

## CR-05 - Goals and Outcomes

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

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

This report contains annual information on the amount of funds expended, results achieved, progress toward goals and compliance with four federal grants made available from the U.S. Department of Housing and Urban Development (HUD). The four grants are:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships (HOME)
- Housing Opportunities for Persons with HIV / AIDs (HOPWA)
- Emergency Solutions Grant (ESG)

This is the first year of the City of Los Angeles' new 2018-2022 five-year strategic plan. The City adopted ten goals to guide the five-year strategic plan:

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

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

Below see categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the City's program year goals.

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

Goal	Category	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Develop affordable housing for homeless/low-income	Affordable Housing	Rental units constructed	Household Housing Unit	4000	0	0.00%	800	0	0.00%
Develop affordable housing for homeless/low-income	Affordable Housing	Homeowner Housing Added	Household Housing Unit	0	66		0	66	
Develop affordable housing for homeless/low-income	Affordable Housing	Direct Financial Assistance to Homebuyers	Households Assisted	410	0	0.00%	83	0	0.00%
Help low-income families to stabilize economically	Non-Homeless Special Needs	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	205950	56300	27.34%	41191	56300	136.68%
Help low-income families to stabilize economically	Non-Homeless Special Needs	Other	Other	0	0		1	0	0.00%
Improve local economy for low income residents	Non-Housing Community Development	Jobs created/retained	Jobs	3970	854	21.51%	795	854	107.42%
Improve local economy for low income residents	Non-Housing Community Development	Businesses assisted	Businesses Assisted	110	29	26.36%	22	29	131.82%

Goal	Category	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Preserve existing affordable housing	Affordable Housing	Rental units rehabilitated	Household Housing Unit	410	0	0.00%	83	0	0.00%
Preserve existing affordable housing	Affordable Housing	Homeowner Housing Rehabilitated	Household Housing Unit	1270	386	30.39%	254	386	151.97%
Prevent and reduce homelessness/domestic violence	Homeless Non-Homeless Special Needs	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10690	3592	33.60%	2139	3592	167.93%
Prevent and reduce homelessness/domestic violence	Homeless Non-Homeless Special Needs	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	13450	0	0.00%	2691	0	0.00%
Prevent and reduce homelessness/domestic violence	Homeless Non-Homeless Special Needs	Homeless Person Overnight Shelter	Persons Assisted	22800	1964	8.61%	4560	1964	43.07%
Prevent and reduce homelessness/domestic violence	Homeless Non-Homeless	Other	Other	0	0		101	0	0.00%

Goal	Category	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
	Special Needs								
Stabilize and revitalize neighborhoods	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4695850	11995	0.26%	939171	11995	1.28%
Stabilize and revitalize neighborhoods	Non-Housing Community Development	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	1490	0	0.00%	298	0	0.00%
Stabilize and revitalize neighborhoods	Non-Housing Community Development	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	0		0	0	
Stabilize and revitalize neighborhoods	Non-Housing Community Development	Other	Other	0	0		1	0	0.00%

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

As indicated in the PR 23, the primary uses of the City’s CDBG funds are public facilities and improvements (34%), economic development (24%), and public services (13%).

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

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

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

	CDBG	HOME	ESG	HOPWA
<b>Race</b>				
White	12697	272		2346
Black or African American	7653	268		1492
Asian	1623	232		40
American Indian or American Native	174	1		22
Native Hawaiian or Other Pacific Islander	126	0		15
<b>Total</b>	<b>22273</b>	<b>773</b>	<b>0</b>	<b>3915</b>
<b>Ethnicity</b>				
Hispanic	10025	182		1379
Not Hispanic	12248	591		2967

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

Table 2 above, formatted in the eConPlanningSuite CAPER, highlights only 5 racial backgrounds for those persons/household assisted by the HUD funded activities during the, 2017–2018 program year. The table does not show the other mixed-races identified by program participants.

The total number of persons assisted during program year 2018 using ESG funding will be detailed in the new Sage reporting system and posted when available

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

**Identify the resources made available**

Table 3 - Resources Made Available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	76,368,365	70,320,328
HOME	public - federal	44,045,418	38,397,736
HOPWA	public - federal	17,769,398	22,444,909
ESG	public - federal	4,448,633	2,927,336
Continuum of Care	public - federal	0	0
General Fund	public - local	40,831,426	28,962,571
Public Housing Capital Fund	public - federal	0	0
Section 8	public - federal	0	0
Other	public - federal	6,709,295	6,865,603

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

Along with the ESG funds, the City allocated an additional \$36,622,001 in General Funds to support services for the homeless. As of this report, \$21,608,007 of those funds have been used and additional invoices are expected from the Los Angeles Homeless Services Authority (LAHSA). The additional funds supported enhanced Outreach services, Coordinated Entry System development and implementation, Cold weather shelters, Rapid Rehousing programs, Homeless Family Solution Centers, Transitional Housing projects for Youth, Crisis Housing for Individuals and Crisis Housing for Youth.

The City also allocated an additional \$4 million from the General Fund and over \$3.1 million in Community Services Block Grant (CSBG) funds to support the FamilySource Center (FSC) program. The additional funds allowed FSC program providers to strengthen and/or increase the number of services being provided so that families increase their assets and/or stabilize their economic conditions and youth improve their academic achievement. This resulted in -303,880 services provided to 50,813

unduplicated clients, of which 18,636 clients have collectively increased their family income by over \$22.4 million and 3,732 youth have increased their academic achievement. Further, to support youth academic achievement, the City also invested an additional \$1.3 million from the general fund to support the collocation of a LAUSD Pupil Service Attendance Counselor (PSA) at each FSC sites to conduct 225 psychosocial and educational assessments, facilitate 14 workshops and serve as the liaison between the schools and the FSC.

In November 2016, the City of Los Angeles voters passed the City of Los Angeles Proposition HHH Homeless Reduction and Prevention, Housing, and Facilities Bond (Prop HHH) in the City's Special Municipal Election. Prop HHH provides the City of Los Angeles with authority to issue up to \$1.2 billion in General Obligation bonds to finance the development of supportive housing (SH), and provide facilities to increase access to services. SH would be constructed for chronically homeless and homeless households, and would be combined with social services which may include mental health and health services, drug and alcohol treatment, and job training.

The following notably occurred in during the year which required the City to devote resources, and impacted the goals and/or progress towards some goals.

Increased Resources: After the PY 44 Con Plan budget was adopted by City Council and Mayor in April 2018, the U.S. Department of Housing and Urban Development (HUD) announced the City of Los Angeles actual entitlement amounts for CDBG, HOME, ESG and HOPWA. The actual grants were \$19.6 million higher than the \$126 million estimated amount in the approved Council action. Further, HCIDLA identified CDBG program income and savings, and additional HOPWA savings, of just over \$10 million. Subsequently, in August 2018 the City Council approved the revised Year 44 Con Plan that allocated these funds to new projects and to support funding of a one-time, three month extension of the PY 44 calendar from April 2019 through June 30, 2019 described below.

Program Year Change: Generally, to change the program year, it would be necessary to find sufficient [one time] funds to support the Con Plan programs for three months or one quarter of the year. However, with the unanticipated increase in actual PY 44 Con Plan funding, additional program income and savings and taking steps to reduce the amount of funding needed to bridge the April through June quarter, the means to cover the cost of the entire 15-month transition year from April 1, 2018 to June 30, 2019 was attainable. Consequently, the PY 2018-19 budget allocated additional CDBG, HOME, ESG and HOPWA resources to fund existing projects for the extended three month period April 1, 2019 – June 30, 2019, effectively allowing the City to align its Con Plan program year with the City fiscal year cycle (July – June).

**Identify the geographic distribution and location of investments**

Table 4 – Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
na	na	an	na

**Narrative**

The City does not identify target areas.

**Leveraging**

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

The City’s Affordable Housing Managed Pipeline (AHMP) was established by the Mayor and City Council in June 2013 to correlate with a new set-aside for projects located within the City of Los Angeles boundaries established by the California Tax Credit Allocation Committee (CTCAC). HCIDLA recognized the opportunity to set forth clear recommendations for local LIHTC priorities and hence established the selection process for management of the 9% LIHTC in the City of Los Angeles geographic set-aside. The AHMP leverages other resources on more than a \$4 to \$1 basis.

HCIDLA acts as the primary issuer of multifamily tax-exempt housing bonds for qualified developments located in the City of Los Angeles. HCIDLA's Affordable Housing Bond Program (“AHBP” or “Bond Unit”) manages projects that leverage HOME funds with 4% tax credits and tax-exempt bonds. 4% tax credits are administered through the California Tax Credit Allocation Committee (CTCAC) and tax-exempt bonds are administered and allocated through California Debt Limit Allocation Committee (CDLAC).

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



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

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	\$46,770,394.89
2. Match contributed during current Federal fiscal year	\$16,390,926
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$63,161,320.89
4. Match liability for current Federal fiscal year	\$2,946,147.98
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$60,215,172.91

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

Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

**HOME MBE/WBE report**

**Table 7 – Program Income**

Balance on hand at begin-ning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$	\$	\$	\$	\$
0	0	0	0	0

Table 8 - Minority Business and Women Business Enterprises

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

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	

<b>Contracts</b>						
Dollar Amount	1,648,749	0	0	0	0	1,648,749
Number	12	0	0	0	0	12

<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

	Total	Women Business Enterprises	Male
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<b>Contracts</b>			
Dollar Amount	4,414,630	1,250,319	3,164,311
Number	14	1	13

<b>Sub-Contracts</b>			
Number	0	0	0
Dollar Amount	0	0	0

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

<b>Minority Owners of Rental Property</b> – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

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

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	33	38,330,727
Businesses Displaced	2	108,527
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	117	249,700

  

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	3	0	0	0	3	0
Cost	216,485	0	0	0	216,485	0

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

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

**moderate-income, and middle-income persons served.**

**Table 11 – Number of Households**

<b>Activity</b>	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	300	346
Number of Non-Homeless households to be provided affordable housing units	500	715
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>800</b>	<b>981</b>

**Table 12 – Number of Households Supported**

<b>Activity</b>	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	800	715
Number of households supported through Rehab of Existing Units	337	403 <sup>1</sup>
Number of households supported through Acquisition of Existing Units	83	84 <sup>2</sup>
<b>Total</b>	<b>1,220</b>	<b>487</b>

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

During the 2018-2019 program year, the City completed construction on 715 federally-funded multi-family units; of which 346 units served homeless households. The City also served 314 households through CDBG-funded Handyworker and Lead programs; and financed 83 HOME-funded and 1 NSP-funded loans for first-time low-income homebuyers. The Handyworker program provides free minor home repairs and/or improvements to eligible seniors; the Lead Hazard Remediation Program eliminates lead-based paint hazards in homes.

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<sup>1</sup> Includes 366 units from Handyworker and 37 units from the Lead Hazard Remediation Program

<sup>2</sup> 83 CDBG-funded Low-Income Purchase Assistance program loans and 1 Neighborhood Stabilization Program loan. Does not include 59 Moderate Income Purchase Assistance Program loans funded with non-federal funds.

The total counts displayed on Table 9 does not include completed projects financed with non-federal resources through the City's AHMP and Bond Unit (which of 358 units) for a total production of 1,073 new units; nor does it include 33 moderate income loans to first-time homebuyers funded with non-federal funds.

The City's \$1.2 billion bond measure toward construction of housing for the area's homeless population (more commonly known as Proposition HHH) has been a City priority for the past three years, and has resulted in HCIDLA redirecting resources to design this complex and comprehensive initiative.

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

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

City Ordinance No. 185342 established an Affordable Housing Linkage Fee to be imposed on development projects in the City, with revenue directed to a Housing Impact Trust Fund (HITF, Ordinance No. 185341) to develop additional types of affordable housing for low- and moderate-income families. The Los Angeles Department of Building and Safety (LADBS) began to impose the Linkage Fees at one-third of the total amount due, effective June 19, 2018, with fees collected at time of permit issuance (6-18 months after application). The percentage of Linkage Fees collected have progressively increased as per the ordinance; however, the impact of this funding source will not be fully realized until 2020. A series of guidelines to expend the funds is currently pending City Council.

