration Expand resources for the preservation of affordable housing	2006-2014	The LAHD continued to use second year MacArthur Foundation grant funds to enhance its Affordable Housing Preservation Program (AHPP) to better coordinate its efforts with other city departments and target its resources to preserving affordable rental housing by hiring additional staff and channeling resources to undertake a four-prong complementary initiative: 1) Rental Housing Data; 2) Coordination of Housing Entities; Outreach, Technical Assistance and Training, and 4) Policy Analysis and Public Education. The LAHD held its first City of Los Angeles Affordable Housing Preservation Summit. The Summit was attended by more than 130 participants, representing owners and managements companies of at-risk expiring affordable housing, policy makers, tenant advocates, preservation purchasers and housing developers. HACLA accepted the invitation to administer 44 Enhanced Vouchers in 2010. No CRA/LA activity.

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Advocate for Affordability Preservation Funds	Support State and Federal Bills that provide funds for preserving affordable housing in each legislative session	2008-2014	LAHD tracked and supported federal and state legislation that will increase resources and regulatory modifications for the preservation of federally-assisted affordable housing at risk of conversion to market-rate. The LAHD sponsored and supported the following legislation/laws: 1) AB 2347 (Feuer) - Mortgage defaults: secondary public financing. LAHD was the lead sponsor of this bill, which was chaptered into law on September 2010. This law seeks to lessen impacts of the foreclosure crisis on publically financed housing. 2) SB 454 (Lowenthal) - Preservation of existing affordable housing (State Notification Requirements), chaptered into law on September 2010. This law, which was set to sunset on January 1, 2011, makes the State's Notice Requirement Law (i.e., preserve the one-year advanced written notification of expiring or terminating action of affordability restrictions) permanent. The City played a critical role in the passage of this law by providing at-risk housing data and technical assistance to both the author and supporting agencies throughout the legislative session. This permanent law will further LAHD's affordable housing preservation efforts. The LAHD tracked and supported the following legislation: • H.R. 4868 - Housing Preservation and Tenant Protection Act of 2010 • National Housing Trust Fund (NHTF) • Preservation, Enhancement, and Transformation of Rental Assistance (PETRA) • Choice Neighborhoods Initiative (CNI) • Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act • Transportation, Housing, and Urban Development (T-HUD) FY11 Appropriations

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Advocate for Affordability Preservation Funds - continued			CLA activitiy: Supported State legislation or administrative action that would (1) Establish a permanent source of State funding for affordable housing programs, including the Multifamily Housing Program, C~Home, Infill Infrastructure Grant Program, and the TOD Housing Program, to ensure that the City of Los Angeles can continue to leverage State funds with the Affordable Housing Trust Fund; (2) Pursue a collaborative agreement with the County of Los Angeles in order to select applicants to receive Mental Health Services Act funding, which would further ensure that the Los Angeles Housing Department's Permanent Supportive Housing Program is more financially viable; and (3) Expand shelter and temporary housing services for individuals and families becoming homeless as a result of the economic downturn, including but not limited to up to 60 days of hotel/motel voucher assistance for qualified individuals or families, and use for daytime shelters. CLA activity: Supported Federal legislation including HR 168, the Housing Opportunities Made Easier (HOME) Act, which would authorize 150,000 additional Section 8 vouchers for tenant-based rental assistance to help meet the housing needs of low-income families. The Mayor's Office continues to support bills that provide funds and other tools for preserving affordable housing. In 2010 HACLA worked with Senator Dianne Feinstein and Congresswoman Maxine Waters to continue to educate and advocate for funding and preservation of affordable housing. HACLA has also worked jointly with CAHA to further educate members of congress and the California delagation of the need for the preservation of Public Housing funding.
Tenant and Tenant-Approved Nonprofit Buyouts of At-Risk Buildings page 6-34	Create an effective strategy to assist in tenant and tenant-approved nonprofit buyouts of affordable housing projects where at-risk units would remain affordable under tenant or nonprofit control Identify the possible funding sources, including a recommended set aside of funding resources appropriate per year	Complete study - 2009 Develop ordinance - 2010	Study initiated in 2008 resulting in the City Council instructing the City Attorney's Office and Department of City Planning to further review programs such as the District of Columbia's Tenant Opportunity to Purchase Act (TOPA) and provide legal analysis (including a review of the Ellis Act) relative the development of a similar law/program in Los Angeles. No LAHD or CRA/LA activity in 2010.

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Los Angeles Inter-Agency Preservation Working Group	Citywide and subregional efforts to create strategies for preserving at-risk housing Regular reports on strategies identified	2008-2014	Six meetings were convened with the collaboration of the Los Angeles Preservation Working Group (LAPWG). The LAPWG is comprised of LAHD, CRA/LA, HACLA, HUD staff, affordable housing developers, advocates and legal services organizations. The six meetings served to strategize to preserve the City's affordable housing stock by sharing information, tracking expiring inventory, and the development of creative preservation strategies and transactions.
New Generation Fund - Preservation of At-Risk Housing	Support preservation of 640 low-income units	2008-2014	No loans were completed in 2010.
Rent Stabilization Ordinance (RSO)	Maintain registration of 633,000 units annually Protect tenants from unreasonable rent increases while providing landlords with a just and reasonable return	2006-2014	Registration of approximately 638,00 RSO units is required annually. RSO continues in effect & fully operational. $1 million RSO Study completed & findings & recommendations forwarded to City Council. Outreach & education program completed & outreach expanded. RSO limits/prevents arbitrary evictions. 245 landlord declarations of intent to evict were processed & 154 tenant households were provided approximately $1.4 million in relocation assistance through LAHD contractor.
Housing Choice Voucher Program	Maintain 37,000 Section 8 vouchers for very low-income households	2006-2014	HACLA has allocated 41,088 vouchers (including HUD-VASH) for very low-income households.
Section 8 Vouchers for Disabled and Elderly Households	Continue to provide 518 vouchers	2006-2014	In 2010 a priority was offered through our various programs that assist the homeless, such as HUD-VASH, Homeless, MRP, SPC and PBV.
Real Estate Owned (REO) Acquisition	50 REO properties purchased by low-income households 50 REO properties purchased by moderate-income households	2006-2014	This program was combined with the NSP - Foreclosed Properties program described below.
Neighborhood Stabilization Program--Foreclosed Properties	1,000 moderate income units (120% of AMI) or below acquired, rehabilitated, and resold/rented 25 percent of all funding for very low income units (50% of AMI) and below	2009-2014	NSP Housing Units Acquired - 168 units NSP Housing Units Rehabilitated - 13 units
Mortgage Revenue Bond Financing – Affordable Units in Market Rate Housing	Rehabilitate 90 units for very low-income households	2006-2014	No market rate projects were funded through the Bond program in 2010, due to the statewide suspension of Prop 1C for the majority of the reporting period.

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Historic Preservation	25 units per year in historic structures for moderate income households Accessible unit(s) in every project	2006-2014	Pre-development: Rehabilitation of the historic Dunbar Hotel, including CRA/LA and LAHD properties, totaling 83 units. Under construction: Permits issued for rehabilitation of the historic Boyle Hotel in the Eastside/Adelante Redevelopment Project Area, including reconfiguration of 32 hotel rooms into 31 affordable units and new construction of an addition of 20 affordable units on an adjacent parcel. CRA/LA conducted an historic preservation study in the Normandie 5 project area to assess inventory of historic structures.
Incentives for Affordable Housing in Historic Preservation Overlay Zones	Rehabilitation of 10 homes occupied by low-income households in HPOZs annually	Establish interdepartmental working group to identify potential incentives - 2010 Report to Council on incentives - 2011 Incentives established and posted - 2012	In 2010, DCP approved Mills Act contracts for 42 properties in HPOZs.
Mills Act Implementation	25 homes annually	2006-2014	In 2010, DCP approved 53 contracts, including: 3 multi-family properties, 1 commercial property, and 49 single-family properties.
Rent Stabilization Training Program	Complete development of training materials Distribute information	Report to Council - 2009 Adopt new measure - 2010	LAHD cannot legally compel property purchasers & new managers to attend property management training. Landlords in Rent Escrow Account Program (REAP) are required to attend Property Management Training Program (PMTP) classes & others may attend voluntarily. LAHD coordinates & provides training for 36 PMTP sessions annually for approximately 1,000 landlords & managers.
Property Management Training Program	Training completed for 3,413 management entities	2006-2014	During calendar year 2010, LAHD referred 1,409 property owners who failed to comply with the Department's Orders to repair health and safety Code violations to attend the Property Management Training Program to receive instruction pertaining to property management and maintenance, as well as related rental topics.
Coastal Zone Monitoring	Annual reports on the status of the affordable housing stock in the Coastal Zone Monitor and enforce compliance with affordability covenants	2006-2014	No new covenants for affordable units were executed in 2010. The annual report on new construction, conversion and demolition of housing in the Coastal Zone areas during 2010 is pending availability of staff resources to complete the research.

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Affordable Housing Monitoring	Annual reports on the status of the affordable housing inventory Monitor and enforce compliance with affordability covenants	2006-2014	Incorporation of affordability covenant information into ZIMAS on-hold pending budget and staff resources. HACLA continues to participate in providing information on the affordable housing inventory. CRA/LA prepared annual reports to State HCD. LAHD monitored 20,293 restricted units. Through enhanced compliance efforts, over 2,000 units have been brought back into compliance.
Citywide Housing Production System	Create new inter-departmental system Generate reports	2008-2014	In 2010, CHPS implementation / development were completed. CHPS has been in production since then. Phase I was completed in July 2010. CHPS system allows CHPS partners to upload data via File Transfer Protocol (FTP) and generate report "Housing That Works". Phase II was completed in December 2010. Phase II includes online form for direct data entry by each agency and more reports such as units summary, funding summary and detail project data. Data for projects from 2008 to 2010 were collected from LAHD, CRA, HACLA, LAHD Land Use group and Building & Safety. Data reconciliation & clean up for projects between 2008 and 2010 were completed.
RSO Monitoring	Annual report on the status of RSO properties	2006-2014	Registration of approximately 638,00 RSO units is required annually. RSO Determinations unit reviews exemptions & maintains findings & records in BIMS system. Demolitions of RSO units is tracked through required filings of landlord declarations of intent to evict for demolition & permanent removal from the rental housing market. 20 removal applications were processed.
Inventory Update	Annual report on development of sites included in the Inventory of Sites	2006-2014	DCP reported a net gain of 2,290 multi-family dwelling units and a net gain of 171 single family dwelling units citywide in 2010. An annual report on the development of sites in the Site Inventory was not published due to budget constraints.

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Monitor Housing Production Goals	Periodic report on the City's housing production and preservation goals and accomplishments	2006-2014	DCP efforts on hold pending budget and staff resources. LAHSA on a yearly basis updates the Housing and Services Inventory that gets submitted to HUD. This report is vetted with the 10 Homeless Coalitions and Planning Bodies throughout the County of Los Angeles. HACLA participated in meetings and provided information for the CHPS (Citywide Housing Production System). CRA/LA monitored production of affordable housing to comply with redeveopment law, filed annual HCD report, and tracked production and Low Mod Income Housing Fund expenditure data for Five-Year Implementation Plans. Prepared agency-wide reports.
Annual Report on the City's Housing Stock	Quarterly and annual reports on residential building activity Periodic report on changes in the rental housing stock	2006-2014	Quarterly and annual reports for 2010 posted on DCP website.
Monitor the Affordable Housing Incentives Program	Periodic report on affordable housing units produced as a result of land use incentives	Create multi-department systems working group - 2009 Draft of new tracking system - 2010 Final tracking system developed; pilot tracking - 2011 Track affordable housing; post results quarterly - 2011-2014	DCP efforts to track and assess the impact and benefit of incentives on hold pending budget and staff resources. LAHD developed a HIMS Module to track compliance of land use covenants. A monthly report was created to record the number of applications received and covenants recorded as well as the status of each application received. Lastly, a year-end report was developed to reflect the total covenants recorded by affordablility, the number of affordable units, type of covenant and the purpose of the covenant.
Advocacy for State and Federal Data Production	Support State and Federal bills that provide for the production and collection of data that supports the City's planning needs	2006-2014	No activity in 2010 by DCP. There were no Legislative Responses during 2010 from the DOD in support of advocacy for State and Federal Data Production. No activity in 2010 by CLA. The Mayor's Office continues to support these efforts. The Mayor's Office recognizes the value of complete and rigorous data that assists in the City's planning needs.
Collaboration on Data Production and Collection	Additional data from Federal, State, regional and County agencies Homeless Count with City of Los Angeles data	2006-2014	No DCP activity in 2010. On a biannual basis, LAHSA conducts the Greater Los Angeles Homeless Count which includes data on sheltered and unsheltered homeless. The data for 2009 Homeless Count includes data for the City of Los Angeles and its 15 City Council Districts. No acitivity in 2010 by CLA.

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Census 2010	Census forms and methodologies that better reflect the City's needs	2006-2010	Department of Public Works/Bureau of Engineering responded to the Census Bureau's annual Boundary Annexation Survey to review and submit geographic information that ensures an accurate census for the City. No activity in 2010 by DCP or CLA. The Mayor's Office engaged in a robust campaign to support the complete count efforts. The Mayor's Office will continue to advocate for counting methodologies that ensure a fair count and share of federal resources that are based on population counts.
Housing Needs Assessment by Community Plan Area	Adopt revisions of Community Plans that include the designation of appropriate locations and densities of housing Adopt implementation measures to assure that such sites are designated and zoned appropriately Develop different scenarios for each community to reach fair share goals in the Community Plans where updates will not be completed by 2014 and conduct public participation process to discuss and select the preferred scenario	2006-2014	Seven Community Plans were in development, including consideration of housing opportunitels at planned or potential station areas.
Database for Evaluating Housing Needs	Database of current socioeconomic and demographic data Periodic reports of socioeconomic and demographic data	2006-2014	DCP maintained database and produced reports upon request.
Adjust Production and Preservation Goals on a Periodic Basis	Periodic adjustment of housing production and preservation goals and program priorities	2006-2014	DCP activity on hold pending budget and staff resources. LAHD made adjustments throughout 2010, including: rating and ranking adjustments in considering projects for funding; additional subsidy boosts for projects that met the City's housing goals; Smoke-Free Incentive Program eliminated; reprogramed funds from expired AHTF commitments to fund Round 2 projects that did not get TCAC awards; reallocated funds from the NSP2 program to fund qualifying successful 2010 Round 2 AHTF projects; utilized HOME funds for conversion purposes; Round 3 programmatic, funding, rating and ranking adjustments.