Additionally, seeking to expand housing stock by establishing new and more self-sufficient financing methods, over the past year HCIDLA has continued to develop a Local Housing Finance Agency (HFA). Currently the City, through HCIDLA, acts as a "conduit issuer" of tax-exempt and taxable bonds, the proceeds of which are used to fund construction and permanent loans. Additionally, HCIDLA provides subordinate financing for both construction and permanent loans - but banks provide the senior construction and permanent financing. Under the HFA, HCIDLA would continue its activities for subordinate construction and permanent loans, and the Local HFA would complement HCIDLA's financing activities by providing first position senior permanent financing, and taking on the conduit issuer role for the City. The HFA would have a capacity to provide first position senior permanent financing (a function that the City does not currently have the capacity to do), with credit ratings that are separate and distinct from the City's general obligation ratings. Because the HFA will be an independent, highly rated agency whose bonds are exempt from Federal and State income tax, the interest rate on bonds issued under the Open Indenture (which allows the HFA to issue additional bonds under identical terms and conditions using the same pool of collateral, so that all bonds share the same security and receive the same ratings) will be lower than taxable alternatives. Consequently, the HFA will be able to use the bond proceeds to offer mortgages at below-market rates. An independent Local

HFA will also insulate the City from any risk or liability associated with the HFA, and allow the self-financed HFA itself to not be subject to the budgetary needs of the City. HCIDLA anticipates that, should the creation of the HFA receive authorization, a new entity for the issuance of debt will further develop the City’s ability to strategically manage its resources and promulgate its evolving housing policy.

Finally, the City is has conducted various fee studies in an attempt to cover costs associated with staff costs around updates of zoning and land use codes, administering Occupancy Monitoring Requirements, processing HHH loans, and administering Bond programs. The results of the fee studies are being prepared for Council consideration; the fees, if imposed, would provide a much-needed resource to address gaps in program delivery and administration.

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

Table 12 – Number of Households Served

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	49,027	168
Low-income	8,671	447
Moderate-income	2,618	235
<b>Total</b>	<b>60,316</b>	<b>850</b>

**Narrative Information**

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

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

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

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

In the 42nd Con Plan year the Los Angeles Continuum of Care (CoC) transitioned the oversight and leadership of the Coordinated Entry System (CES) to the LA CoC lead the Los Angeles Homeless Services Authority (LAHSA). This transition allowed for an increased support and oversight for the operation of the CES. As well as transition of leadership and oversight there was an increased investment through Los Angeles City and County as well as ongoing contribution from the philanthropic community. Los Angeles went from having a pilot for a Youth CES system to having a Youth CES system throughout the City and County of LA. Increased investment in the CES system came in the following areas: Regional Coordination, Outreach Coordination, Housing Navigation, Outreach, Bridge Housing, and Rapid Rehousing. In the coming 44th Con Plan year Los Angeles will see increased efforts around Coordination of services coming through the addition of available funds through a local ¼ of a cent sale tax to go towards combating homelessness in LA. Through the ongoing expansion of Outreach Coordinators as well as the funding of more Multi-Disciplinary Teams to conduct outreach it is foreseen that more people experiencing homelessness on the street will have in-depth engagement from an outreach worker.

In the 42nd Con Plan year, through public funds from the City and County of LA, LAHSA was able to build upon Youth Coordinated Entry System (Youth CES) pilot and expand it to all regions of Los Angeles County. The Youth CES pilot was started in the Hollywood area and has shown success of improving targeted outreach, identification, triage, and linkage to housing resources for youth experiencing homelessness. The creator of the VI-SPDAT has created a youth version, called the Next Step Tool, which is used to assess youth specific needs and vulnerabilities and determine eligibility of resources. In the coming 44th Con Plan year LAHSA plans to further expand the Youth CES system to have a more robust set of services for youth as well as a regional targeted coordination of those services to ensure that the youth on the street with the highest needs are being prioritized for resources.

In the 42nd Con Plan year the Coordinated Entry System for Families (CES for Families), formerly named the Homeless Family Solution System (HFSS), had an increase in capacity through allocation of new funds from the City and County of LA. CES for Families continued to us 2-1-1 as its centralized access points for families experiencing homelessness by contracting with 211 to be a centralized point for conducting after hours and holiday screening of families experiencing homelessness. As part of this contract, 2-1-1 is given access to motel vouchers for families experiencing a housing crisis, as well as the ability to schedule intake and assessment appointments with regionally located Family Solution Centers (FSC). In the coming 44th Con Plan the CES for Families plans to implement Regional Coordination which

will bring in additional partnerships in the system as well as identify new partners that can do screenings and referrals for services from the CES for Families.

At the end of the 40th Con Plan year, there was additional funding awarded to Los Angeles community-based organizations to provide outreach and housing services for veterans experiencing homelessness. In the 41st Con Plan year, these programs were expanded and greatly improved by using a systematic approach to identifying all veterans experiencing homelessness. The programs use a list of the names of every identified homeless veteran, i.e. a “by-name list”, which is reviewed every other week. On a SPA-based level there is case conferencing and follow-up to make sure all veterans are being offered and linked to permanent housing resources. Los Angeles has a comprehensive list that currently consist of over 4,000 identified veterans who are experiencing homelessness. This approach has been identified nationally as a best practice in ending homelessness in a sub-population and Los Angeles approach and innovation in this area have been highlighted at multiple national conferences.

In the 41st Con Plan year there were several newly funded outreach approaches which have expanded outreach and engagement of all populations experiencing homelessness. Through Senate Bill 82, the county Department of Mental Health funded additional outreach teams in all eight County SPAs. In the Skid Row area, “C3” (City, County and Community) is a new multi-disciplinary/multi-agency approach of conducting outreach, engagement, assessment, and linkage to resources for many of the most vulnerable homeless in Los Angeles. In the 42<sup>nd</sup> Con Plan year there was an allocation of additional funds in the middle of the year to create 1 to 3 multi-disciplinary teams in each region to engage people on the streets with the greatest service needs. In the 44th and 45th Con Plan years funds were been identified to further expand the number of multi-disciplinary teams providing outreach in LA.

These programs address a wide-range of issues related to homelessness, including but not limited to: domestic violence, mental illness, substance abuse, lack of employment skills, lack of formal education, family breakdown, health issues, and lack of safe and stable housing.

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

LAHSA uses Continuum of Care (CoC), Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) funds, and Independent Living Program (ILP) and Temporary Assistance for Needy Families (TANF) funds from the County, and City and County General Funds to support a system of housing and services programs for homeless youth in the Los Angeles CoC. Projects funded by LAHSA using ESG, CDBG, and ILP funds support a variety of critical programs and services such as emergency shelter, transitional housing, and permanent housing, access centers and supportive services.

In the 41st Con Plan year, LAHSA awarded 397 units of emergency and transitional housing for families with City CDBG funds and, due to a cut in funds, no longer funded single adult and youth beds with CDBG funds. In the 43<sup>rd</sup> Con Plan Year the City also used ESG and general funds to support 670 beds through the Winter Shelter Program (WSP). Due to the anticipation of extreme weather conditions this



season, the program period was expanded to 121-days, from December through March. Additional beds were made available in the city when the weather met certain extreme conditions. Additionally, through a combination continued allocation of City General Funds and County homeless initiative funding beginning in the 41st Con Plan there was continued operation of 1,076 crisis housing beds. Through an increased allocation of City General Funds in the 42nd Con Plan there were an additional 424-year round crisis housing beds funded that continued operation in the 44th Con Plan year with funding allocated by the County Homeless Initiative. All interim housing that is funded through LAHSA, aside from the winter shelter program, is now operating 24-hour programs. Through new funding investment in Los Angeles in the 44th Con Plan year there was an increased focus on linkages, working to create a Coordinated Entry System that incorporates all resources LA's interim housing is more intentional in ensuring the participants are linked to permanent housing resources.

Through experience in the 2015 HUD NOFA process LAHSA better assisted transitional housing programs with the continued prioritization of permanent housing over transitional housing programs. In the 2017 HUD NOFA Los Angeles CoC reallocated all youth transitional housing programs, which will be picked up through local funding sources. This allows Los Angeles to create further permanent housing resources for youth.

In the 45th Con Plan Los Angeles looks to continue to expand the shelter system through a partnership with City GF and County homeless initiative funding, with a goal to create an additional 1,500 interim housing beds in LA City. A portion of these beds will be set-up to meet specific needs of people with high vulnerability and needs. In addition to the creation of new beds, Los Angeles looks to continue to improve the quality of the current shelter system. LA continues to look at barriers that lead to people not accessing shelters and looking to address those barriers. Areas that are being looked at are: being able to have pets, being able to stay with a partner, being able to take a large amount of possessions to a shelter, improving access for persons who are trans or non-gender conforming, and other areas that may prevent someone from entering shelter.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Part of the development, implementation and ongoing operation of the CES for individuals Families and Youth is the collaboration among all community partners, which includes public and privately funded services and supports and understanding the resources available to homeless people and how to access those resources as quickly and efficiently as possible. Further, by fully understanding the challenges that individuals, families and youth face in being at risk for homelessness, the CES systems will be better able to divert people away from the homeless shelter system into viable alternative housing while they work

to become stabilized. Currently within Los Angeles there are two systems that are providing targeted homeless prevention services: the family system and the veteran system. In the coming Con Plan year, there will be expanded resource to provide limited prevention assistance to all populations.

LA had increased investment of legal services to assist those at risk of housing loss with additional legal services. The 45th Con Plan year LA looks to continue improved targeting of resources for those at risk of homelessness and is conducting research around targeting criteria.

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

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

In the 45th Con Plan Year LAHSA supported providers in continuing to identify areas where system improvements could be made to best assist LA's most vulnerable people in successful transitioning from homelessness to permanent housing. With increased investment to address homelessness along with strategic programming changes LA continues to make system improvements that allow LA to assist a higher number people in resolving their homelessness each year as well as increasing targeting towards vulnerable groups, such as those experiencing Chronic Homelessness. A key tool in being able to track and coordinate services in an efficient and effective manner is having a data system that is responsive to community needs. LAHSA implemented a switch to a new Homeless Management Information System (HMIS) that meets the needs of LA and awarded a contract to a new vendor. LAHSA worked to migrate data and transfer all programs to the new HMIS system and is on target to be live in the new system in the 44th Con Plan Year. With the system now being operational LAHSA looks to improve use and function of the HMIS system in the 45th Con Plan year.

The primary object of the CES for individuals was the creation of a system that prioritizes greatest need and vulnerability and then coordinates care for the individual through a uniform, culturally competent, assessment process with a "housing first" approach. The multi-level team approach allows for lessons learned on the ground to be quickly reflected in technological improvements and policy

alignment. Additionally, it ensures that policies established through this effort support and streamline the work taking place at the client level. LAHSA has worked diligently with the CES Systems team, CES Policy team and the LA CoC HMIS provider throughout 2016 to build an HMIS module to streamline system administration, data collection and outcome tracking. Additional functionality continues to be developed in the system to optimize coordination through the data platform. With the new HMIS platform LA has been able to strengthen functionality within HMIS.

The goal of the CES for Families is to significantly increase the integration of programs throughout a community and provide homeless families with the best opportunity to receive services in their own local community that rapidly gets them back into stable, permanent housing. This is done through provision of a centralized system that provides a wide range of services to meet the needs of families experiencing homelessness.

In the 42nd Con Plan Year LA launched CES for Youth to be a county wide effort. This created a system to specifically coordinate services for Youth up to age 26. Along with increased coordination came an increased dedication of resources to specifically serve youth with services that meet age specific needs. In the 43rd Con Plan Year LA was able to largely expand the amount of services being provided specifically to TAY in Los Angeles. This included increased funding for rapid re-housing, increased transitional housing, family reconnection program and increased coordination with the education system.

Los Angeles has looked to identify additional ways in which PSH opportunities can be funded through a combination of Federal, State and Local funds. In the 44th Con Plan Year LA was able to reallocate CoC funding to create over an additional 500 PSH units within the County of LA of which a portion will be in the City. Los Angeles through County Homeless Initiative funding has targeted greatly increasing the number of new PSH units created each year with a goal of 2,500 new units of PSH in the County each year, of which a portion would be within the City. In the 45th Con Plan year LA continue to look for innovative ways in which to create additional capacity for new PSH housing and looks to surpass the goal set of 2,500 new units each year.

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

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

HACLA is a critical component of the City's effort to provide and maintain affordable housing for extremely low and very low-income residents, whose only access to affordable housing is through federally subsidized housing programs.