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Density Bonus	Adopt amendments to the Zoning Code to reflect current State density bonus law Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate implementation of the most recent density bonus requirements 45 very low income units annually 129 low income units annually 118 moderate income units annually	2006-2014	Affordable Housing Incentives Program Guidelines in development. In 2010, 15 cases were filed with DCP that included a density bonus request.
Downtown Affordable Housing Bonus	Adopt amendments to the Zoning Code to implement incentives in Downtown 40 moderate, 30 low, and 30 very low income affordable units annually	Adopt ordinance - 2007 Post on web site and disseminate to developers - 2008-2014 Individual developer consultations - 2008-2014	DCP provided one-on-one consultations with residential developers. DCP reveiwed several projects to support public funding applications. CRA/LA monitored implementation of the ordinance.
Affordable Housing in the Coastal Zone (Mello Act Implementation)	Adopt amendments to the Zoning Code to implement inclusionary and replacement housing requirements in the Coastal Zone Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate implementation of affordable housing requirements in the Coastal Zone 45 very low income units 30 low income units 50 moderate income units	2006-2014	No amendments to the Zoning Code or the Affordable Housing Incentives Program Guidelines in 2010.

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Expedite Affordable Housing Projects	Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate implementation of expedited processes for affordable housing development Prioritize affordable housing projects to expedite processing of permits and any related entitlements Reduce building permit processing time by up to 3 months Reduce entitlement processing time by up to 3 months	2010-2014	DCP acitivity on hold pending budget and staff resources. Data on LADBS activity not available.
Community Plan Affordable Housing Targets	Break down the citywide RHNA housing goals plus other unmet housing needs (fair share goals) among the 35 community plans by affordability level and units	2008-2014	7 Community Plans in development, including policies and objectives addressing affordable housing needs.
Neighborhood Level Affordable Housing Programs	Cnetral City West: 670 low-income units Playa Vista: 190 moderate-income for-sale and 100 low-income rental units in Phase 1, and 125 moderate-income for-sale and 83 low-income rental units in Phase 2 Warner Center: 1200-1300 workforce housing units (200 per year for the next 6 years) by 2014	2006-2014	Central City West: 2 cases approved, including 123-unit 100% affordable project and 376-unit project with 15% low income units. Playa Vista: In 2010, Phase 2, tract map was approved, with recordation of the tract map anticipated in 2012. Construction of Phase 2 affordable units will follow recordation of the tract map. Warner Center: No activity in 2010. 7 Community Plans in development, including consideration of affordable housing incentives for targeted growth areas.

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Redevelopment Project Area Housing Programs	Adopt inclusionary affordable housing requirements within each redevelopment project area's Five Year Plan in conformance with the Community Redevelopment Law	2006-2014	Adopted North Hollywood Project Area Five-Year Implementation Plan (FY2011-14) including inclusionary housing programs on June 17, 2010. Monitored implementation of affordable housing requirements within the Pacoima/Panorama City Projet Area's Five-Year Implementation Plan to comply with Community Redevelopment Law. Adopted the 2010-14 Five Year Implementation Plan in December 2009. Hollywood 5-year Plan 2009-2014 in effect. East Hollywood 2010-2014 in effect. Implementation Plans produced for each project area in South LA region.
Redevelopment Project Area Workforce Income Housing Programs	Adopt Workforce Income Housing Program Guidelines	2008-2014	No activity in 2010.
Preservation Barriers Assessment	Identify development standards that pose compliance difficulties for preservation projects Adopt amendments to the Zoning Code to alleviate challenges	2006-2014	On hold pending budget and staff resources.
Streamlined Review Process for Redevelopment Project Areas	Reduce entitlement processing time for residential development by at least 3 months	2006-2014	DCP staff coordinated project review with CRA/LA staff to streamline and avoid duplication of effort, including design review and the preparation of environmental review documentation that both agencies use in the respective agency review and approval procedures. Budget and staff reductions prevented significant improvements to entitlement procesing time.
Improvements to Entitlement Processing	Complete fee study of entitlement processing costs Amend the Zoning Code to implement full cost recovery Reduce entitlement processing time for residential development by at least 3 months Reduce the number of City departments involved in approving and signing-off for building permit issuance	Issue request for proposal for consultant - 2008 Fee study completed and approved by Council - 2009 Ordinance adopted with new fees - 2010 Streamlined procedures designed by interdepartmental working group - 2008-2009 System for condition clearance designed, tested, implemented - 2009-2014	Development of departmental reorganization plan to reconfigure teams and team functions to more efficiently and effectively review and process development cases, including organization by geography and one case-one planner approach. Implementation of new organizational structure planned for 2011. Department-wide staff training conducted in anticipation of staff transferring to new functions. Training mataerials posted on DCP internal website.

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Development and Design Standards	Reduce need for entitlements for residential development projects Include development and design standards in 16 Community Plans	2008-2014	7 Community Plans in development.
Zoning Code Reform	Adopt Zoning Code amendments to streamline the review and approval process Adopt various packages of grouped code amendments	2008-2010	City Planning Commission approved 2 Zoning Code Amendments--single and multiple approvals, and core findings--and City Council adoption anticipated in 2011. Amendment regarding planned unit developments in development with presentation to City Planning Commission in 2011.
Amend the Zoning Code to Facilitate Non-Conventional Housing	Adopt amendments to the Zoning Code to accommodate innovative multifamily types	2008-2014	Ordinance in development to allow by right licensed community care facilities for 7 or more residents citywide.
Update the Los Angeles Building Code	Adopt the CBC	2006-2008	Program completed.
Complete Community Plan EIRs	Minimal environmental review (i.e., Negative Declaration) required for residential development projects	2008-2014	7 Community Plans and corresponding Program EIRs in development.
Modifications to Small Lot Subdivision Process	Identify development standards, code requirements, and procedures that pose compliance difficulties for small lot subdivisions Adopt amendments to the Zoning Code to alleviate challenges	2006-2014	On hold pending budget and staff resources.
Modifications to Second Unit ("Granny Flat") Process	Identify development standards and code requirements that pose compliance difficulties to Second Unit Process Adopt amendments to the Zoning Code to alleviate challenges	2008-2014	Zoning Administrator Memorandum issued in 2010 providing guidance on implementing State provisions governing the development of second units on residential lots. Zoning Code amendment is not needed because City is not pursuing additional standards or provisions.
Streamline Affordable Housing Covenant Process	Reduce time needed to prepare affordable housing covenants Reduce time needed to obtain clearance from LAHD for building permits Annual report on covenant production and processing time	2006-2014	On hold pending budget and staff resources. A covenant processing timeline was developed to track the status of each project from the receipt of land use application to the recordation of the covenant.