#### Jordan Downs Redevelopment

The vision for the revitalization of Jordan Downs was initiated in 2008 with the full support of

Congresswoman Maxine Waters and then-Mayor Antonio Villaraigosa. It also garnered a broad backing of the Jordan Downs residents, community members and stakeholders. In that year, HACLA purchased an adjacent 21-acre vacant property which allows for the redevelopment and expansion of Jordan Downs using a Build-First model intended to minimize the long-term displacement of its current residents.

In early 2009, HACLA launched a comprehensive planning process which solicited input from a wide range of community members and stakeholders. This effort produced a Community-Based Master Plan (Master Plan) which calls for replacement of the existing 60-year old 700-unit housing community with up to 1,800 new affordable and market-rate homes on a one-for-one basis. The Master Plan also includes the addition of ample green space, a community center and much needed neighborhood retail and commercial uses.

In 2010 and 2011, the City allocated a total of \$750,000 in CDBG funds toward design to reconfigure and expand Century Boulevard through a redeveloped Jordan Downs.

In 2012, HACLA selected a Master Developer partner, comprised of the Michaels Organization and BRIDGE Housing, to help implement the redevelopment plan.

In 2013, HACLA secured land-use entitlements from the City of Los Angeles which includes a Specific Plan outlining the zoning and development guidelines for the redevelopment plan.

In March 2015, the annexation of the 21-acre property from L.A. County to the City of Los Angeles was completed. By this time HUD had awarded 190 Rental Assistance Demonstration units for all phases of the redevelopment. Additionally, the City of Los Angeles awarded \$1.75 million in CDBG funds toward construction of Century Boulevard and \$966,000 in funding in the Prop K 9th Cycle funds for lighting in recreational and park areas in the redeveloped community.

In 2016, HACLA completed the soil remediation of the 21-acre former industrial property adjacent to Jordan Downs in accordance with the Interim Remedial Action Plan. In November 2016, the Department of Toxic Substances Control (DTSC) issued a Remedial Action Completion Report confirming the finalization of all soil-related remediation activities on this property. In August 2017, DTSC approved a Final Remedial Action Plan (RAP), which addresses the soil-vapor issues found in Lot #1 of the Property which is planned for development of a commercial retail center and recorded a Covenant and an Operations & Management document to establish the guidelines for the development and use of Lot #1 on the Property.

BRIDGE Housing was awarded a \$6.5 million grant from California's Affordable Housing and Sustainable Communities (AHSC) Program in December 2015 for the construction of Phase 1A; in October 2016 the Michaels Development Company was awarded \$12 million for Phase 1B. Phase 1A of the redevelopment project, comprising 115 units, achieved financial closing in March 2017. To date Bridge has achieved 98%

completion on its Phase 1A project and substantial completion is projected for September 2019. Occupancies of the building are anticipated to begin in late August 2019 with occupancy of the replacement housing units completed by September 2019.

The Michaels Organization (Michaels) has achieved approximately 48% completion on its 135 unit, building multi-family project. Project first unit deliveries are expected late October 2019, with completion by end of November 2019. Transformative Climate Communities (TCC) funds will be used to support the design and build out of the Freedom Tree Park.

HACLA is also working with The Michaels Development Company and BRIDGE Housing on predevelopment of Phase 2, which will be comprised of four residential phases: Phase S2 (Formerly 2A) with approximately 80 units comprised of 1, 2, 3 & 4-bedrooms, Phase Area H (formerly 2B) with approximately 80 units and Phase S3 (formerly 2C) with approximately 118 units. Phase S2 was awarded \$13.25 Million through Transformative Climate Communities (TCC) which enables Michaels to move forward with their application of 4% tax credits and tax- exempt bonds. The anticipated financial closing and construction commencement will be in April 2020.

Phase Area H (formerly 2B-(80 units) received a 9% LIHTC allocation in July 2019 and is expected to start construction in January 2020. Demolition is tentatively scheduled for October 2019.

Phase S3 was awarded funding from the State of California Affordable Housing Sustainable Communities (AHSC) program in July 2019 of \$11,125,600.00 broken down into two parts: AHSC program Loan funds in the amount \$7.5 million and \$3.6 million for bicycle and pedestrian improvements in Watts as well as a small workforce development program. Michaels has also applied to the California Tax Credit Allocation committee (CTCAC) second application fund round for 9% low income housing tax credits in July 2019, award is expected in late September 2019. Once funding is allocated the project will be position to start construction by March 2020.

Development of the retail component (Phase 1C, 115,000 sf of neighborhood commercial space) at Jordan Downs continues to move forward. HACLA and Primestor executed a Disposition and Development Agreement in 2017. With 72% of construction complete Primestor is on schedule to complete the “Shell” of its commercial space by November 2019. Primestor has also secured three (3) major tenant leases which include Smart & Final Extra, Ross Dress for Less and Blink Fitness.

Construction was completed in August 2018 on the ½- mile extension of Century Boulevard into Jordan Downs, which now serves as the spine of the redeveloped community and has reconnected Jordan Downs to the surrounding Watts community.

### Rose Hill Courts

Rose Hill Courts is a 100-unit public housing development built in the 1940s. The property has been experiencing termite infestation and damage to the existing structure with the infestation extending to subterranean level around the foundation walls, piers and plumbing pipes. Based on reports from structural engineers who surveyed the termite damage to the units and common areas, significant

damage is found in the walls, studs, window headers, and floor joists. The engineer's recommendation is to repair, reinforce or demolish the structure and bring property to current seismic codes.

As a short-term solution, HACLA will continue to monitor and treat all occupied units. HACLA carried out a comprehensive termite treatment to the buildings, including all of the lumber in the crawl spaces, the soil in the crawl spaces and perimeter of the buildings.

In 2015, HACLA selected Related Companies of California through a Request for Qualifications (RFQ) to evaluate the viability of redeveloping or rehabbing the Rose Hill Courts public housing site and if viable, to undertake the planning, entitlement, community outreach, funding and other related activities associated with the efforts. HACLA and Related then entered into an Exclusive Right to Negotiate (ERN) Agreement. Early discussions resulted in HACLA's determination that a number of studies and financial analysis as well as more detailed design work will need to be done in order to more fully inform the deal structure and provide time for undertaking any environmental analysis necessary under CEQA. HACLA and Related therefore entered into an Amended ERN in February 2016 and October 2017 which was extended through September 30, 2019.

HACLA and Related, have moved from recommending significant rehabilitation of the site to proposing demolition and new construction since the site's historic designation reduces the cost-effectiveness of the rehabilitation option and new construction can generate additional affordable units and ensure all existing families can remain on site after improvements are made.

Throughout each stage of the pre-development process, HACLA and Related have conducted multiple meetings with residents of Rose Hill Courts and other community members to obtain input on their needs and feedback on preliminary site concepts and inform them of progress on different aspects of redevelopment. This outreach has included 5 meetings with residents in 2014 on general redevelopment considerations and the RFQ for a development partner; 6 meetings and a resident survey in 2015; 2 design charrettes, 1 meeting on tenant rights in relation to the potential for temporary relocation during rehabilitation, and 1 meeting with members of the broader community and elected officials on capital improvement plans for the neighborhood in 2016; and in 2017, 1 tour of a previously redeveloped HACLA site with Rose Hill residents, 2 meetings with tenants regarding HACLA's intent to convert 11 of the units under the RAD program, and 3 meetings regarding the design approach for the project. In 2018 HACLA and Related started their initial scoping meetings for CEQA and NEPA purposes and have held focus group meetings as well as large resident and neighborhood open house meetings to get design inputs. HACLA maintains ongoing communication with the LA32 Neighborhood Council and the Arroyo Seco Neighborhood Council and provides regular updates to the offices of Council District 14 staff and the 34th Congressional District. In March 2019, HACLA and Related hosted a meeting with LA-32 Neighborhood Council Land Use Committee to provide updates and progress of project design and overall project.

The proposed two-phase new construction project includes: the demolition of Rose Hill Courts' (RHC) existing fifteen structures and subsequent construction of 183 affordable housing units onsite. A total of

185 units is proposed, however two of those units would be manager's units.

HACLA submitted an entitlement package to the Department of City Planning in July 2019. The requests include public benefit project with alternate compliance and density bonus project with off-menu incentives. HACLA is drafting an MOU with HCID for taking on the compliance requirements under AB2556.

HACLA is the lead agency under CEQA and is completing its review of the draft EIR and intends to publish the draft EIR in September 2019. HACLA completed the AB52 review and consultation with American Indian tribes. The project is also going through a concurrent NEPA review with HCID/LA and Section 106 process with the State Historic Preservation Office through HCID/LA. A project level Programmatic Agreement (PA) for the mitigation of adverse effects to historic properties and potential adverse effects to unanticipated archaeological properties was submitted to SHPO for review and concurrence. In addition to the PA, a companion Archaeological Testing Plan (ATP) was also submitted for SHPO concurrence. Planning for temporary relocation of the residents during rehabilitation has been underway since mid-2016. Related has contracted with a relocation consultant, LACAL, to assist with interviewing tenants, preparing household assessments and developing the relocation plan, which will include planned assistance for residents. A relocation meeting was conducted in February 2019 to discuss the relocation strategy for the tear down and redevelopment option. Initial surveys were conducted beginning on October 2016 and December 2016, and updated surveys were conducted between February 2019 and May 2019 to understand resident needs. 73 interviews were completed during the most recent survey. HACLA is currently working with LACAL on a draft relocation plan that will be circulated for public review in September 2019.

HACLA and Related have begun negotiating the terms of a Disposition and Development Agreement (DDA) and Ground Lease which will be taken to the HACLA Board for consideration after the completion of the CEQA environmental review process.

### Rancho San Pedro

In 2015, HACLA, with the support of Council District 15, conducted a feasibility study of Rancho San Pedro on the market conditions and possible development scenarios for revitalizing the site to preserve and expand affordable housing. In early 2017, HACLA began working with the residents and community stakeholders in furtherance of a long-term plan for Rancho San Pedro. The residents and community stakeholders have been engaged to assist in preparing a Transformative Plan, which will include a community benefits plan and principles for the redevelopment of Rancho San Pedro, as well as provide guidance for the revitalization of the public and/or assisted housing units and the surrounding neighborhood. HACLA initiated a request for qualifications/proposal process to procure a development partner for the redevelopment of Rancho San Pedro in November 2017 and selected its development team in December 2018. The development team consists of The Richmond Group, National Community Renaissance, and Century Housing known together as the One San Pedro Collaborative (Collaborative). The Collaborative shall undertake the planning, entitlement, community outreach, funding and other related activities associated with the redevelopment efforts at Rancho San Pedro. HACLA and the

Collaborative entered into an Exclusive Right to Negotiate (ERN) Agreement on December 21, 2018. At which time when all requirements are satisfied in the ERN, HACLA shall initiate the negotiation of terms and conditions of the Disposition and Development Agreement (DDA).

Throughout the pre-development process, HACLA and the Collaborative have conducted multiple meetings with residents of Rancho San Pedro and the larger community. To obtain their input on needs and to gather feedback on preliminary site concepts which will inform the redevelopment process. In addition, Rancho San Pedro was awarded a Choice Neighborhoods Planning Grant (CNI) in February 2018 in the amount of \$980,00 with additional leveraged funds from HACLA and CD15 in the amount \$250,000 totaling \$1.2 Million available for action activities.

In March 2018 HACLA has contracted with EJP Consulting as a planning coordinator to assist HACLA in conducting comprehensive resident and community engagement process with the goal in bridging the gap between the needs of the people, neighborhood. They will also develop a transformation plan for adoption by HACA and ready for submission to HUD. HACLA and the development team continue to work collaboratively to achieve its goal of redeveloping the Rancho San Pedro site.

### HACLA Vision Plan

HACLA, while a critical component of the City's affordable housing solution, has been vulnerable to external forces, notably erratic and declining federal funding. Despite national recognition as a HUD "High Performer," current funding is insufficient to prevent deterioration, not to mention address physical needs, within HACLA's portfolio of public housing assets. In order to improve the Agency's capacity to preserve and expand its role in producing and supporting deeply affordable housing and healthy communities, HACLA is undertaking development of a 25-year Vision Plan. HACLA has taken the following steps thus far: In February 2016, the Board of Commissioners held an all-day retreat to discuss capital needs and propose a responsible path towards improving HACLA's housing stock, increasing permanent affordable housing opportunities in the City of Los Angeles, and developing strong pathways to economic resiliency for the residents and surrounding neighborhoods. At the following February Board meeting, HACLA's Board approved the underlying Goals, Founding Principals and Strategies for the development of an agency-wide Vision Plan and recommended that the President & CEO initiate a public process to develop a vision plan for HACLA.