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Inter-Agency and Inter-jurisdictional Coordination	Leverage 7:1 (instead of current 4:1) in additional County, regional, State and Federal funds to local funds for residential development	2006-2014	The leverage ratio for 2010 projects increased to approximately 6:1. As the Continuum of Care lead, LAHSA submits on an annual basis the SuperNOFA application for federal funds. This year, the Request for Proposal (RFP) included a joint criteria developed in conjunction with the Housing Authorities. HACLA coordinates the Permanent Supportive Housing NOFA with HACLA and Los Angeles County. CRA/LA coordinated with HACLA for the Jordan Downs Redevelopment. The Mayor's Office continues to lend its support, and when possible, resources to further interagency coordination. In the last year, the Mayor's Office lent its support and continued to participate and sponsor meetings across agencies to streamline processes and maximize leveraged funding. With pressures and cuts on public funds for the development of affordable housing, the recent push has been on salvaging county and federal funds that finance the development of affordable housing.
Crime Prevention through Environmental Design (CPTED)	40 residential projects given technical assistance and recommendations annually	2008-2014	DCP provided one-on-one developer consultations and referred applicants of proposed developments to LAPD for assistance.
Neighborhood Watch	Technical support and assistance to 20 new Neighborhood Watch programs annually	2008-2014	Data not available.
Safer City Initiative	10% reduction in criminal activity on Skid Row annually 400 homeless persons directed to housing and service programs annually	2007-2014	The Mayor continues to prioritize public safety in the City. The Safer City Initiative has and continues to make steady progress in the reduction of crime in the city's core/skid row. Addressing homelessness through the provision of services, and where possible, placement of individuals and families in permanent, supportive housing, is the ideal the City strives toward.
Health-based Buffer Zones for Residential Neighborhoods	Establish appropriate buffers in 12 Community Plans Make modifications to the Zoning Code and project-based mitigation measures as necessary	2008-2014	7 Community Plans in development, including development of buffer/transition areas between residential and hazardous, noxious uses. No Zoning Code modificaitons in 2010. No changes to project-based mitigation measures. On a case-by-case basis, DCP has required Health Risk Assessments (HRAs) on projects to gauge health risks from polluting sites and determine appropriate mitigation.

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Reducing Construction-Related Pollution	Revised construction-related pollution guidelines Changes to Zoning Code, Building Code and project-based mitigation measures as necessary	2008-2014	On hold pending budget and staff resources. Data on LADBS activity not available.
Increase Access to Parks, Recreation Areas and Green Spaces	Increased accessibility to parks and open spaces designated in 16 Community Plan Updates	2008-2014	7 Community Plans in development, including consideration of guidelines to facilitate access to parks and open spaces.
Zoning and Neighborhood Implementation Tools for Mixed Use Development	1,000 housing units in mixed use development Identify targets in all Community Plans Adopt ordinances if appropriate	2008-2014	7 Community Plans in development, including consideration of mixed-use nodes and boulevards, requiring mixed-use in such areas with design standards for mixed-use developments. 2 cases were filed for zone changes to Residential Accessory Services (RAS) zones, including one 44-unit project and one 500-unit project.
Healthy Neighborhoods	Adopt Healthy Neighborhood Policy with guidelines for sustainable practices and implement policy 30 units for extremely low income (30% AMI) annually 90 units for very low income (50% AMI) annually 130 units for above-moderate income (up to 200% AMI) annually	2009-2014	Projects in Hollywood, East Hollywood and Normandie 5 project areas utilized the Healthy Neighborhoods Policy, providing over 80 very low income and 78 low income units.
Childcare Facilities	5 childcare facilities and 375 slots in residential projects 6 childcare facilities and 450 slots in commercial development and/or near transit	2008-2014	DCP tracking of the development of childcare facilities (including the number of facilities and the number of slots) on hold pending budget and staff resources. CRA/LA activity: Caroline Severance Manor includes a child care facility for approximately 80 pupils. Contract executed.
Million Trees LA – Public Property and Rights-of-Way	300,000 trees planted on public property and public rights-of-way	2006-2014	Since the program launch in September of 2006, Million Trees LA (MTLA) has planted over 330,000 trees increasing the overall new tree planting rate by as much as 6 fold. Prior to the MTLA program, the City, non-profits and new developments was planting approximately 10,000 annually (based on City's Urban Forestry Division information).
Walkability Checklist	Integrate Walkability Checklist into the project review process	2006-2014	Walkability Checklist was integrated into the project review process.

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Urban Design Studio	Establish Urban Design Studio as a division within the DCP Maintain Urban Design Studio with an annual operating budget Increase staff to run Urban Design Studio	2006-2014	Urban Design Studio maintained in 2010 but with reduced staff and as a unit within the Policy Planning division due to budget constraints.
Stormwater Collection and Mitigation	Adopt on-site stormwater design guidelines Integrate on-site stormwater design guidelines into project review process	2008-2014	Low-impact development ordinance in development with City Council adoption anticipated in 2011.
Green Streets	Adopt stormwater design guidelines for public rights-of-way Integrate stormwater design guidelines into project review process regarding needed off-site improvements	2008-2014	Stormwater design guidelines and Green Street Standard Plans, developed by an interdepartmental Green Streets Committee and adopted in 2010, provide construction details for green street elements. Guidelines integrated into project review regarding Stormwater Best Management Practices.
Landscape Design	Integrate Landscape Ordinance into project review process	2008-2014	Landscape Ordinance continued to be part of project review throughout 2010. DCP prepared a Technical Bulletin for DCP staff regarding implementation of the Ordinance.
Reduced Requirements for Housing near Transit	Adopt revised traffic impact study policies Reduce traffic mitigation requirements for housing near transit	2006-2014	In 2010, the City updated the Traffic Study Guidelines. The new policies and guidelines allow development projects near transit to reduce their overall project trips. This helps projects when assessing impacts (less trips = less impacts). Projects on or adjacent to a station for fixed rail are given the highest trip reduction.
Transit Oriented District Studies	Complete 10 transit oriented district studies Incorporate study recommendations into the Community Plans	Complete TOD plan for La Cienega/Jefferson TOD - 2007 Council authorization to fund 9 TOD plans - 2007 Contracts approved for consultant teams - 2008 Complete 9 TOD plans, adopt ordinances - 2009-2010	9 TOD studies completed in 2010. Four Community Plan updates in development that include the station areas and will incorporate study recommendations. An additional 10 TOD studies were initiated for station areas along the Blue and Green Lines in the South Los Angeles and Southeast Los Angeles Community Plan Areas. TOD studies were also underway within the Cornfield Arroyo Specific Plan and Warner Center Specific Plan.