The Vision Plan Goals are:

- Preserve existing deeply affordable housing
- Net new affordable units
- Improve outdated housing stock & affordable housing models
- Revitalize communities and enhance livability
- Improve economic & social outcomes for affordable housing residents
- Strengthen and grow strategic partnerships

HACLA and its consultants are working on a detailed data-driven matrix to compare and evaluate key aspects of its public housing and asset portfolio and current programs to guide the revitalization strategy



and prioritize sites for different types and levels of investment. Comparative research on organizational and financial models is also being carried out which will feed into the implementation strategy for the Vision Plan, and a database of community organizations is being created for future partnerships.

HACLA led a multi-faceted community engagement process with residents/RACs, neighborhood partners, advocates/affordable housing partners, funders, and local government agencies to solicit input for the Vision Plan. This was being accomplished through a three-pronged approach: (1) Resident Outreach achieved through community workshops; (2) Partner Outreach achieved through establishment of a Vision Plan Task Force and interviews with government and community organizations; and (3) Community Outreach utilized by residents and non-residents using social media and electronic communication tools.

HACLA is currently presenting the draft Vision Plan to the Board of Commissioners in modules and expects to release the final plan by August 2018. Upon approval of the Vision Plan, HACLA will work with community stakeholders, City and Task Force members to refine and implement the Vision Plan as appropriate.

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

As of the end of March 2019, there were thirteen (13) HACLA public housing sites with duly elected Resident Advisory Councils (RACs). There were four RAC elections held during the period from April 2017 to March 2018 at Nickerson gardens, Mar Vista Gardens and Pueblo Del Rio. These elections were administered and managed by the independent third party the League of Women Voters, Los Angeles (LWVLA). We anticipate holding five more RAC elections through 2019 as current Board terms expire.

Each RAC is made up of five officers – positions normally include a President, Vice-President, Secretary, Treasurer, and Sergeant-at-Arms. Among the eligibility requirements to run for a RAC position, candidates must be in good standing, at least 18 years-old, listed on the lease for the unit they reside in and not have served more than two full terms as a RAC Board member.

During the reporting period, there were nine general leadership training meetings with RAC Board members. Topics for the meetings included training trainings on Cardiopulmonary Resuscitation (CPR), Ready Your L.A. Neighborhood Emergency Preparedness (RYLAN) and financial literacy for low-income residents plus presentations on scholarship opportunities, summer youth program opportunities, HACLA's online resident payment portal, the 2020 Census Goodwill Ambassadors pilot program and how to prepare and manage individual RAC budgets. The RACs also provided input to the annual Agency Plan, received updates on important HUD rule changes as well as HACLA's 25-Year Vision Plan. Individual RACs also meet with staff on a monthly basis and receive briefings on important topics from HACLA senior staff as necessary.

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

with the goal of providing a collective resident voice on important issues and ensuring resident representation in the absence of a functioning RAC. HARAC members are elected at the same time as RAC members and may serve on both Boards.

The HARAC's general purpose is to receive information regarding current programs and policies, advise HACLA of resident concerns and report back to residents at the monthly RAC site meeting. The HARAC's quarterly meetings occur in January, April, July and October and are usually held offsite to show Board members the range of housing HACLA offers. The offsite meetings also aim to give HARAC members insight into potential future strategies for low-income housing provision. There were four HARAC meetings held during the current reporting period. On important issues, such as high impact HUD rule changes, HARAC members are invited to join their RAC colleagues at a general leadership meeting.

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

The HACLA is a high performer in both its last scored Section 8 (SEMAP) and Public Housing (PHAS) evaluations.

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

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

#### Permanent Supportive Housing Ordinance

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

The City adopted a final PSH Ordinance in May 2018, but implementation of the ordinance is held due to litigation.

### Transit Oriented Affordable Housing Incentive Program

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

### State Affordable Housing Package

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

### Affordable Housing Linkage Fee Ordinance

On December 13, 2017, the City Council and Mayor Eric Garcetti signed into law, the Affordable Housing Linkage Fee Ordinance (AHLF), which is expected to generate over \$100 million annually and create approximately 1,500 additional affordable housing units to Los Angeles each year. The AHLF Ordinance creates a permanent source of local funding for the development of affordable housing. The AHLF applies to both new residential and commercial development. This geographically-based fee will require developers to pay a fee of up to \$15 per square foot of new residential and non-residential development. Fees will range from \$1 to \$15 based on the type of project and area, with the higher fees levied on "high market" areas like Hollywood and Downtown Los Angeles. Exemptions from the fee include schools, hospitals, residential projects less than 1,500 square feet, and buildings with a set number of low to moderate income housing units.

The Linkage Fee amount was fully phased in on June 18, 2019. HCIDLA has been tracking the Linkage

Fee revenue which are collected by the Los Angeles Department of Building and Safety (LADBS). As of June 30, 2019, the City has collected a total of \$6,662,997 in AHLF revenue and receipts. Of this amount, on April 16, 2019, the adopted City Council Resolution (Cedillo - Martinez) (C.F.#: 17-0274) approved \$1,176,471 for the Innovative Housing Demo – Accessory Dwelling Unit Program and \$138,558 for Administrative Costs as part of the Affordable Housing Linkage Fee Guidelines development expenditure for FY 2018-19. This resulted in a net revenue Linkage Fee amount of \$5,347,967.89. Given this net cash balance amount, the City’s FY 2019-20 AHLF expenditure plan utilizes a proposed Tier 1 funding level. Implementing the Tier 1 level program amounts and additional program funding to utilize the remaining balance of excess administrative funds, the following reflects the proposed allocations of Linkage Fee dollars to target the various Linkage Fee programs for FY 2019-20: 60% for rental new construction, 22% for housing preservation, and 8% for the Moderate-Income Purchase Assistance (MIPA) Program.

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

#### Assessment of Fair Housing Plan

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

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

In Los Angeles, as in many other Continua of Care (CoC), the need for affordable housing and services for homeless persons far exceeds available resources. Because of this reality, the LA CoC has focused on the development, implementation and operation of coordinated systems of care that are designed to meet the unique needs of individuals and chronically homeless persons, youth and families. In the 41st Con Plan year both the Mayor and the County Board of Supervisors launched homeless initiatives with each identifying strategies to better address the needs of those experiencing homelessness. With the homeless initiative strategies, has come an unprecedented commitment of funding to meet those needs. These strategies have led to a large increase in efforts as well as have led to local initiatives to fund address long-term funding needs to meet the underserved populations. This includes a \$1 Billion-dollar bond from the City of Los Angeles to create an additional 10,000 affordable housing units for

persons experiencing homelessness and in the 44th Con Plan year the initiative on the County side began operation from a ¼ of a cent sales tax for 10-years that will create an additional approximately \$350 million annually for homeless services. In the 45th Con Plan year LA looks to continue to explore ways to expand services provided in LA.

Throughout 2017, LAHSA Homeless Systems staff took various roles in facilitating bi-weekly, monthly, and quarterly meetings that involved community providers and stakeholders both at a regional and county wide approach to best identify how to best serve the needs of people experiencing homelessness and improve the service delivery system for people experiencing homelessness. LAHSA Policy and Planning staff hosted open forums in quarterly SPA-wide community meetings, the purpose of which was to create opportunities for providers to collaborate, share program information, program challenges and successes; as well as take time to reflect together on what changes the providers and the CoC need to make to be most effective as we work towards the goal of ending homelessness. With additional resources being allocated by the City and County of Los Angeles, LAHSA and other County Departments released RFPs in the 44th Con Plan year to greatly increase the services provided to persons experiencing homelessness in LA, with plan for further expansion in the 45th Con Plan year.

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

There is substantial evidence that the removal of lead housing leads to long range health benefits for children, their families and the communities in which they live. Lead poisoning it is harmful to the body; children under six years and unborn babies are the most vulnerable. Once a child is lead poisoned, the damage is irreversible. Research has shown that lead poisoning can result in behavioral problems, low educational outcomes, decreased IQ, and learning disabilities; as well as neurological, immune, cardiovascular, renal, reproductive, and developmental impairment; and increases in aggressive behavior and criminal activity. Lead remains the number one environmental threat to children. The only way to prevent harm to children is to identify and remediate lead hazards before a child is exposed to the neurotoxin.

Lead is also considered one of the most preventable health problems among young children. According to the Centers for Disease Control and Prevention (CDC) there is no safe level of lead in the body, particularly for children under six years of age and pregnant women.

Lead can be found in all parts of the environment - air, soil, water, and inside the home. For most children, their exposure occurs at home. Lead was banned from house paint in 1978 by the U.S. Consumer Product Safety Commission. Any home built before 1978 may contain leaded paint. Lead-based paint becomes a hazard when the paint starts chipping, peeling, flaking, or chalking. Fine dust containing lead can be created when painted 'friction surfaces' such as doors, windows, drawers and cabinets are opened and closed. Lead can be found in the soil as well as in household items or products.

## Extent of the Problem

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

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

During the 44th Program Year the following events took place:

### HCIDLA Assisting Families to Remediate Lead-Paint Hazards

During PY 43 HCIDLA became aware that the City could not apply to HUD's Office of Lead Hazard Control and Healthy Homes (OLHCHH) Lead Hazard Reduction Demonstration grant program. The City's Lead Hazard Remediation Program (LHRP) has since been funded through the CDBG program. The funding provided through CDBG is substantially less than what was awarded through OLHCHH. As such, priority is provided to properties with poisoned children with Elevated Blood Lead Level (EBL) test results. The LHRP continues to provide seminars to raise awareness about lead hazards and methods of compliance and remediation *at the Property Management Training Program through the Apartment Association, California Southern Cities and Apartment Association of Greater Los Angeles.*

During PY 44 HCIDLA awarded CDBG funds in the amount of \$993,642 to continue the LHRP. This funds included staff costs and lead remediation program costs. During PY 44 the LHRP remediated a total of 37 units.

The methodology used by the LHRP to reduce lead-based paint hazards includes: Outreach and education; conducting Lead Inspections/Risk Assessment (LIRA) to identify lead-based paint hazards; and Interim Controls/Remediation of all the lead-based paint hazards. The average grant funding provided to make a unit lead-safe during PY 44 was \$8,479 per unit. Qualification requirements for units to be enrolled in the LHRP were: 1) The property must be located in the City of Los Angeles; 2) It must contain lead-based paint hazards; and 3) It must be occupied by a low-income household with a child under the age of six who lives there or frequently visits.

The table below highlights the lead hazard remediation accomplishments during PY 44.

PY 43 (April 1, 2017 – *March 30, 2018)	
ACTIVITY	TOTAL
Units Cleared/Interim Controls/Abatement	37
Funds for lead paint hazard remediation	\$313,733
Constituents Assisted children < 6 years old	45
Constituents Assisted >6 years old	94
<b>*15 units under remediation after 6/30/19</b>	

Updates to Federal Regulations from EPA.gov/lead

- June 21, 2019 - EPA announced new, tighter standards for lead in dust on floors and window sills to protect children from the harmful effects of lead exposure. The strengthened standards become effective 180 days after publication in the Federal Register. EPA proposal to lower the Dust-Lead Hazard Standard set by the Lead-Based Paint Hazards Rule from 40 µg/ft. <sup>2</sup> to 10 µg/ft. <sup>2</sup> for floors, and from 250 µg/ft. <sup>2</sup> to 100 µg/ft. <sup>2</sup> for window sills is now consistent with HUD-Office of Lead Hazard Control Healthy Homes.
- December 19, 2018 - Presidential Task Force announces Federal Lead Action Plan. The Action Plan is a blueprint for reducing lead exposure and associated harms through collaboration among federal agencies and with a range of stakeholders, including states, tribes and local communities, along with businesses, property owners and parents. The Action Plan will help federal agencies work strategically and collaboratively to reduce exposure to lead with the aim of ultimately improving children’s health.
- April 1, 2019 - EPA released the *Implementation Status Report for EPA Actions under the December 2018 Federal Action Plan to Reduce Childhood Lead Exposures and Associated Health Impacts (Status Report)*. The *Status Report* describes EPA activities that are being conducted in support of the *Lead Action Plan*.
- October 25, 2018 - EPA announced enforcement actions completed over the last year to ensure that renovation contractors, landlords, property managers, realtors and others comply with rules that protect the public from exposure to lead.

HUD Released the Federal Action Plan to Reduce Lead Exposures and Associated Health Impacts.

[https://www.hud.gov/sites/dfiles/HH/documents/fedactionplan\\_lead\\_final.pdf](https://www.hud.gov/sites/dfiles/HH/documents/fedactionplan_lead_final.pdf)

Lead and Litigation and Ballot Measure

In 2000, a public nuisance lawsuit was filed by then-Santa Clara Counsel Ann Ravel on behalf of the People of the State (People). In 2014, a California court demanded justice and a judgment of over \$1

billion after the 10 California cities and counties suing the lead paint manufacturers proved that the paint industry was aware of lead paint dangers and disregarded them, and that this negligence created a widespread public nuisance. This verdict was appealed by the defendants. In October 2017, the Court of Appeals upheld the Superior Court's determination that the paint manufacturers were liable for creating a public nuisance in the ten cities and counties. (*People v. ConAgra Grocery Products Co.* (2017) 17 Cal.App.5th 51.) However, the Court of Appeals limited the judgment to homes built before 1951 reducing the \$1 billion fine to \$600 million.

In February 2018, the California Supreme Court rejected the paint manufacturers' petition for review of the Court of Appeals' decision. NL Industries, Inc. and State of California reached a historic settlement of \$60.18 million to fund remediation of lead paint to the plaintiffs (Counties of Santa Clara, Los Angeles, Alameda, Monterey, San Mateo, Solano and Ventura; the City and County of San Francisco; and the Cities of Oakland and San Diego). The remaining defendants, ConAgra and Sherman-Williams, are sponsoring a ballot initiative for the November 2018 election which would invalidate the judgment and make taxpayers pay \$3.9 billion for the remediation of lead paint and other environmental hazards in housing and schools.

In July 2019 – After nearly 20 years of a legal struggle, three paint companies agreed to a \$305 million settlement on behalf of the People of the State of California. The sum must be paid over six years. The plaintiff includes the Counties of Santa Clara, Alameda, Los Angeles, Monterey, San Mateo, Solano, and Ventura; the City and County of San Francisco; and the Cities of Oakland and San Diego. The settlement will address lead paint-related hazards, which to this day continue to be the most significant environmental hazard for children in California and around the country.

#### Lead Assembly Bills brought forth during PY 44

AB 206 (Chiu) – Public nuisance: abatement: lead-based paint - This bill would make a property owner, or agent thereof, who participates in a program to abate lead-based paint created as a result of a judgment or settlement in any public nuisance or similar litigation, and all public entities, immune from liability in any lawsuit seeking to recover any cost associated with that abatement program. The bill would prohibit participation in a lead paint abatement program from being considered as evidence that a property constitutes a nuisance, or is substandard or untenable, as provided.

During PY 43 there were six Assembly Bills brought forth due to the Paint industry initiative that lead paint is not a public nuisance. Since the initiative was dropped most bills died on inactive file only two passed.

AB 2934 (Stone) – Passed on 11/30/2018 - Allows the California Department of Public Health to contract with counties to certify lead paint inspectors. This bill helps fill a shortage of inspectors to help bring homes up to safe standards. Additional qualified, lead paint inspectors will be needed as work proceeds to remove toxic paint from homes under the judgment.

AB 2803 (Limon) – Passed on 6/2018 Provides additional liability protection for homeowners by redefining the definition of "hazardous substance" to include lead-based paint for purposes of the



Carpenter-Presley-Tanner-Hazardous Substance Account Act, otherwise known as California’s Superfund law. This would allow homeowners to seek damages for clean-up or otherwise implement their own clean-up without fear of liability lawsuits.

AB 2073 (Chiu) – Died on Senate Inactive Files. Would have protected homeowners from frivolous lawsuits threatened by the lead paint manufacturers if the homeowners participate in the abatement program created by the judgment. This legislation delivers needed assurance that homeowners who do the right thing by removing toxic paint from their homes won’t be victimized by frivolous litigation from deep pocketed paint companies.

AB 2074 (Bonta) – Died on Inactive File. Would have removed a significant hurdle to homeowners holding paint manufacturers that utilized lead in their paint legally accountable for injuries by establishing that lead paint companies are responsible to prove they did not produce, sell, distribute or promote the lead-based paint used during a particular time or area and allowing homeowners to hold companies jointly liable if there were multiple companies selling or distributing paint at that time and area. Codifying this “risk contribution” theory in statute allows those poisoned by lead-based paint who are unable to identify the exact manufacturer of the lead paint pigment a new avenue to litigate cases they may not otherwise be able to litigate.

AB 2995 (Carrillo) – Refused Passage. Would have classified the presence of lead-based paint in a home or building as a physical injury to the property, enabling property owners to sue for the cost of abating or removing lead paint to prevent the further deterioration of peoples’ health. Secondly, the bill delays the start of the clock on the statute of limitations to when property owners become aware that lead paint is present, rather than starting the clock at the time of purchase.

AB 3009 (Quirk)- Died on inactive file on 11/30/18 - would have enacted a fee on paint manufacturers for all paint sold in California to create a fund for residents of single-family or multi-family dwellings to clean up lead paint that has contaminated their homes. This fee will only be imposed if an initiative passes that states that lead paint is not a public nuisance.

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

A critical component in providing homeless families the means to become stabilized in housing is assisting them in increasing their income. To this end, LAHSA and the providers in the Homeless Family Solutions System have partnered with the LA County Department of Public Social Services (DPSS) to ensure that eligible homeless families utilize the training opportunities and job development support offered through the Greater Avenues to Independence (GAIN) program. Providing the families with these supportive services will assist them in increasing and stabilizing their incomes at a level that allows them to afford their housing. Additionally, LAHSA and its service provider partners are working together with the City’s Economic and Workforce Development Department (EWDD) to access new job development programs specifically targeted to serve homeless persons.

The FamilySource Center (FSC) program also focuses on increasing family income, and increased

academic achievement for youth, to reduce the number of poverty-level families in the City. In PY 2018-2019 the FSC program served 51,119 low income residents, an increase of 6,416 from the previous program year. Collectively, families increased income by \$22,443,680 and 3,732 youth increased academic performance.

The Domestic Violence Shelter Operations program realized \$1,683,234 in increased family income and served 1,208 victims and their children.

The Earned Income Tax Credit (EITC) is one of the most effective tools in helping families rise out of poverty. The City has a strong partnership with the IRS and VITA volunteers through FSCs, Domestic Violence service providers, and community organizations that serve the homeless, disabled and persons with HIV/AIDs. More than \$5 million in tax credits were returned to low-income families in LA.

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

#### Change in Program Year Schedule

HCIDLA sought and obtained approval to change the program year schedule from April 1-March 31 to July 1-June 30, in order to realign with the City's fiscal schedule and with most participating jurisdictions nationwide. The realignment of the schedule has already resulted in improved efficiency, in that certain planning and implementation tasks for the Citywide budget and the Annual Action Plan budget can be done at the same time, instead of three months apart. In addition, the scheduling of HUD webinars on various annual responsibilities, e.g., preparation of the Annual Plan, are at a time that is more advantageous for the City. In prior years, these tasks were well underway or even completed before the HUD training was offered, because they were due three months earlier. In some cases, work had to be redone in order to update it as a result of the training, instead of now incorporating information from the training at the early stages.

#### Services Programs Integration

Several programs that focus on preventing and reducing poverty and homelessness all began to utilize the same data collection and reporting system this year. Domestic Violence & Human Trafficking Shelters, Family Source Centers, Homeless Services and HOPWA client service delivery information is compiled into one electronic system, while client privacy and the singularity of each program is maintained. This combined data system helps to streamline clients' access to various services and allows for more efficient reporting.

In addition, the Family Source System added intake questions regarding homelessness, and found that 15% of clients were affected. This resulted in another opportunity to connect clients with other services and further integrate service delivery across programs.

### Public Facilities & Neighborhood Improvements

For the second year, HCIDLA convened all non-profit CDBG subrecipients implementing neighborhood improvements at the start of the program year, for training on the various requirements they must meet, from NEPA to continued use of the property. Training at the start of the process, by providing an overview of all the information needed, has helped to establish clear expectations and good communication at the beginning, resulting in more prompt and effective action to help ensure timely spending of CDBG.

### Permanent Supportive & Affordable Housing Development

*HCIDLA-HACLA-LA County Partnership:* The success of the Permanent Supportive Housing (PSH) Program largely depends on the projects' ability to secure three types of financing: 1) capital funds to build, rehabilitate, and/or acquire housing, 2) operating funds or Project-Based Vouchers (PBV) to operate and maintain the building, over above the rents received from *very low* and *extremely low* income tenants, and 3) social services funds to pay for services offered to tenants. Recognizing the importance of these financing sources, HCIDLA, the County of Los Angeles Community Development Commission and other departments, and HACLA, entered into a 10-year Memorandum of Understanding (MOU) in December 2017, to coordinate funding resources and improve the joint decision making process in providing financing for PSH projects.

The MOU establishes roles and responsibilities including financial relationships among these agencies to accelerate the creation of PSH units. During the term of this MOU, the parties have agreed to do the following: 1) HACLA will provide approximately 1,000 PBVs per year for tenants that are eligible for permanent supportive housing, 2) the City will facilitate the creation of new PSH units through capital financing or donation of City-owned lands, and 3) the County, through its Departments of Health Services, Mental Health and Public Health, will provide intensive services, rental assistance including PVBs, and Tenant-Based Vouchers and/or landlord incentive funds, for each PSH unit created by the City.

In addition, each agency currently handles its own application intake during each funding round. This system necessitates a project sponsor to complete a new application each time it applies for funds, PBVs or social service awards, even if for the same project. The parties, through this MOU, will streamline the application process by having a combined funding round that offers a *one-stop shop* for the three types of financing mentioned above. The parties are currently developing a cloud-based universal application that will eliminate redundancies by having applicants submit project information and supporting documents in one place for all relevant agencies to have access to for review.

*Dept. of City Planning Alignment:* HCIDLA revised its definition of Transit-Oriented Development (TOD) to strengthen collaboration with the Dept. of City Planning (DCP) by using a definition that is based on DCP's Transit Oriented Communities Affordable Housing Incentive Program Guidelines. HCIDLA's

Affordable Housing Managed Pipeline policies and procedures include the goal of 640 TOD units in the pipeline at any given time. The alignment with the DCP program will help to streamline project approval processes and meet the TOD goal

### Public Facilities & Neighborhood Improvements

The City has found that the increased percentage of funding on non-housing community development capital improvements has impacted the City's capacity to meet the annual timeliness test. HCIDLA convenes Con Plan-funded City departments and agencies with representatives of elected officials, a total of nearly 30 offices, one or more times a year to discuss project status and to troubleshoot slow-moving public facility, neighborhood improvement and economic development construction projects. These discussions/trainings help to identify obstacles earlier and ways to overcome them, and reinforce the qualities of a successful project, which include having all key elements in place upon award of funding in order to complete on schedule and at or under budget. In addition, every implementing department is required to submit a bi-monthly progress report on every project until completed and closed out. Enhanced citywide policies and procedures that clarify and improve risk assessment, selection criteria and management of construction budgets and schedules, are being finalized.

### Los Angeles Continuum of Care

The development, implementation and operation of Coordinated Entry Systems for all homeless populations in the LA CoC is intended to remove the institutional barriers that often hinder homeless persons from becoming stabilized in housing as quickly as possible. Through the community-based approach offered by CES, homeless individuals, families, and youth no longer have to travel from program to program retelling the history of their homeless experience in an effort to connect with a program that will meet their needs. The screening, standardized triage assessment and connection to appropriate services and housing facilitated by the CES systems eliminates these duplications of effort and decreases the length of time in accessing services. LAHSA is currently seeking to expand the coverage of street outreach teams across the city and county to locate, engage and connect the most vulnerable chronically homeless persons, youth and families with the coordinated assessment systems that can provide right sized interventions for their situation and help them to reenter housing as quickly as possible.

Over the past year LAHSA has nearly doubled its staff to be able to support the needs of the community providing services to people experiencing homelessness. Additionally, the Los Angeles CoC has created a Regional Homeless Advisory Council (RHAC) as well as Lived Experience Advisory Group (LEAG) to provide additional structural guidance in addressing homelessness in LA. LAHSA anticipates a continued to growth in staffing in the 45th Con Plan Year to improve the support being provided to the community and agencies addressing homelessness in LA.

### **Actions taken to enhance coordination between public and private housing and social service**

**agencies. 91.220(k); 91.320(j)**

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

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

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

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

In addition, staff from HCIDLA and HACLA collaborated with CDC and HACoLA in hosting focus groups under four different topic areas totaling 12 meetings (a series of three meetings for each of the four focus groups). The focus groups were held on the topics of: Disability + Accessibility, Transportation + Employment, Environmentally Healthy Neighborhoods, and Educational Opportunities. Service providers, practitioners in specific fields, and other stakeholders served as the focus group participants. These focus groups assisted in identifying contributing factors, suggesting recommendations for addressing the factors, and identifying responsible entities to address the factors. In addition, city staff

along with its consulting partners (Enterprise Community Partners and the Lawyers' Committee for Civil Rights) held nine community meetings in the seven Area Planning Commission sections of the city to inform the public and receive their feedback on the City's AFH Plan. This resulted in a total of more than 180 attendees including service providers, property owners, community organizers, and community residents. The attendees learned the basics about the City of L.A.'s AFH purpose, their rights as renters, and expressed their personal experiences living in Los Angeles. These nine community meetings concluded the City's first phase of public meetings for the AFH process. Various other meetings were held throughout the course of the City's AFH efforts to gather input from many industries and representatives regarding fair housing issues.

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

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

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

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

residents of low-income communities of color and resulted in goals and strategies that were included in the AFH.

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

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

On January 5, 2018, HUD published a notice in the Federal Register that suspended most local governments' obligations under the AFFH rule to submit an AFH until after October 31, 2020, and in many cases after 2025. However, the City is continuing with the implementation of the AFH's Goals and Strategies.

In an effort to further promote the AFH process and information on the Assessment of Fair Housing, the AFH internet link can be found at HCIDLA's website at the following address: [www.CityofLAFairHousing.org](http://www.CityofLAFairHousing.org)

### Housing Rights Center

In the 44th Program Year, the HCIDLA continued working with its Citywide Fair Housing contractor, the Housing Rights Center of Southern California (HRC). Jointly, HCIDLA and HRC reported 10,275 contacts from Los Angeles residents.

HRC provided services to 1,319 callers with potential fair housing discrimination; of those 433 cases were opened. The highest percentage of discrimination inquiries, including those that became cases, involved allegations of discrimination based on physical disability (42%), followed by cases alleging discrimination based on mental disability (35%). The remaining 23% of discrimination cases are based on familial status, race/color/ethnicity, gender, national origin, and sexual orientation/gender identity.

### Los Angeles Homeless Services Authority

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

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

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

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

### Affordable Housing Occupancy Monitoring

The Occupancy Monitoring Unit of HCIDLA is responsible for monitoring an affordable housing project's regulatory agreements and Land Use covenants, which are recorded legal instruments that specify the project's affordability restrictions. HCIDLA monitors affordable housing projects financed with multiple funding sources, including HOME, HOPWA, CDBG funds and tax-exempt mortgage revenue bonds issued by the City. In 2013, HCIDLA assumed responsibility for monitoring all the affordable housing projects previously funded by the former Community Redevelopment Agency of the City of Los Angeles (CRA/LA), some of which were also funded with federal sources. Through its monitoring efforts, HCIDLA ensures that tenants residing in restricted housing units are income-eligible and that they pay rents that are within program limits. All projects are notified of the annual updates to rent and income schedules, so that they may implement appropriate levels. Annual monitoring consists of reviewing tenant rents and



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

### Aging Services Delivery System

The CDBG funded Aging Services Delivery System, which is administered through the Los Angeles Department of Aging (LADOA), provides essential services that assist the homebound frail elderly in remaining in their homes for as long as possible, while preventing critically distressed situations. CDBG funds also allow for the provision of wellness programs that assist older adults to enhance their quality of life. Without these programs, the City's low- and very low-income seniors and frail elderly—as well as their caregivers—would be underserved.

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

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

### Economic and Workforce Development Department Programs

There are a variety of economic development programs and projects administered by EWDD. These include clean technology, business incubators, small, micro- and major business loan programs, and social enterprise projects operated by both for- and non-profit organizations. Program monitors conducted regular review, which includes but not limited to site visits during the program year.

Site visits are designed to focus on program/project performance, financial reporting, expenditures, construction progress, physical site or collateral condition, program administration, and others in accordance with the respective City contract. During site visits, monitors provide technical assistance to contractors or developers, such as National Objective compliance reporting; procurement; prevailing wages, budget and expenditures, and other City and Federal requirements. A formal site visit report, or similar communication, is sent to the contracted agency or the developer citing deficiencies (if applicable), recommendations for improvement, and required actions.

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

### FamilySource Center

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

### HOPWA

The HOPWA program is countywide and involves contracts with 12 non-profit organizations, four housing authorities and one general partnership to implement the different program components. During PY 44, program monitors conducted two site visits. The on-site monitoring and review sessions covered the administrative and program aspects of the contractual agreements in place with the service-providing organizations, and generally consisted of the following: an entrance conference to discuss the review components with designated staff; a review of client and program files; a discussion related to a prior administrative review, including but not limited to any questions related to invoice timeliness and accuracy, policies and procedures, etc.; an exit conference. A final monitoring report,

including the allowance for a response period, is issued to document every site visit; and a clearance letter is issued once any findings are resolved satisfactorily.

### Los Angeles Homeless Services Authority

HCIDLA staff that monitor contracts with LAHSA conduct joint site visits to subrecipients with LAHSA monitoring staff.

### Neighborhood Development and Public Services (NDPS)

The Neighborhood Development and Public Services group monitors two types of contracts: lease agreements with non-profits on City-owned facilities and loan contracts of non-profits that obtained loans through Community Development Block Grant (CDBG) dollars for the acquisition, construction, and/or rehabilitation of facilities. Such loans, referred to as Service Payback Loans, are repaid through services to the City residents who are primarily low/moderate income. These services include but are not limited to childcare, health care, legal aid, recreation, education and training, and job placement. Contracts drawn up and executed to memorialize the conditions/requirements for the loan and the services and generally established the goal on the number of City residents to be served who primarily fall within the HUD CDBG low/moderate income guidelines. Quarterly reports are required to be submitted by the agencies to the NDPS group for review and approval of amortization, as applicable. The monetary value established for the services in order to amortize the loans is set and may be changed by the City Council. In October 3, 2008, The City Council authorized the increase of annual amortization from \$40,000 to \$100,000, with a minimum of five years provision of service and a maximum term of 20 years for capital loans of up to \$2 million. The increased rate of amortization could be applied retroactively as long as a non-profit met the criteria (see Council File # 08-1302). For capital loans beyond \$2Million, the amortized rate of \$25,000 per quarter remains the same. Technical assistance is provided to every non-profit that requires assistance. Site visits are conducted at least annually by assigned program monitors to ensure the facilities continue to be used according to the agreement and are being properly maintained. Site visits consist of visual inspection of the property and files reviews for services, income and City residency eligibility. Ten (10) files or 10 % of the population reported, when feasible, are reviewed. Site visit reports are sent to the non-profits generally within fifteen (15) working days for their records, and include concerns and/or findings that must be cured within a certain date. Once the loan has been paid off and the minimum 5 years of service provision has been met, the City, which holds title to the property, releases the lien through a reconveyance of the Deed of Trust recorded with the L.A. County Registrar-Recorder. Currently, there are 31 non-profit loans, 37 City-Department projects and 30 non-profit leases monitored by three program monitors.

### Neighborhood Improvement Unit

HCIDLA's Neighborhood Improvement (NI) Unit is responsible for monitoring capital projects involving

construction and/or acquisition of City-owned and non-profit owned properties. The NI Unit provides technical assistance to City departments and non-profit agencies in regards to MOU/contract execution, procurement, prevailing wage, project timeliness, and overall project management.

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

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

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

The City has taken steps to notify the public of the release of this draft Program Year 2018 CAPER and the opportunity to comment. This draft Program Year 2018 CAPER was issued for the required 15-day comment period on September 10. An email of the same notice was sent out to 28K+ individuals and organizations subscribed to the HCIDLA's news list encouraging comments and feedback on the report. The draft CAPER is also posted on the Department's and related CAPER information may be requested at the Public Counter located the HCILA main office, 1200 W. 7<sup>th</sup> Street, Los Angeles, CA 90017. Comments received will be summarized in the final CAPER.

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

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

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

Yes

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

The City has only one open Brownfields Economic Development (BEDI) Grant.

In June 2018, EWDD hired Development Solutions, Inc. as the technical assistance consultant for Section 108 and related programs. EWDD will request the consultant to assist City close out all the completed BEDI projects. Information about the grant associated with a Section 108 loan made for a special economic development project is provided in the table below:

Grant Agreement	Project	BEDI Amount	Expended To Date	Status
<b>BO0BD060004</b>	Lanzit Industrial Project	\$950,000	\$950,000	City is seeking developer to continue the project. National Objective jobs will be reported once development is completed.
Total		\$950,000	\$950,000	

**Compliance with the CDBG Program Primary Objective**

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

Based on the CDBG financial information in the “PR 26” report attached, this table below shows compliance (over 90% of reported expenditures allotted to activities benefitting LMI persons) in the first two years of this three year period:

Item	Total Expenditures Subject to Low / Mod Benefit Calculation	Total Expended on Activities Benefitting LMI	Percent of aggregate expenditures used for activities benefitting LMI
2017 CDBG	\$43,849,818.61	\$42,536,533.36	97.01%
2017 Section 108	\$17,755.80	\$17,755.80	100.00%
2017 Total	\$43,867,574.41	\$42,554,289.16	97.01%
2018 CDBG	\$65,475,082.24	\$59,586,110.80	91.01%
2018 Section 108	\$0.00	\$0.00	0.00%
2018 Total	\$65,475,082.24	\$59,586,110.80	91.01%

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

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

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

Through its Systematic Code Enforcement Program, HCIDLA conducts periodic inspections of HOME projects at least every three years.

A specialized work group, called the HOME Inspection Group (HIG), is responsible for conducting habitability inspections and follow-up for all HOME projects. Currently, one (1) Housing Inspector conducts onsite inspections and case management inspections for HIG. One (1) part-time clerical staff provides required office support. HIG's day-to-day operation is supervised by a Senior Housing Inspector and managed by a Principal Housing Inspector. The size of the properties can range from 2 to over 400 units per building.

HIG's goal is to ensure that owners of projects maintain decent, safe, and sanitary housing in good repair. To fulfill this goal, HIG inspects all HOME assisted properties in accordance with HOME regulations, for the term of regulatory agreement, using the following State and local codes:

1. State Housing Law, codified in Part 1.5, Division 13 of the California Health and Safety Code
2. Division 81, Article I of Chapter IX of the Los Angeles Municipal Code relating to proper maintenance and use of existing buildings

Upon inspection if violations are observed, HIG issues a Notice to Comply. Upon re-inspection after the expiration of compliance period, if the violations are not corrected, the property is referred to a General Manager's hearing. The hearing officer could impose any one of the following order:

1. Order that the violation be referred to the City Attorney's office for prosecution.
2. Order a rent reduction.
3. Order the building or dwelling units be accepted into Rent Escrow Account Program
4. Order the building or dwelling units be accepted into the Urgent Repair Program or any successor programs.
5. Impose inspection fees pursuant to Division 9 of the housing code for all inspections after the second until compliance is attained, and for any periodic inspection ordered to take place in less than three years

6. Order that, after compliance has been obtained, the next periodic inspection be conducted within three to 24 months, depending on the severity of the violations, the history of the property, the criteria set forth in Section 161.602.1 and any other criteria set forth by regulation indicating a risk of recurring violations.
7. If the violation poses a present, imminent, extreme and immediate hazard or danger to life or limb, health or safety, or if the building or dwelling unit has been ordered vacated by any government agency, order that the owner pay relocation assistance to the tenants, in the amounts and following the procedures set forth in Section 151.09G and any accompanying regulations, regardless of whether the building or dwelling unit is subject to the Rent Stabilization Ordinance
8. Order the person or entity that owns, manages or controls the premises to attend property management training as set forth in Section 154.00, et seq.
9. Order that the property be referred to the Receivership Program.
10. Issue an Order of Abatement and have it recorded against the property.

Table: SCEP Inspections

<b>Inspected APN</b>	<b>HOME APN</b>	<b>HIMS Project Name</b>	<b>Case Id</b>	<b>Inspection Date</b>	<b>Violation Count</b>	<b>NTC/NSC (Yes/No)</b>
2111001004	2111001004	NELSON, WAYNE T. & SUSAN A.	716026	05/15/2019	155	YES
2111005034	2111005034	TIERRA DEL SOL	682112	08/22/2018	34	YES
2125015025	2125015025	FIESTA HOUSE	716014	05/10/2019	28	YES
2138005003	2138005046	HART VILLAGE	692213	01/10/2019	17	YES
2210020035	2210020035	MONTECITO TERRACES	716028	05/07/2019	33	YES
2210027012	2210027012	SATICOY GARDENS	673087	06/22/2018	21	YES
2216034019	2216034019	IVY TERRACE aka THREE COURTYARDS APTS.	687645	10/04/2018	2	YES
2234005041	2234005041	SOOD, JOGINDER/CHANDER/ASHU	713421	04/30/2019	17	YES
2240023027	2240023027	CORNERSTONE APARTMENTS	676281	07/20/2018	12	YES
2241001008	2241001008	LEDERER, MICHAEL	676261	07/03/2018	6	YES
2266002017	2266002017	ESBE EQUITY 1, LIMITED PARTNERSHIP	692201	11/09/2018	8	YES
2271003013	2271003013	HARGES - TRUSTEE, KENNETH & LORELEI	709481	03/14/2019	0	NO
2271017028	2271017028	4334-4346 MATILJA, LLC	716029	05/01/2019	55	YES

Inspected APN	HOME APN	HIMS Project Name	Case Id	Inspection Date	Violation Count	NTC/NSC (Yes/No)
2271017029	2271017029	4334-4346 MATILJA, LLC	716032	05/20/2019	77	YES
2341017028	2341017028	TCHARBAKHSHI, YUESH	709477	03/19/2019	0	NO
2360030044	2360030044	KELTON TERRACE CORPORATION	709478	03/14/2019	0	NO
2408006038	2408006038	GLENOAKS GARDENS	682108	08/21/2018	2	YES
2651009078	2651009078	Tobias Terrace Apartments	685177	09/13/2018	2	YES
2654001052	2654001052	ORION GARDENS APARTMENTS	687643	10/18/2018	7	YES
2654009001	2654009001	PENNY LANE - 15260 RAYEN	709383	03/29/2019	0	NO
2654009024	2654009024	Columbus Transitional Hsg & Penny Lane	676258	10/29/2018	8	YES
2654021043	2654021043	COLUMBUS SQUARE	682066	08/08/2018	1	YES
2654022041	2654022041	COLUMBUS PROPERTIES, LP	673052	06/08/2018	10	YES
2684018036	2684018036	MENLO - TRUSTEE, SAM	673046	06/25/2018	174	YES
2733003021	2733003021	RESEDA HORIZONS	685179	09/20/2018	0	NO
2779042010	2779042010	BEVERLY HILLS NMS, LLC	692199	12/20/2018	42	YES
4006003040	4006003040	WEST ANGELES VILLAS	687619	01/22/2019	16	YES
4208007040	4208007040	PALMS COURT	695266	01/04/2019	9	YES
4230007268	4230007268	Gateway Apartments	685170	09/10/2018	7	YES
4252014035	4252014035	HELMS MANOR	676287	07/24/2018	2	YES
4252025027	4252025027	PALMS MANOR	695267	01/04/2019	3	YES
5001036054	5001036054	RICHARD N. HOGAN MANOR	687630	10/16/2018	27	YES
5005009900	5005009900	54TH STREET APTS.	692220	11/27/2018	26	YES
5005009900	5005009900	CORRIDOR PROJECT	692220	11/27/2018	26	YES
5019023029	5019023029	STOVALL VILLAS	682083	08/14/2018	0	NO
5022001030	5022001030	LIME HOUSE	692177	11/06/2018	0	NO
5040033022	5040033022	PRESERVATION PROPERTIES III-6427 Hoover Blvd	713382	04/08/2019	0	NO



Inspected APN	HOME APN	HIMS Project Name	Case Id	Inspection Date	Violation Count	NTC/NSC (Yes/No)
5047004004	5047004004	Presrvation/LA BREA GARDENS	685180	09/18/2018	3	YES
5047004006	5047004006	Presrvation/LA BREA GARDENS	685182	09/18/2018	4	YES
5047004007	5047004007	Presrvation/LA BREA GARDENS	673082	06/12/2018	4	YES
5056012007	5056012007	PROFESSIONAL HSG. & DEV. APTS. (PH & D)	692176	11/05/2018	0	NO
5058016023	5058016023	EUGENE THOMAS MANOR	713407	04/17/2019	44	YES
5072034029	5072034029	Arlington Square	677250	08/02/2018	3	YES
5073004016	5073004016	PICO GRAMERCY FAMILY HOUSING	682104	08/20/2018	4	YES
5073024026	5073024026	INGRAM PRESERVATION	676674	07/30/2018	0	NO
5075023013	5075023013	ROYALS APARTMENTS	697464	01/08/2019	2	YES
5080024024	5080024024	HARVARD HEIGHTS	682127	11/01/2018	0	NO
5094026015	5094026015	COURTYARD APTS.	713411	04/25/2019	0	NO
5094026016	5094026016	COURTYARD APTS.	702973	02/07/2019	2	YES
5115019033	5115019033	Dunbar Village	673059	06/14/2018	0	NO
5115019034	5115019034	Dunbar Village	709468	03/12/2019	12	YES
5115019034	5115019034	SOMERVILLE I & II	709468	03/12/2019	12	YES
5115031005	5115031900	43RD STREET APTS.	687613	10/11/2018	17	YES
5115031900	5115031900	43RD STREET APTS.	703590	12/27/2018	11	YES
5116001033	5116001033	GWEN BOLDEN MANOR	713401	04/23/2019	28	YES
5124031007	5124031007	SENDEROS	687651	10/29/2018	33	YES
5124031012	5124031012	ALEGRIA APARTMENTS	692212	11/19/2018	22	YES
5131006030	5131006030	Washington 722 TOD	673047	06/13/2018	7	YES
5138013074	5138013074	OLYMPIC/HOPE	682101	08/15/2018	1	YES
5141001020	5141001020	PLAZA DE LEON	676266	07/16/2018	15	YES
5142023012	5142023012	CAMBRIA APARTMENTS	673049	06/27/2018	9	YES
5147019001	5147019001	EUGENE HOTEL	682096	08/13/2018	15	YES
5152003001	5152003001	EADS APTS.	702972	02/20/2019	8	YES

Inspected APN	HOME APN	HIMS Project Name	Case Id	Inspection Date	Violation Count	NTC/NSC (Yes/No)
5152007048	5152007048	CORONITA FAMILY	713373	04/04/2019	2	YES
5153009022	5153009022	TRES PALMAS	673062	06/11/2018	34	YES
5153030026	5153030026	WITMER HEIGHTS	682119	09/19/2018	29	YES
5155015015	5155015015	VISTA NUEVA	702974	02/26/2019	5	YES
5160005028	5160005028	TEMPLE VILLAS	682126	12/03/2018	1	YES
5163013009	5163013009	ART SHARE LOS ANGELES	682085	10/12/2018	11	YES
5186015032	5186015032	LORENA TERRACE	676289	07/25/2018	0	NO
5202002011	5202002011	1462 Playground Street	713367	04/02/2019	0	NO
5402001036	5402001036	ALEGRIA	676669	07/31/2018	6	YES
5405021065	5405021065	FIGUEROA PLACE	687610	10/09/2018	17	YES
5408017023	5408017023	CASTELLAR APARTMENTS	702970	02/12/2019	3	YES
5422020031	5422020031	ALLESANDRO STREET APTS.	685176	09/12/2018	0	NO
5426016003	5426016003	VENDOME PALMS	676264	07/10/2018	1	YES
5429008030	5429008030	LAGUNA SENIOR APTS.	702965	02/04/2019	4	YES
5492023001	5492023001	PISGAH VILLAGE	676285	12/10/2018	3	YES
5492023029	5492023029	PISGAH VILLAGE	687637	12/11/2018	6	YES
5492023032	5492023032	PISGAH VILLAGE	687636	12/11/2018	1	YES
5533003022	5533003022	STEVENSON MANOR	685169	10/31/2018	1	YES
5535002026	5535002026	ROYALS APARTMENTS	687653	01/29/2019	5	YES
5537023034	5537023034	HARVARD CIRCLE	682093	09/05/2018	6	YES
5544011041	5544011041	5169 HOLLYWOOD BLVD, LP	697466	02/18/2019	21	YES
5544024001	5544024001	HAROLD WAY APARTMENTS	676267	07/17/2018	0	NO
5545002904	5545002904	The Villas at Gower	693172	12/05/2018	0	NO
5546005001	5546005001	HALIFAX HOTEL	687634	10/26/2018	8	YES
5546020005	5546020005	AFTON PLACE	692178	01/03/2019	15	YES
5548018027	5548018027	Michael's Village	702966	02/01/2019	2	YES
5586006029	5586006029	ARGYLE COURT	702968	02/07/2019	0	NO

Inspected APN	HOME APN	HIMS Project Name	Case Id	Inspection Date	Violation Count	NTC/NSC (Yes/No)
6002033044	6002033044	NORMANDIE SENIOR APARTMENTS	687950	10/24/2018	21	YES
6013021006	6013021006	SONYA GARDENS	687617	10/11/2018	0	NO
6038011019	6038011019	SONYA GARDENS	692179	11/08/2018	0	NO
6038011020	6038011020	SONYA GARDENS	692185	11/08/2018	0	NO
6048028047	6048028047	WASHINGTON CT FAM HSG	692207	11/14/2018	0	NO
6053022021	6053022021	Milan Town Homes	692223	11/28/2018	5	YES
6054035033	6054035033	FIGUEROA OAKS	685172	09/11/2018	2	YES
6058007018	6058007018	LA PRO II	673045	06/21/2018	18	YES
6067016050	6067016050	ML SHEPARD SR HOUSING	676269	07/18/2018	0	NO
6117019017	6117019017	ROYALS APARTMENTS	673066	06/28/2018	0	NO
6132024034	6132024034	MAYA TOWNHOMES	709501	03/27/2019	14	YES
7442001034	7442001034	Navy Village	673044	07/05/2018	7	YES

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

Affordable housing units are affirmatively marketed to those least likely to apply, including to non-English speakers and persons with disabilities. HCIDLA provides training to owners/property managers of new projects before they lease-up, so that they are informed of this obligation. HCIDLA has partnered with the the Los Angeles County Development Authority to provide a free online and telephone hotline service at housing.lacity.org and (877) 428-8844. Property owners/managers post their housing listings and the public can view these listings by searching on the website or access listings when speaking with a live multilingual hotline operator. The website follows Website Content Accessibility Guidelines (WCAG) 2.0, which signifies that the information is accessible to persons who rely on screen readers, helmet pointers, and other assistive technologies. The call center similarly supports relay systems for persons who are deaf or hearing impaired. Furthermore, housing searches can be performed in over 100 languages.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing).**

## **91.320(j)**

### **Commitment to the Preservation of At-Risk Affordable Housing**

The City of Los Angeles continued with its efforts towards the tracking and preservation of affordable housing, especially those units most at-risk of losing their affordability due to expiring covenants or rental assistance contracts in the next 5 years. Despite a staff shortage, HCIDLA also carried out two outreach and education initiatives: a property owner initiative to identify property owners interested in continuing providing affordable housing or comply with occupancy and notification requirements; and an outreach and education initiative to tenants living in identified at-risk and terminating properties. HCIDLA was also successful in extending affordability restrictions on at-risk properties through financial and non-financial incentives.

### **At-Risk Affordable Housing Preservation Team**

In early 2016, the HCIDLA established a Preservation Team, which resides in the Development and Finance Division of the Housing & Development Bureau. The sole purpose was to integrate the non-financial and policy components with financial initiatives to preserve at-risk restricted affordable housing. Staff in the unit, however, promoted or retired out of these positions, and HCIDLA has been working with City of Los Angeles Personnel to fill the vacant positions. HCIDLA has authorization to fill the Finance Development Officer (FDO) position, once a new list of eligible candidates is released by the City; however, a Housing, Planning and Economic Analyst position has been held indefinitely to fill a budgetary gap; and a third clerical support position was repurposed in the department. Unforeseen delays in securing funding for two of these positions have prevented the Housing Development Bureau from fully realizing the potential of a fully-staffed Preservation Team.

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

In 2016, the City allocated approximately \$10 Million towards the preservation and extension of at-risk affordable housing covenants throughout the City. This amount includes \$7.9 million of CRA/LA non-housing Excess Bond Proceeds (EBP) and \$2 Million from the General Fund (GF). The EBP funds can only be used to assist in the preservation of at-risk housing within two Redevelopment Areas. Unfortunately, there was no owner interest in utilizing the EBP funds, nor interest to extend expiring covenants. HCIDLA believes the lack of interest was mainly due to a 55 year affordability period required by EBP funds per CRA redevelopment law.

On the contrary, the GF funds can be use Citywide and provide the most flexibility to identify preservation options and incentivize owners to extend affordability. Consequently, the HCIDLA was able to award \$1.5 Million in GF funds for the preservation of a 65-unit expiring CRA/LA project as part of a tax credit re-syndication and rehabilitation transaction. This project preserved and extended the affordable rent restrictions for 55-years.

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

HCIDLA continued to update and monitor the AHD. The AHD is an internal early warning system to track and analyze the potential impact of expiring covenants and rental subsidy contracts in the City. The inventory included in this system is comprised of affordable housing units that are subsidized, financed and restricted by various federal, state and local programs (HOME, CDBG, Tax Exempt housing bonds, tax credits, FHA mortgages, HUD Project-based Section 8 rental subsidy contracts, and land use benefits).

The vast majority properties that are at risk of losing affordability restrictions and/or rental subsidies over the next 5 years are federally subsidized through HUD project-based Section 8 contracts. Properties are also permanently lost through the combined expiration and/or termination of restrictions tied to city financing, land use restrictions, prepayment of a federally-insured mortgage, and termination of federally-assisted Project-based Section 8 rental assistance contracts.

### Tenant Outreach and Education Initiative

In 2018, the HCIDLA secured the services of the Coalition for Economic Survival (CES), the City's at-risk affordable housing tenant outreach and education partner. These services allow to prevent and minimize the potential displacement of residents when affordability covenants or rental assistance contracts are terminated. These outreach efforts assist HCIDLA to monitor properties, prevent potential tenant displacement, coordinate efforts with owners and residents through the termination of affordability covenants, and stabilize rents that had been adjusted to market rate, post covenant expiration. The initial contract term was for one year from July 1, 2018 - June 30, 2019. Tenant outreach and education services were conducted to 29 at-risk properties consisting of 1,285 restricted units. The contract was amended for an additional year and expires June 30, 2020.

## **CR-55 - HOPWA 91.520(e)**

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

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

Table 13 – HOPWA Number of Households Served

<b>Number of Households Served Through:</b>	<b>One-year Goal</b>	<b>Actual</b>
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	400	99
Tenant-based rental assistance	703	409
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	20	319
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	519	713

**Narrative**

As previously reported, HOPWA-funded agencies continue to contend with HIV clients with a growing number of social challenges and co-morbidities such as mental illness, substance use, and homeless. The contractors for the Regional Offices address these needs through HOPWA funding, leveraged funding sources, and collaborations. The Los Angeles County HOPWA program, redesigned in 2016, reflects ongoing shifts in national and local trends to the “Housing First” philosophy of moving clients who are homeless or at risk of homelessness into housing as quickly as possible, while providing intensive supportive services to help those clients maintain housing. Agencies collaborated with systems with whom HOPWA clients interact, such as the Coordinated Entry System (CES) and the Homeless Families Solutions System, both administered by the Los Angeles Homeless Services Authority (LAHSA) and funded by the City and County of Los Angeles.

In PY 18-19 HCIDLA began the process of transitioning to a new case management database, BitFocus Clarity Human Services System, to replace the current Homeless Information Management System (HIMS), the online system through which agencies previously reported outcomes. It will enable providers to shift away from paper-based client files, more efficiently share client information with one another, and provide HCIDLA with access to more nuanced, up-to-date data than HIMS. This major shift in the workflow of providers working directly with clients will result in a more efficient and connected community of HOPWA-funded service providers across Los Angeles County.

In PY 18-19 HCIDLA released a Request for Proposal (RFP) for Scattered-Site Master Leasing (SSML). As a result, two contractors will continue to provide SSML services and one new contractor, Volunteers of America Los Angeles will provide ten (10) additional units in the northern part of Los Angeles County.

**Rate of Performance:** The utilization of the Short-Term, Rent, Mortgage and Utility (STRMU) Program, under three complete years of service under the redesign, has recovered. As evidence of the program’s recovery, in PY18-19 the program had exhausted the entirety of its funding for the first time since before the redesign.

**Fast Track of Tenant-Based Rental Assistance (TBRA):** Housing Authority of the City of Los Angeles (HACLA) implemented a new “Fast Track” TBRA program in PY44. This program allowed low-acuity clients to apply for TBRA directly through HACLA, rather than by referral from a housing specialist. The result was to nearly double the number of clients who received TBRA grants from 70 to 120 in the first 12 months, and a total of 202 clients by the end of the 15-month program year.

**Service Coordination:** A total of 1540 clients received Housing Subsidy Assistance and 4,346 clients received Supportive Services in PY 2018-2019.

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

Additionally, with the implementation of County Measure H, a sales tax to fund supportive services for the homeless and those at risk of homelessness, service coordination is paramount. The HOPWA program will continue to make the case for strategic collaboration and a fair share of resources for HIV-positive, low-income residents across the county.

## **Challenges**

**Dual diagnosis:** One of the continuing challenges for the HOPWA service providers is dealing with clients who are extremely low-income and/or homeless or at risk of homelessness, and who have mental health and/or substance abuse disorder or other high risk behavioral issues. These clients require more intensive services, few have the means to pay for housing, and have great difficulty maintaining housing. Although PY44 added ten (10) much needed units, there are not enough vacancies in permanent supportive housing facilities and transitional housing programs to sufficiently meet the needs in the community.

**Affordable Housing:** Because of Los Angeles’ high cost of living, one of the major barriers and challenges is finding affordable housing. HOPWA has addressed this by funding the TBRA program, by establishing a Housing Information Clearinghouse that provides available listings throughout the housing continuum (emergency, transitional, affordable, Section 8, market rate, etc.), and by equipping the Housing Specialist position to properly assess clients’ housing needs and develop housing plans that include housing location and retention services. Through monthly Housing Specialist meetings, agencies are collaborating more with one another throughout the County to help clients find appropriate housing.

While the voters of the City of Los Angeles voted to tax themselves to raise funds for the financing of permanent supportive housing development and other supported housing with wraparound services, the challenge exists in ensuring that HIV-positive clients are recognized for their acute housing and service needs.



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

### ESG Supplement to the CAPER in *e-snaps*

#### For Paperwork Reduction Act

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

##### Basic Grant Information

<b>Recipient Name</b>	LOS ANGELES
<b>Organizational DUNS Number</b>	069928349
<b>EIN/TIN Number</b>	956000735
<b>Identify the Field Office</b>	LOS ANGELES
<b>Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance</b>	Los Angeles City & County CoC

##### ESG Contact Name

<b>Prefix</b>	MS
<b>First Name</b>	Abigail
<b>Middle Name</b>	R
<b>Last Name</b>	Marquez
<b>Suffix</b>	0
<b>Title</b>	Asst General Manager, HCIDLA

##### ESG Contact Address

<b>Street Address 1</b>	1200 W 7th St Fl 9
<b>Street Address 2</b>	0
<b>City</b>	Los Angeles
<b>State</b>	CA
<b>ZIP Code</b>	-

**Phone Number** 2138088462  
**Extension** 0  
**Fax Number** 0  
**Email Address** abigail.marquez@lacity.org

**ESG Secondary Contact**

**Prefix** Ms  
**First Name** Julie  
**Last Name** Oleary  
**Suffix** 0  
**Title** Director, Consolidated Planning  
**Phone Number** 2139229626  
**Extension** 0  
**Email Address** JULIE.OLEARY@LACITY.ORG

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

**Program Year Start Date** 04/01/2018  
**Program Year End Date** 06/30/2019

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

**Subrecipient or Contractor Name:** LOS ANGELES HOMELESS SERVICES AUTHORITY  
**City:** Los Angeles  
**State:** CA  
**Zip Code:** 90017, 2760  
**DUNS Number:** 837100361  
**Is subrecipient a victim services provider:** Y  
**Subrecipient Organization Type:** Unit of Government  
**ESG Subgrant or Contract Award Amount:** 4361999

**CR-65 - Persons Assisted**

**4. Persons Served**

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

Table 16 – Household Information for Homeless Prevention Activities

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

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

Table 17 – Household Information for Rapid Re-Housing Activities

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	3,645
Children	5,088
Don't Know/Refused/Other	11
Missing Information	2
<b>Total</b>	<b>8,746</b>

**4c. Complete for Shelter**

Table 18 – Shelter Information

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	7,317
Children	3
Don't Know/Refused/Other	0
Missing Information	7
<b>Total</b>	<b>7,327</b>

**4d. Street Outreach**

Table 19 – Household Information for Street Outreach

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	5,834
Children	138
Don't Know/Refused/Other	0
Missing Information	276
<b>Total</b>	<b>6,248</b>

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

Table 20 – Household Information for Persons Served with ESG

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	16,796
Children	5,229
Don't Know/Refused/Other	11
Missing Information	285
<b>Total</b>	<b>22,321</b>

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

Table 21 – Gender Information

<b>Gender</b>	<b>Total</b>
Male	11,939
Female	9,604
Transgender	90
Don't Know/Refused/Other	10
Missing Information	678
<b>Total</b>	<b>22,321</b>

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

Table 22 – Age Information

<b>Age Group</b>	<b>Total</b>
Under 18	5,229
18-24	3,359
25 and over	13,437

Age Group	Total
Don't Know/Refused/Other	81
Missing Information	215
<b>Total</b>	<b>22,321</b>

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

### Number of Persons in Households

Table 23 – Special Population Served

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	373	1	34	338
Victims of Domestic Violence	1,852	79	987	786
Elderly	461	1	19	441
HIV/AIDS	103	0	8	95
Chronically Homeless	1,837	0	142	1,692

<b>Persons with Disabilities:</b>				
Severely Mentally Ill	2,297	33	566	1,698
Chronic Substance Abuse	631	4	40	587
Other Disability	2,559	35	559	1,965
Total (Unduplicated if possible)	10,113	156	2,355	7,602

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

### 10. Shelter Utilization

Table 24 – Shelter Capacity

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	176,046

Total Number of bed-nights provided	215,556
Capacity Utilization	122.44%

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

## CR-75 – Expenditures

### 11. Expenditures

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

Table 25 – ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
<b>Subtotal Homelessness Prevention</b>			

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

Table 26 – ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
<b>Subtotal Rapid Re-Housing</b>			

**11c. ESG Expenditures for Emergency Shelter**

Table 27 – ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
<b>Subtotal</b>			

**11d. Other Grant Expenditures**

Table 28 - Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Street Outreach			
HMIS			
Administration			

**11e. Total ESG Grant Funds**

Table 29 - Total ESG Funds Expended

Total ESG Funds Expended	2016	2017	2018

**11f. Match Source**

Table 30 - Other Funds Expended on Eligible ESG Activities



	2016	2017	2018
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
<b>Total Match Amount</b>			

**11g. Total**

Table 31 - Total Amount of Funds Expended on ESG Activities

Total Amount of Funds Expended on ESG Activities	2016	2017	2018

**Supporting CAPER documents available**

The following supporting CAPER documents are also available upon request:

1. PR 26 – Financial Report
2. PR 26 Summary Report
3. Section 108 Financial Summary Report
4. Public Benefit Tracking Report
5. HOME Match Report

To request any of these documents please email Karen Banks, Senior Management Analyst, at [karen.banks@lacity.org](mailto:karen.banks@lacity.org).