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Innovative Parking Strategies	Complete studies of parking alternatives including maximum and shared parking feasibility study Incorporate parking study recommendations into Community Plans and the Zoning Code where appropriate	2008-2014	No activity in 2010.
Congestion Management Program Land Use Strategy	Report on all projects developed and all demolitions around major transit stations and transit corridors annually Certify compliance with the Los Angeles County Congestion Management Program annually	2008-2014	Congestion Management Program report and certification of compliance with the Los Angeles County Congestion Management Program was adopted by City Council on August 4, 2010.
Jobs/Housing Balance Incentives: Residential Exemptions in Transportation Specific Plans	Add fee exemption for residential units to Transportation Specific Plans that govern employment centers	2008-2014	No DCP activity in 2010. On hold pending budget and staff resources (LADOT).
Education about Growth, Housing Need, Mixed-Use and Mixed-Income Neighborhoods	100 presentations Develop training curriculum Quarterly training workshops throughout the City of Los Angeles 100 participating neighborhood council members and community organization members annually	2008-2014	To date HRC has conducted 15 presentations and/or workshops to 15 different neighborhood councils. Approximately 107 stakeholders. 6 NCs in the Valley region, 3-NE/East region, 4-South region, 2-Central region. HACLA continued to worked with Jordan Downs Community Advisory Committee and the WATTS neighborhood council to provide trainning and information regarding the redevelopment of Jordan Downs wich is proposed to be a mixed use and mix income neighborhood. CRA/LA conducted over 10 workshops in the Hollywood and East Hollywood project areas. DCP activity on hold pending budget and staff resources.
Targeting Growth in Community Plan Areas	Identify targeted growth areas and incorporate appropriate land use designations in 16 Community Plans Identify targets in all Community Plans	2008-2014	7 Community Plans in development.
Housing Element Relationship to Land Use Entitlement and Long-Range Planning	Report to City Planning Commission	December 2008	No activity in 2010.

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Priority Plan Check and Expedited Permitting for Green Building Projects	Reduce plan check and permit process time for any LEED-Silver residential projects	2006-2014	Data on LADBS activity not available.
Entitlement Case Mangement and Expediting for Green Building Projects	Reduce entitlement processing time for 100 LEED-Silver residential projects	2008-2014	Report on LEED-Silver cases on hold pending budget and staff resources.
Sustainable Practices: Green Team	Establish Green Team Establish and maintain Standard of Sustainability Establish and maintain Standard of Excellence Develop and implement ordinances as necessary	2008-2014	LA Green Code adopted in 2010, effective January 1, 2011, to implement the CalGreen Code and to: sunset the Standard of Sustainability; modify the Standard of Excellence to comport to CalGreen; establish LADBS as lead agency; and direct that Green Team meetings be held as needed, as determined by LADBS. In 2010, Green Team activity was reduced due to limited resources. CRA/LA implemented CRA/LA sustainable practices in CRA/LA-assisted residential developments.
Reduce Impediments to Innovative Design	Improved and streamlined procedures	2008-2014	Data on LADBS activity not available.
Financial Incentives to Conserve Water	Installation of high efficiency clothes washers in 5,000 households per year	2006-2014	Data not available.
Manage Water Resources	Adopt changes in procedures as needed to allow stormwater reuse Facilitate integration of stormwater capture into site plan review	2009-2014	Data not available.
Incentives to Conserve Energy	50,000 low income households obtain more energy-efficient refrigerators 2,000 household retire non-energy efficient refrigerators annually	2006-2014	Data not available.

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Loans for Energy Conservation in Affordable Housing Development	2,900 affordable housing units with energy efficient systems	2006-2014	Data not available.
Encourage Energy Conservation through Pricing	10,000 residential customers on the TOU rate	2008-2014	Data not available.
Green Power for a Green LA	25,000 households choosing alternative energy sources	2006-2014	Data not available.
Million Trees LA – Private Property	700,000 shade trees planted citywide	2006-2014	Since the program launch in September of 2006, Million Trees LA (MTLA) has planted over 330,000 trees increasing the overall new tree planting rate by as much as 6 fold. Prior to the MTLA program, the City, non-profits and new developments was planting approximately 10,000 annually (based on City's Urban Forestry Division information).
Building Design for Energy Efficiency	Guidelines developed and updated Integrate guidelines into all project reviews	2008-2014	Guidelines continued to be made available on-line at www.environmentla.org. LEED guidelines regarding energy efficiency in residential buildings were integrated into project reviews.
Building Design for Improved Air Quality	Guidelines developed and updated Integrate guidelines into all project reviews	2008-2014	Guidelines continued to be made available on-line at www.environmentla.org. LEED guidelines regarding indoor air quality in residential buildings were integrated into project reviews. Data on LADBS activity not available.
Loans for Conservation	700 loans to households for installing solar systems	2008-2014	Data not available.
Incentives to Encourage Green Building Solutions in Existing Buildings	Develop green building incentives program for existing buildings	2006-2014	Data not available.
Recycle Construction Waste	Establish incentive program for source separation of constuction and demolition waste Establish rebate program for construction and demolition waste taken to a City-certified waste processor Adopt ordinance to require construction and demolition waste to be taken to a City-certified waste processor	2006-2011	Data not available.

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Sustainable Building Materials	Issue and maintain guidelines Integrate guidelines into project review process	2009-2014	Guidelines continued to be made available on-line at www.environmentla.org. LEED guidelines regarding sustainable building materials were integrated into project reviews. CRA/LA implemented CRA/LA's sustainable practices in CRA/LA-assisted residential developments. Data on LADBS activity not available.
Recycling Collection in Residential Development	Provide on-site recycling bins and weekly pick-up for all residential developments	2006-2014	Data not available.
Information and Referral and Technical Assistance Regarding Sustainable Practices	Develop and maintain an outreach website 1,000 residential development stakeholders (architects, engineers, developers, general contractors, and others) trained in sustainable practices annually Produce Green Building Report Card annually	2009-2014	Website maintained. Green Team met as needed. Green Building Report Card was not produced due to budget constraints. CRA/LA implemented CRA/LA's sustainable practices in CRA/LA-assisted residential developments. Data on LADBS and LADWP activity not available.
Sustainable Practices Demonstration Projects	One multi-family demonstration project and five single family demonstration projects annualy	2009-2014	On hold pending budget and staff resources.
Neighborhood Stabilization Program	6 residential neighborhoods served by program Adoption of new Community Plans	2008-2014	7 Community Plans in development, including design guidelines to protect neighborhood character. CRA/LA met with City departments to support identification and prioritization of distressed neighborhoods that overlapped with the Pacoima-Panorama City Project Area.
Services in Public Housing	50 residential clients served by educational assistance programs 100 residential clients served by computer training programs 100 youth served by recreational, educational and cultural programs 1,600 residential clients served by career assistance programs	2006-2014	Due to the current recession and reduced funding for service programs, HACLA will pursue funding to provide at least the following level of services: Reduce residential clients served by career assistance programs from 1,600 to 100. Under Funding Sources remove Public Housing Budget and replace with WIA. At 4 sites, Ramona, Nickerson, Jordan and Imperial Courts the Community Safety Partnership will provide services to residents in partnership with LAPD Officers. Moreover, at Jordan Downs the implementation of a comprhensive Human Capital development intitative will service over 1,800 residents.
Improved Street Standards, Streetscapes and Landscaping	Adopt new street standards	2008-2014	Study on altaernative street designations completed in 2010. Incorporation into the Mobility Element in development.

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Improved Quality of Bicycle and Pedestrian Paths	Adopt policies in Bicycle Plan, Transportation Element and Community Plans that promote pedestrian and bicycle transit linkages 10 bicycle route segments constructed/improved 100 pedestrian paths improved	2008-2014	Bicycle Plan in development in 2010, with City Council adoption anticipated in early 2011. 7 Community Plans in development, including consideration of wayfinding signage programs to assist access.
Urban Design Standards	Adopt urban design standards in 16 Community Plans	Develop template for urban design chapter of Community Plans - 2008 Incorporate into plans and tailor to each community - 2008-2014	7 Community Plans in development.
Bicycle Facilities	Establish guidelines and development standards 40 bicycle facilities developed in residential projects annually	2009-2014	Policy to require bicycle parking in residential developments was under study as part of the Bicycle Plan in 2010. Revised bicycle parking standards for residential development in the Zoning Code in development in 2010. CRA/LA prepared application for Intermodal Bike Stations along Exposition Line and near density of housing units in Exposition/University Park project area. One project in pre-development phase, Blossom Plaza, to include bicycle facility.
Response to Development Opportunities	20 developers and property owners provided with technical assistance annually	2006-2014	CRA/LA provided assistance to over 20 developers: North Hollywood project Area - 5 developers Downtown region - over 10 developers Reseda/Canoga Park Project Area - 3 developers Hollywood and East Hollywood - 5 developers
Planning for Neighborhoods	16 updated Community Plans Implementation tools as appropriate	2008-2014	7 Community Plans in development.
Community and Neighborhood Council Development Review	Duplicate case files provided to CNCs for proposed projects Notifications to CNCs for filed applications bi-weekly Case filing activity posted on DCP website bi-weekly Case activity maps posted on DCP website quarterly	2006-2014	DCP continued bi-weekly posting of cases filed by Neighborhood Council and Community Plan areas. DCP maintained the Early Notification System and continued bi-weekly notification to Certified Neighborhood Councils (CNCs) of cases filed. DCP continued to provide duplicate copies of cases filed to CNCs.

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SurveyLA – The Los Angeles Historic Resources Survey	Complete citywide survey Publish results	2006-2012	In 2010 the implementation phase of SurveyLA began. Surveys were completed in five Community Plan Areas (South LA, Southeast LA, West Adams-Baldwin Hills-Leimert Park, Sunland-Tujunga-Shadow Hills-Lakeview Terrace-La Tuna Canyon, Hollywood) and covered almost 200,000 parcels. Results are pending a format review process which will include public hearings.
Anti-Mansionization Regulations	Adopt an ordinance to regulate new single-family home construction in flatland areas Adopt an ordinance to regulate new single-family home construction in hillside areas	Adopt ordinance for flat lands - 2008 Adopt ordinance for hillsides - 2009	In May 2010, City Planning Commission recommended to City Council approval of the Baseline Hillside Ordinance. In August 2010, City Council took action requesting that a final ordinance be prepared for presentation to the City Council. City Council adoption of the Ordinance anticipated in early 2011.
Neighborhood Preservation – Downzoning	Rezone appropriate areas in 16 Community Plans	2008-2014	7 Community Plans in development, including consideration of design guidelines to preserve prevailing scale of development in the neighborhood.
Homeownership Properties Acquisition Demonstration Project	150 affordable units sold to moderate income families	2008-2014	Council District 9 Project Area RFP was released. Purpose to acquire scattered sites.
Home Ownership on Large Lots in Pacoima	1 pilot project in Pacoima	2008-2014	On hold pending budget and staff resources.
Reasonable Accommodation	Train DCP-staff on processing Reasonable Accommodation requests Produce and disseminate materials regarding Reasonable Accommodation process	2007-2014	Reasonable Accommodation Checklist, a standard DCP application form, was maintained and used to confirm an applicant's qualificaiton for reasonable accommodation provisions. One-on-one training of DCP staff conducted regarding the processing of reasonable accommodation requests. Zoning Administrator Memorandum issued confirming the waiver of fees related to reasonable accommodation requests.
ADA Compliance Officer(s)	Reasonable accommodation provided in all appropriate and covered facilities and programs including residential shelters	2006-2014	There were 285 sign language interpreter services and 92 Communication Access Realtime Translation (CART) reasonable accommodation requests that were processed and provided. In addition, 16 requests were processed and provided for ADA equipment and personnel assistants from city employees. DOD provided the 2010 ADA Coordinator Training Workshop to monitor city departments and council offices in their efforts to comply with the ADA and Rehabilitation Act of 1973. A total of 41 ADA Coordinators were in attendance. The ADA Oversight Committee approved, processed and delivered five Wheelchair Lifts to LA City Recreation and Parks for designated locations throughout the city. In addition, 21 Evacuation Tracks and 35 Evacuation Chairs were approved, processed and delivered to LA City General Services Department for placement at multi-story buildings LA Citywide.

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Office of the City Attorney Dispute Resolution Program (DRP)	Refer and resolve 50 housing disputes relatead to persons with disabilities	2006-2014	DOD Computerized Information and Referral Center provided four direct referrals to the DRP for landlord/tenant disputes, with the clients then being responsible for contacting DRP staff. Majority of CIC housing disputes were referred to the Eviction Center and Housing Rights Center due to the immediate crisis with time restraints and high risk of homelessness. Despite ongoing outreach efforts, DRP has not received any housing dispute referrals from either the Los Angeles Housing Department or the Department of Disability.
Citywide Fair Housing Program	Receive 600 fair housing inquiries annually Resolve 480 fair housing investigations annually Conduct 67 fair housing training sessions annually Train 35 new fair housing testers annually Answer 1,400 calls regarding fair housing issues annually through the Fair Housing/Predatory Lending Hotline	2006-2014	LAHD received 1,242 fair housing inquiries ; resolved 526 fair housing investigations; conducted 79 fair housing training sessions; trained 42 new fair housing testers; answered 8,058 calls regarding fair housing issues through the Fair Housing/Predatory Lending Hotline.
Community Reinvestment	Implement a demonstration program in at least one low or moderate income neighborhood	2008-2014	The City continues to seek ways to reinvest in communities with dwindling public sources of funding.
Responsible Lending Training with Financial Institutions	Implement a demonstration outreach and training program	2008-2014	With increased attention on the lending practices of financial institutions, especially in light of the major housing bust in 2008-2009 (and continuing today), the City continues to seek ways to incent and compel financial institutions to reinvest and conduct business with the City's residents and businesses.
Housing Information Clearinghouse	Establish a consolidated housing information database on the City's website	2006-2014	No activity in 2010. HACLA in 2010 continued to use Social Serve for property listings.
Housing Information Services	Identify avenues to distribute and disseminate information	2008-2014	CRA/LA established and implemented program, website and outreach to community to promote homeownership program in Council Districts 6 and 7. HACLA continued to conduct voucher issuance sessions, worked with program partners to disseminate information and used Social Serve for property listings.

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Don't Borrow Trouble: Education against Home Equity Fraud and Predatory Lending Scams	Answer 60 DBT/predatory lending calls annually through the Fair Housing/Predatory Lending Hotline	2006-2014	Answered 76 DBT/predatory lending calls annually through the Fair Housing/Predatory lending hotline.
Education for Buyers and Homeowners	3,000 individuals assisted annually	2006-2014	1,515 homebuyers attended homebuyer education classes.
Education for Property Owners	Provide education about housing management practices and regulations and promote knowledge of housing rights	2006-2014	CRA/LA on-going activity.
RSO Tenant/Landlord Outreach and Education Program	Develop mechanism to assure disclosure	2008-2014	RFP & $150,000 contract for development of landlord-tenant outreach program has been completed. Expanded outreach & training is underway to promote awareness of RSO tenant/landlord rights & responsibilities.
Fair Housing Awareness Training Program (Neighborhood Councils)	Establish fair housing education programs Pursue funding for training initiatives	2008-2014	On hold pending budget and staff resources.
Fair Housing Research	Complete the AI Identify and implement action items	2006-2014	Started the process to develop a new Analysis of Impediments. Identified a qualifed consultant selected via a competitive Request for Qualifications process. Met with fair housing advocates in September to discuss the upcoming AI process and to seek guidance on particular fair housing concerns in Los Angeles.
Domestic Violence Shelter Program	Provide 2,850 individuals with access to public services annually Maintain up to 1,006 shelter and transitional beds annually for domestic violence victims	2006-2014	Data not available.
HOPWA Emergency Shelter and Transitional Housing Program	20 existing HIV/AIDS emergency shelter beds funded annually 152 existing HIV/AIDS transitional housing beds funded annually 30 new HIV/AIDS transitional housing beds funded annually	2006-2014	1,341 clients received transitional housing.
Shelter and Transitional Housing Facilities	829 existing emergency shelter beds funded annually 2,880 existing transitional housing beds funded annually	2006-2014	Emergency Shelters: 106 beds (ESG) Transitional Housing: 896 beds (LAHSA SHP), 1,475 beds (Non-LAHSA SHP), 2,371 (Total SHP)

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Overnight Shelter (Winter Shelter and Year-Round Shelter)	954 temporary shelter beds year round Serve 30 or more families by vouchers in the Year Round Shelter Program 1,768 temporary winter shelter beds Serve 200 or more families and 15 or more individuals by vouchers in the Winter Shelter Program	2006-2014	Temporary Shelter Beds: 959 (City General Funds, County General Funds) Families vouchered by year round shelter program: 915 families Temporary Winter Shelter Beds: 1653 (City General Funds, County General Funds, ESG) Families vouchered by temporary winter shelter program: 605 households Individuals vouchered by temporary winter shelter program: 91 persons
Resources for Shelters	Distribute goods to 220 or more homeless service agencies and housing providers annually	2006-2014	Data not available.
Priority Occupancy for Homeless Persons	Adopt citywide policy and amend city codes and regulations to facilitate priority housing occupancy for homeless and special needs households	2007-2014	In 2010, the City made a commitment to create 250 units for chronically homeless through the Home for Good initiative to end chronic and veteran homelessness by 2016. CRA/LA on-going activity. HACLA reduced procedural barriers to provide housing assistance to eligible homeless individuals, including applicants to PBV and SPC. HACLA is also an active participant on the Home For Good plan.
Community Based Development Organization (CBDO)	Provide educational/vocational training and employment placement/retention services to 280 homeless persons annually	2006-2014	Completed Educational/Vocational Training: 333 persons Obtained Employment: 182 persons Retained Employment: 46 persons
HOPWA Supportive Services for Persons Living with HIVAIDS	Provide 13,500 clients with supportive services annually	2006-2014	9,144 clients received supportive services.
Rental Assistance for Homeless Persons	Distribute 4,000 Housing Choice Vouchers to homeless households annually	2006-2014	In 2010 HACLA has 4,011 allocated units for homeless persons.
Rental Assistance for Homeless Persons with Disabilities	Maintain housing of 2,000 homeless households with disabilities annually	2006-2014	In 2010 HACLA has 2,396 allocated units for homeless persons with disabilities.

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HOPWA Rental Assistance for Persons Living with HIV/AIDS	63 extremely low income and 21 very low income households receive TRA annually 13 extremely low income and 18 very low income households receive PBRA annually 305 low income households receive STRMU assistance annually	2006-2014	876 clients received housing subsidy assistance. In 2010 HACLA has 169 allocated TRA units and 32 allocated PRBA units to assist low-income individuals living with HIV/AIDS.
Citywide Rent-to-Prevent-Eviction Program	Assist 110-125 individuals or families at risk of homelessness annually	2006-2014	Adults assisted: 115 persons Families assisted: 88 households
New Resources for Rental Assistance	Increase the funding base for rental assistance for homeless households and households at high risk of homelessness	2008-2014	CRA/LA funded the Midnight Mission ($90K grant) for pilot program to place homeless persons from the courtyard into appropriate housing. The City has programmed all of its HPRP. This is a finite source of funds for homeless prevention; the City will advocate for a continuation of this as the opportunities arise.
HOPWA Housing Development for Persons Living with HIV/AIDS	Financing commitment to, at minimum, one housing development per year dedicated to serving persons living with HIV/AIDS and their families	2006-2014	$1 million in HOPWA funds were committed to housing development.
Permanent Supportive Housing Program	2,224 permanent supportive housing units financed for homeless households	2008-2014	Under the 2010 SuperNOFA application, 286 units of Permanent Supportive Housing were submitted for funding for homeless persons. The LA Continuum of Care was awarded $83,544,776. HACLA continued to allocate 2,224 permanent supportive housing units. CRA/LA activity: Pre-development: Several projects totaling 150 PSH units. Under construction: 2 projects totaling over 90 PSH units. Completed: 3 projects totaling 235 PSH units. LAHD activity: Five projects with 264 units were funded through the 2010 PSHP NOFA.

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New Resources for Housing Serving the Mentally Ill	Pursue funding towards permanent housing units for homeless mentally ill annually	2008-2014	Since the release of the Federal Strategic Plan to End Homelessness & the local Home for Good plan, LAHSA is taking a targeted approach to assessing need and setting regional priorities for CH, Vets, families & youth. Based on our 2009 Homeless Count, approximately 24% are severely mentally ill. RFPs for new funding under the SuperNOFA application target these groups. In addition, the Year Round Program also targets these groups. LAHSA will also continue to fund the two safe havens of which one is located in Skid Row and provides 50 beds to individuals with severe mental illness. The City will continue its work with interested stakeholders, particularly at the County level, to fund affordable housing with intensive, wrap-around services.
Permanent Housing (for persons with disabilities)	Maintain 1,477 permanent supportive housing units for homeles households annually	2008-2014	Permanent Housing (for persons with Disabilities): 1,120 (LAHSA SHP)
Los Angeles Supportive Housing Acquisition Fund	Support site acquisition and pre-development of up to 1,500 housing units	2008-2014	Four loans were approved in 2010: 102-unit project with 77 PSH units; a 56–unit project with 33 PSH units; a 34–unit project with 32 PSH units; a 32–unit project with 30 PSH units.
Homeless Housing and Services Coordination	Citywide and sub-regional plans to reduce and end homelessness adopted by the City Council Regular reports on financial management Regualr reports on contract management and program implementation	2008-2014	Development of citywide and sub-regional plans on hold pending budget and staff resources. As the lead for the Los Angeles Continuum of Care, LAHSA, conducts quarterly meetings to discuss efforts on how to combat homelessness effectively and efficiently. Attendees include City and County representatives to ensure a information sharing and coordinated process. Through November 2010, there were over 20 Continuum meetings featuring over 450 homeless service providers, city and county representatives, school districts, policy makers, faith based and grass roots organizations, and other homeless stakeholders. In addition, on a monthly basis, LAHSA provides financial and contract management reports to the Finance, Contract, and Grant Management Committee and the Program and Evaluation Committee of the LAHSA Commission of which 5 board members are representatives of the City of Los Angeles (10 member board). The City continues to work with the United Way and other partners in the pursuit of fulfilling the goals of its Home for Good plan.
Access New Resouces and Services for the Homeless	Periodic reports on state and county legislative and budgetary initatives	2008-2014	The Mayor's Office has participated actively in the Home for Good, countywide plan. The Mayor will continue to support the successful implementation of this plan as the opportunities arise.

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Housing and Services Planning for Persons Living with HIV/AIDS	Regularly updated plan for the use of HOPWA grant funds	2006-2014	Began preparation for release of 2011 RFP for HOPWA including focus groups with providers; held and staffed bi-monthly meetings w/ LA County HIV/AIDS Committee (LACHAC); HOPWA technical services provider completed assessment of the Hotel/Food Voucher Program and Housing Case Manager position, and made recommendations for changes to programs.
City Homeless Corrdinator	Periodic reports on homeless housing and service delivery and recommendations for improvement	2008-2014	Since February 2010, LAHSA has been conducting quarterly Continuum of Care Meetings to discuss efforts on how to combat homelessness effectively and efficiently. Agenda items that have been discussed include: aligning local homelessness initiatives with national HUD priorities, developing the criteria for a gaps analysis, and using our 2009 Homeless Count and Inventory data to better understand what homelessness looks like. These community meetings are consistent with national efforts to foster effective collaboration on ending homelessness on a holistic community level. Through November 2010, the Los Angeles Continuum of Care has conducted over 20 Continuum meetings featuring over 450 homeless service providers, city and county representatives, school districts, policy makers, faith based and grass roots organizations, and other homeless stakeholders. In addition, on a monthly basis, LAHSA provides financial and contract management reports to the Finance, Contract, and Grant Management Committee and the Program and Evaluation Committee of the LAHSA Commission of which 5 board members are representatives of the City of Los Angeles (10 member board). In addition, LAHSA coordinates the Biannual Homeless Count which provides local data for sheltered and unsheltered homeless. This information is utilized to develop gaps analysis and targeting of resources. The Mayor's Office continues to provide guidance and works alongside LAHSA in order to continue its housing and service delivery programs to the City's homeless population.
Temporary Housing Facilities for Disaster Response	120 sites available throughout the City within 24 hours of a natural disaster	2006-2014	RAP maintained readiness of recreation centers and staff for immediate shelter-welfare functions in emergencies. RAP maintains an emergency facility sheet for each facility in planning for any activation of a shelter on a 24/7 basis. There were 169 recreation centers and 31 senior centers available for emergency sheltering in 2010.
Outreach and Training for Emergency Preparedness and Response	4 fairs during Emergency Preparedenss Month annually 2 Neighborhood Preparedenss Ambassadors Trainings annually Outreach to neighborhood and community groups as requested	2006-2014	There were 18 fairs or public outreach events, 6 meetings, and 2 trainings in 2010.

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Siting Homeless Housing and Services	Identify locations for housing with supportive services in 16 Community Plans Identify targets in all Community Plans	2008-2014	7 Community Plans in development, including incentive areas for affordable housing.
Zoning and Development Standards for Shelters	Adopt amendment to Zoning Code to facilitate by-right siting of shelter and transitional housing facilities	2008-2014	On hold pending budget and staff resources.
Zoning for Health Facilities	Adopt amendment to Zoning Code to remove restrictions on locations of public health and treatment program facilities	2008-2014	Ordinance in development to allow by right licensed community care facilities for 7 or more residents citywide.
Assistance for Homeless Persons in Accessing Housing and Services	Continue funding 1 organization to reach 300 or more homeless individuals Explore expanding outreach funding to community-based organizations within the City	2006-2014	Individuals reached: 1,612 (LAHSA ERT) LAHSA has been implementing various programs to ensure that outreach funding is expanded. This year, we kept the number of Access Centers stable to ensure that homeless people have a place where they can be triaged to needed housing and services. There are a total of three LAHSA sponsored Access Centers in the City of Los Angeles, two in Skid Row including: Volunteers of America and Weingart Center Association. The other is the South Central Drop-In Center under Special Service for Groups.
Computerized Information Center/Information and Referrals for Persons with Disabilities	Assist 150 or more clients seeking homeless services and housing resource referrals annually	2006-2014	CIC provided 76 client referrals for homeless and housing assistance. Majority of referrals involved low cost affordable and accessible housing requests. Various resources include; Housing and Community Development Departments, Housing Authority of Los Angeles, and income based rental listing websites.
HOPWA Centralized Countywide Housing Information Services Clearinghouse	Assist 2,640 clients seeking HIV/AIDS housing information referrals	2006-2014	53,624 website hits for clients seeking HIV/AIDS housing information referrals, 533 live contacts, and 12 training meetings were provided.

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Awareness of Special Needs Housing (Neighborhood Councils)	Establish outreach curriculum Pursue funding for training program	2008-2014	LAHSA, on a quarterly basis, has a countywide Networking Outreach Teams Meeting. This year, there was a focus on providing outreach to veterans. Also, LAHSA's Emergency Response Team, is considered the lead Outreach Program for the County and provides support to the various County Board of Supervisors as well as assistance to special programs with other local outreach teams. This year, this included the areas of Emerald Necklace, Tujunga Wash, the Riverbed in Azusa, Whittier Narrows, Venice, LAC/USC Medical Center, Placita Olvera, and Skid Row. LAHSA's ERT also works with the Bureau of Street Services - Street Services Investigation and Enforcement Division and provides outreach assistance to ensure homeless persons in encampments are provided with resources, if requested.
Homeless Needs Outreach	Disseminate information about the housing needs of special needs populations to 2,000 people	2008-2014	LAHSA provides information and referral services to over 2,500 people. This includes calls received for homeless assistance. DCP had 7 Community Plans in development, including consideration of policies and objectives regarding equal access to housing for all populations.
Technical Assistance to Homeless Housing Providers	Technical assistance provided to 20 providers annually	2006-2014	Data not available.
A "Project 50" Pilot Program Targeting the Chronically Homeless	50 long-term chronically homeless individuals housed	2008-2010	Project 50 was completed, and housed 43 of the initial 50 chronically homeless individuals that were identified. This program will be expanded.

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General Comments: