

## **CHAPTER 6 - HOUSING GOALS, OBJECTIVES, POLICIES AND PROGRAMS**

The City of Los Angeles is committed to providing affordable housing and amenity-rich, sustainable neighborhoods for its residents, answering the variety of housing needs of its growing population. Toward this end:

*It is the overall housing goal of the City of Los Angeles to create for all residents a city of livable and sustainable neighborhoods with a range of housing types, sizes and costs in proximity to jobs amenities and services. In keeping with decades of federal Housing Acts and the Universal Declaration of Human Rights that declared housing as a human right, the City will work towards ensuring that housing is provided to all residents.*

The City of Los Angeles will achieve this goal amidst a variety of governmental, infrastructure, and market constraints to residential development through aligning its actions in accordance with four detailed goals, each of which contain objectives, policies, and implementing programs. These goals embody the City's commitment to meeting housing needs. The four detailed goals are as follows:

### **GOAL 1**

A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy, sanitary and affordable to people of all income levels, races, ages, and suitable for their various needs.

### **GOAL 2**

A City in which housing helps to create safe, livable and sustainable neighborhoods.

### **GOAL 3**

A City where there are housing opportunities for all without discrimination.

### **GOAL 4**

A City committed to preventing and ending homelessness.

The objectives under each goal further speak to the nuances of housing needs across a city as diverse in population and housing needs as Los Angeles. The corresponding policies formulate the City's housing approach of creating sustainable mixed-use, mixed-income neighborhoods strategically located across the City that provide opportunities for housing, jobs, transit and basic amenities for all segments of the population. Each program was crafted to meet particular housing needs of the City, whether they are renters or homeowners, or populations with special needs.

In a departure from the previous Housing Element, programs are now being separated out from specific policies in this Update. This is in line with the City's new General Plan format, as the City found that having programs listed as achieving only one policy objective is too restraining when many of the City's housing programs meet multiple policies. However, to provide some level of organization to the program list (below), programs are listed below their most relevant objective. Specific policies that relate to the programs are listed below their program description, along with the timeline, objectives, lead agencies and funding source.

In another change, the schedule for the implementation of the program was not included if it was to take place throughout the eight-year planning period (2013-2021). Only more specific implementation schedules were noted.

Together, these goals, objectives, policies and programs comprise the City's housing action plan for the 2013-2021 planning period. These goals, objectives, policies, and programs will guide daily decision-making by City officials and staff, while equipping citizens with the awareness of the housing programs that the City initiated to meet its overall housing goals.

The Housing Element 2013-2021 policies and programs will be implemented by many City Departments and agencies. Programs are subject to the review and direction of the City Council and Mayor, as well as the relevant City Departments, subsequent to City's approval of the Housing Element 2013-21 Update. With each program description herein, the primary City Departments responsible for implementation are identified as "Lead Agencies." A brief description of each of these Departments is contained in Appendix J.

Additionally, throughout the City's housing policies and programs there is an implicit acknowledgement that they, whether or not created specifically for populations with disabilities, must be built in accordance with all applicable accessibility standards so that people with disabilities are afforded equal opportunities to live in all kinds of housing.

Each identified housing program below has quantified targets. The table below summarizes the combined housing production targets of all programs.

**Table 6.1 Quantified Objectives: January 1, 2014- September 30, 2021**

<b>Income Level</b>	<b>New Construction Units – RHNA Allocation</b>	<b>Rehabilitation Units</b>	<b>Conservation/ Preservation Units</b>
Extremely Low-Income	1,730	280	TBD
Very Low-Income	3,834	280	TBD
Low-Income	4,873	540	TBD
Moderate-Income	1,122	300	TBD
Above Moderate Income	46,500	720,000*	TBD
<b>Total</b>	<b>59,559</b>	<b>721,400</b>	<b>TBD</b>

\* The figure refers to the number of housing units inspected every four years as part of the Systematic Code Enforcement Program, which results in compliance with maintenance, use and habitability codes. The exact income break-down of these units is not collected, so all were placed in above moderate.

In addition to the housing units reflected in the above table, the City is committed to implementing a number of programs that preserve and maintain significant additional housing that cannot be quantified into units as follows:

- Maintenance and conservation of approximately 39,000 multi-family buildings by preserving residential and SRO hotels, completing urgent repairs, enforcing nuisance abatement, and a number of other programs. The number of units per building varies vastly, from 100 units in a residential hotel to 10 units in a building where nuisance abatement is being pursued.
- Fund and provide other support for the maintenance of short-term housing for homeless persons, including emergency shelter beds and transitional housing

beds. This includes 587 beds for victims of domestic violence, 175 beds for person living with HIV/AIDS, 4,490 general emergency shelter beds, and 1,492 winter shelter beds (provided from December through March of each year, as required by weather conditions). These beds generally serve extremely low-income households and individuals.

- Rental subsidies through various U.S. Department of Housing and Urban Development (HUD) funding sources used by qualifying households to help pay rent in market rate units across the City. For example, general Housing Choice Vouchers support approximately 47,500 households; including 2,000 for homeless veterans and more than 4,300 units in special programs. Targeted Housing Choice Vouchers serve approximately 4,000 formerly homeless persons and families; and other rental assistance programs serve persons living with HIV/AIDS and persons with disabilities.

### **GOAL 1: HOUSING PRODUCTION AND PRESERVATION**

Provision of an adequate supply of both rental and ownership housing for all income levels is paramount to minimizing housing problems such as overcrowding and overpayment that are common in the City. As Los Angeles is renter-dominated, programs to assure an adequate supply of rental housing are needed in addition to helping to facilitate ownership where possible. Due to the advanced age of the City's housing stock, programs to address building conditions will facilitate the upkeep of housing for the benefit of resident health. In addition, current and future City households comprise a diverse set of needs that can only be met by providing a wide variety of housing types. Serving City residents also requires that housing options be equitably distributed across the City to promote access to job opportunities and services. As such, in order to meet this goal, the following City policies and programs provide mechanisms to minimize barriers and provide financial incentives where possible to promote the production and preservation of a diverse, safe, healthy and affordable housing stock.

**GOAL 1**

A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy, sanitary and affordable to people of all income levels, races, ages, and suitable for their various needs.

**Objective 1.1** Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

**Policies:**

- 1.1.1 Expand affordable home ownership opportunities and support current homeowners in retaining their homeowner status.
- 1.1.2 Expand affordable rental housing for all income groups that need assistance.
- 1.1.3 Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households.
- 1.1.4 Expand opportunities for residential development, particularly in designated Centers, Transit Oriented Districts and along Mixed-Use Boulevards.
- 1.1.5 Develop financial resources for new construction of affordable housing.
- 1.1.6 Facilitate innovative models that reduce the costs of housing production.
- 1.1.7 Strengthen the capacity of the development community to develop affordable housing.

**Objective 1.2** Preserve quality rental and ownership housing for households of all income levels and special needs.

**Policies:**

1.2.1 Facilitate the maintenance of existing housing in decent, safe, healthy, and sanitary condition.

1.2.2 Encourage and incentivize the preservation of affordable housing, including non-subsidized affordable units, to ensure that demolitions and conversions do not result in the net loss of the City's stock of decent, safe, healthy, sanitary, or affordable housing.

1.2.3 Rehabilitate and/or replace substandard housing with housing that is decent, safe, healthy, sanitary and affordable and of appropriate size to meet the City's current and future household needs.

1.2.4 Develop financial resources for the long-term affordability of publicly assisted rental and ownership housing.

1.2.5 Provide incentives that extend affordability to existing market rate housing units.

1.2.6 Provide incentives for the preservation of historic residential structures.

1.2.7 Strengthen the capacity of the development community to preserve and manage affordable housing.

1.2.8 Preserve the existing stock of affordable housing near transit stations and transit corridors. Encourage one-to-one replacement of demolished units.

**Objective 1.3** Forecast and plan for changing housing needs over time in relation to production and preservation needs.

**Policies:**

1.3.1 Monitor and report on the production and preservation of the housing supply.

1.3.2 Advocate and collaborate for the production of data necessary for the City's planning purposes, particularly with regard to special needs populations.

1.3.3 Collect, report and project citywide and local housing needs on a periodic basis.

1.3.4 Plan for post-disaster reconstruction of housing.

1.3.5 Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within the City to meet the projections of housing needs, according to the policies and objectives of the City's Framework Element of the General Plan.

**Objective 1.4** Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.

**Policies:**

1.4.1 Streamline the land use entitlement, environmental review, and building permit processes.

1.4.2 Streamline affordable housing funding processes.

**GOAL 2: SAFE, LIVABLE, AND SUSTAINABLE NEIGHBORHOODS**

In a fast growing City such as Los Angeles, attention to the way in which the City grows helps to balance current resident needs with incoming population growth and to create safe, livable and sustainable neighborhoods. The following policies and programs promote sustainable neighborhoods that will lessen impacts on natural resource consumption by directing growth toward centers and transit and employing green-building techniques. Strategically directing long-range growth is consistent with the approach established by the Framework Element of the General Plan. The impetus to incorporate conservation into building techniques aligns with new Mayoral goals to encourage sustainable practices and is being pursued by a newly-initiated consortium of

City Departments. Overall, these efforts will facilitate high quality, healthy housing in neighborhoods that mix incomes and improve accessibility to jobs and services by encouraging residential proximity to these compatible land uses.

**GOAL 2**

A City in which housing helps to create safe, livable and sustainable neighborhoods.

**Objective 2.1** Promote safety and health within neighborhoods.

**Policies:**

2.1.1 Establish development standards and policing practices that reduce the likelihood of crime.

2.1.2 Establish development standards and other measures that enhance health outcomes.

**Objective 2.2** Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services and transit.

**Policies:**

2.2.1 Provide incentives to encourage the integration of housing with other compatible land uses.

2.2.2 Provide incentives and flexibility to generate new multi-family housing near transit and centers, in accordance with the General Plan Framework element, as reflected in Map ES.1.

2.2.3 Promote and facilitate a jobs/housing balance at a citywide level.

2.2.4 Educate the public to understand and support the benefits of mixed-use and mixed-income communities to accommodate projected growth.

2.2.5 Provide sufficient services and amenities to support the planned population while preserving the neighborhood for those currently there.

**Objective 2.3** Promote sustainable buildings, which minimize adverse effects on the environment and minimize the use of non-renewable resources.

**Policies:**

2.3.1 Streamline entitlement, environmental, and permitting processes for sustainable buildings.

2.3.2 Promote and facilitate reduction of water consumption in new and existing housing.

2.3.3 Promote and facilitate reduction of energy consumption in new and existing housing.

2.3.4 Promote and facilitate reduction of waste in construction and building operations.

2.3.5 Promote outreach and education regarding sustainable buildings.

**Objective 2.4** Promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the City.

**Policies:**

2.4.1 Promote preservation of neighborhood character in balance with facilitating new development.

2.4.2 Develop and implement design standards that promote quality residential development.

2.4.3 Develop and implement sustainable design standards in public and private open space and street rights-of-way. Increase access to open space, parks and green spaces.

**Objective 2.5** Promote a more equitable distribution of affordable housing opportunities throughout the City.

**Policies:**

2.5.1 Target housing resources, policies and incentives to include affordable housing in residential development, particularly in mixed use development, TransitOriented Districts and designated Centers.

2.5.2 Foster the development of new affordable housing units citywide and within each Community Plan area.

**GOAL 3: HOUSING OPPORTUNITIES WITHOUT DISCRIMINATION**

The need to protect against housing discrimination and provide equal housing opportunities has been formalized by state and federal fair housing laws. The policies and programs below facilitate access to equal housing opportunities by promoting responsible community lending, encouraging education about fair housing practices, and collecting and reporting data on housing discrimination complaints.

**GOAL 3**

A City where there are housing opportunities for all without discrimination.

**Objective 3.1** Ensure that housing opportunities are accessible to all residents without discrimination on the basis of race, ancestry, sex, national origin, color, religion, sexual orientation, marital status, familial status, age, disability (including HIV/AIDS), and student status.

**Policies:**

3.1.1 Promote and facilitate equal opportunity practices in the construction, provision, sale and rental of housing.

3.1.2 Promote responsible mortgage lending that meets community credit needs and the Community Reinvestment Act (CRA).

**Objective 3.2** Promote fair housing practices and accessibility among residents, community stakeholders and those involved in the production, preservation and operation of housing.

**Policies:**

3.2.1 Provide outreach and education for homebuyers and renters regarding rights, financing options, rental subsidies available and protections in the purchase, rental and/or modification of a housing unit.

3.2.2 Provide outreach and education for the broader community of residents, residential property owners and operators regarding fair housing practices and requirements.

3.2.3 Collect and report findings on discrimination in the sale and rental of housing.

**GOAL 4: ENDING AND PREVENTING HOMELESSNESS**

Homelessness is a solvable problem. The vision for Los Angeles is to see every homeless individual and family housed by preventing them from becoming homeless and by rapidly rehousing those who do fall into homelessness. Permanent housing coupled with supportive services is central to combating homelessness. Beyond the City's efforts to provide housing and services to the currently homeless, the City also focuses on targeting resources to individuals at risk of becoming homeless, including those with varying degrees of special needs. The policies and programs focus on a tiered approach that recognizes the need to provide sufficient temporary and emergency shelters to meet short-term needs while working toward a rapid return to more stable housing or permanent supportive housing over the longer-term. Outreach and education efforts under this goal seek both to increase awareness for all City residents about the needs of the homeless and to inform the homeless about housing

and service opportunities. These policies and programs also strive to remove barriers to siting housing for homeless persons throughout the City.

**GOAL 4**

A City committed to preventing and ending homelessness.

**Objective 4.1** Provide an adequate supply of short-term and permanent housing and services throughout the City that are appropriate and meet the specific needs of all persons who are homeless or at risk of homelessness.

**Policies:**

4.1.1 Ensure an adequate supply of emergency and temporary housing for people who are homeless or are at a risk of becoming homeless, including people with disabilities.

4.1.2 Promote and facilitate programs and strategies that ensure the rapid re-housing of all people who become homeless.

4.1.3 Provide permanent supportive housing options with services for homeless persons and persons/families at risk of homelessness to ensure that they remain housed and get the individualized help they may need.

4.1.4 Promote and facilitate a planning process that includes homeless persons, formerly homeless and providers of housing and services for the homeless in order to provide up-to date information for the more effective coordination and use of resources.

4.1.5 Plan for emergency housing needs that will result from natural or man-made disasters.

4.1.6 Eliminate zoning and other regulatory barriers to the placement and operation of housing facilities for the homeless and special needs populations in appropriate locations throughout the City.

**Objective 4.2** Promote outreach and education to: homeless populations; residents; community stakeholders; health, social service and housing providers and funders; criminal justice system agencies; and, communities in which facilities and services may be located.

**Policies:**

4.2.1 Provide a high level of outreach targeted to the chronically homeless to inform them of their rights and opportunities to move them from the streets into permanent housing with appropriate support services.

4.2.2 Inform communities about special needs populations in the City and effective approaches to meeting their housing needs.

4.2.3 Strengthen the capacity of the development community to locate, construct and manage housing facilities for the homeless.

4.2.4 In accordance with the federal Hearth Act, target outreach and permanent supportive housing resources to the chronically homeless so as to move them from the streets into permanent housing with appropriate supportive services.

Table 6.2 **List of Acronyms**

ADDI	American Dream Downpayment Initiative
AHTF	Affordable Housing Trust Fund, City of Los Angeles
APR	Annual Progress Report of the Housing Element
ARRA	American Recovery and Reinvestment Act
BEDI	Brownfields Economic Development Initiative
CalHFA	California Housing Finance Agency
CalHOME	CalHome Mortgage Assistance Program
CDBG	Community Development Block Grant
CDD	Community Development Department, City of Los Angeles
CDLAC	California Debt Limit Allocation Committee
CLA	Chief Legislative Analyst, City of Los Angeles
CRA/LA	Community Redevelopment Agency/Los Angeles
DCP	Department of City Planning, City of Los Angeles
DHS/FEMA	Department of Homeland Security/Federal Emergency Management Agency
DOD	Department on Disability, City of Los Angeles
DONE	Department of Neighborhood Empowerment, City of Los Angeles
DPW	Department of Public Works, City of Los Angeles
EAD	Environmental Affairs Department, City of Los Angeles
EDI	Economic Development Initiative, HUD
EOO	Emergency Operations Organization, City of Los Angeles
EMD	Emergency Management Department, City of Los Angeles
ESG	Emergency Shelter Grant
GSD	General Services Department, City of Los Angeles
HACLA	Housing Authority of the City of Los Angeles
HOME	Home Ownership Made Easy Investment Partnerships Program
HOPWA	Housing Opportunities for People with AIDS
HRC	Human Relations Commission, City of Los Angeles
HUD	United States Department of Housing and Urban Development
ITA	Information Technology Agency, City of Los Angeles
LADBS	Los Angeles Department of Building and Safety, City of Los Angeles
LADOT	Los Angeles Department of Transportation, City of Los Angeles

LADWP	Los Angeles Department of Water and Power, City of Los Angeles
LAFD	Los Angeles Fire Department, City of Los Angeles
LAHD	Los Angeles Housing Department, City of Los Angeles
LAHSA	Los Angeles Homeless Services Authority
LAPD	Los Angeles Police Department, City of Los Angeles
LAUSD	Los Angeles Unified School District
LIHTC	Low Income Housing Tax Credit
MCC	Mortgage Credit Certificate
MHFF	Municipal Housing Finance Fund
MHSA	Mental Health Services Act
OCA	Office of the City Attorney, City of Los Angeles
PSHP	Permanent Supportive Housing Program
RAP	Department of Recreation and Parks, City of Los Angeles
RSO	Rent Stabilization Ordinance
SCAG	Southern California Association of Governments
SCEP	Systematic Code Enforcement Program
SCQAMD	South Coast Air Quality Management District
VA	Department of Veterans Affairs
ZIMAS	Zone Information Map Access Service

**2013-2021 LISTING OF HOUSING PROGRAMS**

**Objective 1.1** Produce an adequate supply of rental and ownership housing to meet current and projected needs

**1. Homebuyer Financial Assistance**

Provide financial assistance to largely low- and moderate-income first-time homebuyers through down payment/closing cost assistance, loans, tax credits and rehabilitation costs. Includes the following: Low Income Purchase Assistance, Mortgage Credit Certificates, and Forward Commitment Program. Require new homebuyers to attend homebuyer education classes.

Lead Agency: LAHD

Funding Source: Federal: CDBG, HOME, ADDI, ARRA  
State: BEGIN, CalHOME, CDLAC

Objectives: During the first year, 80 loans for low-income homebuyers and 30 loans for moderate-income homebuyers. 50 loans for low-income homebuyers per year thereafter, if funding permits.  
Issue 80 MCCs per year; 40 for low-income and 40 for moderate-income.

Respective Policy: 1.1.1

**2. Homeownership for Voucher Holders**

Allow Section 8 participants to become homeowners by using their Vouchers to purchase a home. Depending on funding levels and lender support, HACLA will explore the feasibility of utilizing the homeownership program within the context of public housing revitalization activity.

Lead Agency: HACLA

Funding Source: HUD

Objective: Increase homeownership opportunities among voucher holders

Respective Policy: 1.1.1

### **3. Small Lot Subdivisions**

Facilitate the development of small lot subdivisions (Zoning Code Section 12.22 C.27), which permit detached, fee simple home ownership on lots as small as 600 square feet, thus providing more affordable alternative for-sale housing types within commercial and multi-family residential zones. Identify obstacles in the development standards, code requirements, and procedures to developing Small Lot Subdivisions and propose revisions to the Small Lot Subdivision Guidelines, clarification memos, Code Amendments or other measures to eliminate impediments. The Department of City Planning will provide site specific consultation and advice to prospective subdividers.

Lead Agency: DCP  
Funding Source: General Fund  
Objectives: 1400 market-rate units  
100 moderate income units  
Revised Small Lot Subdivision Guidelines - 2013-2014  
Inter-departmental clarification memo - 2013-2014  
Respective Policy: 1.1.1

### **4. Barriers to Limited Equity Housing Cooperatives**

Explore barriers to the development of Limited Equity Housing Cooperatives (LEHCs) in the Zoning Code and housing funding processes. Explore greater ways for the City to promote LEHCs, which offer ownership opportunities to low and moderate income households while retaining the units as affordable after they move on.

Lead Agency: DCP, LAHD  
Funding Source: General Fund  
Objectives: Study barriers to the greater utilization of limited-equity cooperatives  
Utilize limited equity co-ops as a tool to facilitate affordable homeownership.  
Respective Policy: 1.1.1

### **5. Predevelopment/Acquisition Financing for the Development of Affordable Housing**

Facilitate predevelopment and/or acquisition financing for approximately 500 units annually through the New Generation Fund (NFG) and the Corporation Supportive Housing (CSH) funds. Predevelopment/acquisition financing will be aligned to the production and preservation goals elsewhere mentioned herein, including the production of permanent supportive housing units.

Lead Agency: LAHD

Funding Source: \$52M in revolving funds from the New Generation Fund (NFG) and \$30M the Corporation Supportive Housing (CSH) funds.

Objective: Facilitate predevelopment and/or acquisition financing for approximately 500 units annually

Respective Policy: 1.1.1

### **6. New Production of Affordable Housing**

Add 500 rental units annually to the City of Los Angeles affordable housing stock, of which approximately 30% will be Permanent Supportive Housing. The remaining 70% will be a mix of housing targeting large families and seniors. Addition of units into the City of Los Angeles affordable housing stock will be in the form of both new construction and acquisition/rehabilitation. Total production over 8 years is estimated to be 4,000 units, of which 1,200 will be PSH units. The funding resources will include tax credit proceeds, HOME, CDBG, former CRA assets, City-owned land and other intermittent resources.

Lead Agency: LAHD

Funding Source: Approximately \$25M in HOME funds annually from LAHD, used to leverage approximately \$150M from other public and private lenders and tax credit investors

Objectives: Add 500 units annually to the City of Los Angeles affordable housing stock

30% of units to be Permanent Supportive Housing (PSH)

Construct housing for seniors, the disabled and large families

Respective Policy: 1.1.2

### **7. Project-Based Rental Assistance**

Assist developers in obtaining construction and permanent financing by providing Housing Assistance Payment (HAP) Contracts to developers and guaranteeing a rental stream for qualifying rental developments.

Lead Agency: HACL  
Funding Source: HUD Section 8 funds  
Objective: 1,074 (430 extremely low-income, 644 very low-income) households housed through project-based rental assistance vouchers  
Respective Policy: 1.1.2

### **8. Land Use Program to Increase the Production of Affordable Housing**

Explore the feasibility and appropriateness of creating affordable housing requirements for projects that receive benefits from the City, including projects that receive City subsidies or City land, projects receiving zone changes that result in significantly more units than otherwise permitted, as well as projects that obtain a Development Agreement.

Lead Agency: City Council, Mayor's Office, DCP, LAHD  
Funding Source: General Fund  
Objective: Increase the supply of affordable and mixed-income housing  
Prepare draft ordinance  
Schedule: 2014 – 2017  
Respective Policies: 1.1.1 and 1.1.2

### **9. Facilitate Housing for Senior and Disabled Persons**

Give senior and disabled housing projects preferential access to Development Services Case Management (development review service). Assist developers in developing housing for seniors and for disabled persons through streamlined land use entitlement procedures for a variety of housing types, including: Independent Senior Housing, Assisted Living Care Housing, Skilled Nursing Care Housing and Alzheimer's/Dementia Care Housing, pursuant to the Eldercare Facilities Ordinance. Explore options to introduce affordability into the Eldercare process, given the significant zoning benefits provided. Provide expedited permitting services for senior developments through the

Development Services Case Management (DSCM) program as well as the Parallel Design Permitting Program (PDPP).

Lead Agencies: DCP, HACLA  
Funding Sources: General Fund  
Objectives: Assist in the development of 250 senior units a year.  
Construct 1750 Eldercare units  
Explore the creation of an affordability component to Eldercare Ordinance  
Respective Policy: 1.1.3

### **10. Housing Alternatives for Seniors**

The Department of Aging contracts with a non-profit organization (currently Affordable Living for the Aging), which provides shared housing services for elderly Los Angeles residents. The organization meets with seniors to provide timely information on upcoming housing opportunities, open wait lists and details about their Shared Housing Program (a service that matches individuals to share private residences throughout Los Angeles County).

Lead Agency: DoA  
Funding Source: CDBG  
Objective: Find alternative housing solutions for 1,600 senior residents  
Respective Policy: 1.1.3

### **11. Innovative Housing Unit Design**

A variety of initiatives are needed to help create and adapt more housing units to employ universal design standards in order to accommodate different life stages with minimal structural changes. 1) Establish a Task Force to review current barriers to aging-in-place in City Codes. 2) Explore and propose recommendations for increasing the number of accessible units in multi-family developments occupied by special needs households. 3) Assist older adults understand various types of home modifications that may be helpful.

Lead Agency: DCP, LADBS, LAHD, DOD, DoA

Funding Sources: General Fund,  
Objectives: 500 units with universal design elements  
Provide assistance to developers and property owners during project review  
Increase the number of affordable, accessible units occupied by persons with special needs.  
Schedule: Establish Task Force to review City Codes - 2015  
Task Force report and recommendations – 2016  
Revised regulations – 2017  
Individual developer consultations – 2013 – 2021  
Respective Policy: 1.1.3

## **12. Adaptive Reuse**

Facilitate and provide incentives and expand the opportunities for adaptive reuse of economically obsolete commercial buildings for housing, in accordance with the Downtown Adaptive Reuse Ordinance (L.A.M.C. Section 12.22 A 26 and Section 12.95.3 F 1 (h)) and the Citywide Adaptive Reuse Ordinance (L.A.M.C. Section 12.24 X 1). Explore additional incentives to facilitate adaptive reuse such as reduced minimum unit sizes, or shared/publicly developed parking opportunities to support proposed developments.

Lead Agencies: DCP  
Funding Sources: General Fund  
Objective: 4,000 market rate and 100 affordable housing units  
Schedule: Report on incentives to facilitate re-use - 2014  
Revised ordinance - 2015  
Facilitate proposed developments – 2013 - 2021  
Respective Policies: 1.1.4, 1.1.6

## **13. Redevelopment of Brownfield Industrial and Commercial Sites**

Explore redevelopment of brownfield commercial and industrial sites and the use of public funds for housing and/or mixed used development on such sites when commercial or industrial use is not appropriate. Support funding applications for brownfield clean-up and redevelopment for housing on brownfield commercial sites that are well-served by public transit and that are proximate to public facilities and

amenities. Support funding applications for brownfield clean-up and redevelopment for housing on limited brownfield industrial sites where the sites can be cleaned to an acceptable level and where their use for industrial or other jobs-producing purposes is limited by inadequate infrastructure, proximity to sensitive uses such as homes, schools and hospitals, and where such use would be more consistent with the intent of the general plan.

Lead Agencies: DCP, BOS, CDD  
Funding Sources: General Fund, CDBG, Federal Economic Development Administration Funding, EDI, BEDI, LIHTC, State Bond Proceeds  
Objectives: Environmental clean-up of at least five brownfield sites.  
Create opportunity for 100 units, including 10 very low- and 10 low-income units  
Respective Policy: 1.1.4

#### **14. Public Facilities Zoned Land: Joint Use Opportunities**

In conjunction with LAUSD, explore the potential to reconfigure older school sites in order to make land available for community uses, including affordable housing. Explore redevelopment and joint use of other public facilities sites that may be appropriate for housing. As opportunities are identified, establish project-based partnership with LAUSD and pursue project-based resources for the joint redevelopment of LAUSD sites.

Lead Agencies: DCP, GSD,  
Funding Sources: LAUSD  
Objectives: Create opportunities for 50 very low and 50 low income units  
During the planning period  
Schedule: Identify potential LAUSD sites - 2013 – 2021  
Secure entitlements for housing on two LAUSD sites - 2013 - 2021  
Respective Policy: 1.1.4

#### **15. Advocate for Housing Funds**

Advocate for adequate levels of affordable housing development and preservation funds from State, Federal and local sources, given the high land and construction costs in Los Angeles and the magnitude of low-income households. Support a permanent

source of funding for the City, State and Federal housing trust funds. Explore options for generating funds locally. Obtain City Council support for State and Federal legislation and voter initiatives that create funding programs, create new sources of funds (i.e., bond initiatives), and allocate funding to new and existing affordable housing development programs. Advocate for increased housing-related data production and collection.

Lead Agencies: CLA, LAHD, Mayor’s Office, City Council, LAHD, HACLA, DCP  
Funding Sources: General Fund  
Objectives: Support State and Federal bills that provide funds for affordable housing development and preservation in Los Angeles City in each legislative session  
Increase the Affordable Housing Trust Fund  
Respective Policy: 1.1.5

### **16. Downtown TFAR Public Benefit Fee**

Assess a Public Benefit Fee on all projects in the Downtown Area that use TFAR. Study the relationship between the incentives provided under the Downtown TFAR program and those in the Downtown Affordable Housing Bonus program (#96). Consider dedicating a portion of the Public Benefit Trust Fund payment to the Affordable Housing Trust Fund for projects that use the TFAR ordinance. The payment deposited into the AHTF will be used for affordable housing development in downtown or within three miles of the project receiving TFAR. Consider changes to the Downtown TFAR program that would require the provision of some percentage of affordable housing to take advantage of the TFAR program.

Lead Agency: DCP  
Funding Sources: Developer Fees  
Objective: \$20 million for affordable housing development  
Respective Policy: 1.1.5

### **17. Innovative Parking Strategies**

Encourage the utilization of alternatives to current parking standards that lower the cost of housing production and preservation, including provisions in the Modified Parking

Requirements Ordinance (2012), the development of robotic parking structures and the establishment of parking impact trust funds as a means to fund shared parking facilities/structures. Continue to implement the Venice parking impact trust fund.

Lead Agency: DCP, LADBS, LADOT  
Funding Sources: General Fund and Fees for users, Parking Revenue Bonds, Special Parking Revenue Fund  
Objective: Incorporate parking recommendations into Community Plans, Specific Plans and Transit Neighborhood Plans, where appropriate.  
Respective Policies: 1.1.6, 1.1.2, 1.1.4

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**Objective 1.2** Preserve quality rental and ownership housing for households of all income levels and special needs.

### **18. Systematic Code Enforcement Program (SCEP)/Gateway to Green**

Proactively inspect all multi-family rental housing regarding maintenance, use and habitability for compliance with the Housing Code and the California Health and Safety Code at least once every four years. Re-inspect non-compliant properties until compliance is achieved. In addition to regular systematic inspections, complaints about code violations in individual units or common areas can be filed at any time by renters or property owners. Initiate "Gateway to Green" program to conduct energy efficiency assessments simultaneously with standard inspection of multifamily units as described above.

Lead Agencies: LAHD  
Funding Sources: General Fund, SCEP Fees  
Objectives: Inspect 180,000 multi-family residential rental units annually for compliance with state health and safety codes and the Los Angeles Housing Code  
Achieve code compliance with habitability standards within 120 days of systematic inspection  
Initiate contact for complaint inspections within 72 hours of complaint receipt 80% of the time

Launch Gateway to Green Program in 2014

Respective Policy: 1.2.1

### **19. Foreclosure Registry Program**

The Foreclosure Registry Ordinance (181,185, 2012) was established as a mechanism to protect residential neighborhoods, including abandoned properties, from blight through the lack of adequate maintenance and security as a result of the foreclosure crisis. Any lender (or beneficiary or trustee who holds or has an interest in a deed of trust) who issues a notice of default on a residential property located within the City of Los Angeles must register that property with the Los Angeles Housing Department (LAHD).

Lead Agencies: LAHD, LADBS

Funding Sources: Foreclosure Registration Fees

Objective: Maintain a database of contact information of all residential properties within the City of Los Angeles that are subject to Ordinance No. 181,185

Respective Policy: 1.2.1

### **20. Single Family Rehabilitation**

Provide minor home repair services and installation of safety, security and accessibility features (i.e., locks, peep holes, grab bars, automatic gas shut-off valves) for low-income, elderly and disabled residents. Services are provided by City-approved contractors through the Handyworker program.

Lead Agencies: LAHD

Funding Sources: CDBG

Objective: 384 extremely low-, very low- and low-income units annually

Respective Policy: 1.2.1

### **21. Residential Rehabilitation of Obsolete Public Housing**

Identify public housing sites in need of major rehabilitation, redesign, and/or demolition and replacement, including modifications to housing units, office and community spaces. Improvements include changes in density, unit mix, site design, amenities, traffic

circulation, and parking patterns without a net loss of affordable housing at current levels of affordability. Initiate revitalization efforts at Jordan Downs.

Lead Agencies: HACLA  
Funding Sources: Public/Private mix  
Objectives: Complete revitalization of Jordan Downs, including:  
280 extremely low income, 280 very low income, and 140 low income 1-for-1 replacement Public Housing units;  
100 new extremely low-income units, 400 new very low-income units (< 60% AMI), 20 low-income workforce housing units (< 80% AMI) and 380 market-rate units

Respective Policies: 1.2.1, 1.2.3

## **22. Foreclosure Eviction Moratorium**

The Los Angeles City Council enacted the Foreclosure Eviction Ordinance (180,441) on December 17, 2008. This Ordinance provides that banks or lenders who foreclose on single family homes or multifamily properties cannot evict tenants merely because they foreclose on the property and can only evict a tenant based on the legal reasons permitted under the RSO. This ordinance, which was adopted with an urgency clause, became effective December 23, 2008, and applies to any rental units to which title is obtained through a foreclosure on or after December 17, 2008, regardless of the date of construction of the rental unit.

Lead Agency: LAHD  
Funding Source: Property owner fees  
Objective: Determine the applicability of the moratorium on an annual basis and enforce registration requirement for foreclosed Los Angeles rental properties.

Respective Policies: 1.2.2

## **23. Utility Maintenance Program**

Prevent termination of utility service and displacement of tenants in multi-family master-metered properties when owners fail to pay utility bills. Apartment buildings are referred to the program, and tenants pay rent to the City and avoid utility shut-off, until

the property owner pays all delinquent utility bills. If tenants choose not to participate in UMP, electric and water services are subject to disconnection.

Lead Agencies: LADWP, LAHD  
Funding Sources: RSO Fees and SCEP Fees  
Objectives: LADWP-referred cases: 30  
DWP utility shut-offs prevented through issuance of payments: 130  
Respective Policy: 1.2.2

#### **24. Mobile Home Park Preservation**

Preserve residential use of mobile home parks that are in RMP zones and/or within residential areas. Support legislation that expands local authority over conversion of mobile home parks to ownership structures. Provide relocation benefits to mobile home park occupants. Facilitate access to purchase and mortgage assistance to tenants in the event of conversion to ownership.

Lead Agencies: DCP  
Funding Sources: General Fund  
Objectives: Assist 100 mobile park tenants  
250 market-rate mobile home park pads in residential areas preserved  
Respective Policy: 1.2.2

#### **25. Monitor and Preserve At-Risk Affordable Housing**

Track the dates when housing units will convert to market rate due to expiration and termination of affordability restrictions. Assist property owners, tenants and developers in identifying options and resources to preserve existing affordable housing stock. Provide outreach and education to tenants and owners of at-risk and expiring affordable housing. Monitor State Notice requirement law with respect to projects pending expiration/termination of affordability restrictions. Support Citywide and inter-agency efforts to share information, develop preservation action plans, policy development and proactive efforts to protect the City's affordable housing.

Lead Agencies: LAHD

Funding Sources: CDBG, HOME, LMIHF, MHFF, Section 8, General Fund  
Objectives: Monitor and report on identified assisted affordable housing at-risk of conversation  
Involve property owners and residents of identified at-risk units in preservation efforts  
Create non-financial strategies and support Citywide and inter-agency efforts to create strategies for preserving at-risk housing  
Respective Policies: 1.2.2, 3.2.1

## **26. Preservation of the Rental Housing Stock - Condominium Conversions and Demolitions**

Complete a study that identifies strategies to discourage the demolition and condo conversion of viable, stable affordable rental housing and/or rental housing that is subject to the Rent Stabilization Ordinance, particularly near rail transit stations. Implement Section 12.95.2 of the Los Angeles Municipal Code in the evaluation of applications for conversions of multi-family rental housing to condominiums. Encourage the replacement of demolished affordable housing stock with new affordable housing opportunities. To provide more information to decision-makers, explore the idea of requiring that developers of discretionary projects provide information on potential housing impacts and that the information is presented in relevant staff reports.

Lead Agency: DCP  
Funding Source: General Fund, Developer Fees  
Objective: Propose Zoning Code amendment or Director's Interpretation  
Respective Policies: 1.2.2, 1.28

## **27. Preservation of Rent-Stabilized Housing Units**

Encourage preservation of housing units subject to the Rent Stabilization Ordinance (RSO). Provide rent adjustments for owners for completed capital improvements, seismic work and rehabilitation in accordance with the Just and Reasonable Rent Increase provisions of the RSO. Provide rent adjustments for owners and tenant protections or temporary tenant relocation when carrying out replacement or substantial modification of major building systems or abatement of hazardous materials, in accordance with the Primary Renovation Program requirements.

Lead Agencies: LAHD  
Funding Sources: RSO Fees  
Objectives: Preserve more than 638,000 RSO units  
Approximately 330 rent adjustment applications will be processed for over \$13 million in property improvements will be approved annually  
Respective Policy: 1.2.2

### **28. RSO Enforcement**

LAHD's Investigation & Enforcement Unit investigates complaints related to the Rent Stabilization Ordinance (RSO). Determinations are issued to ensure compliance. Non-compliant cases are referred to the City Attorney for legal action.

Lead Agencies: LAHD, OCA  
Funding Sources: RSO Fees  
Objectives: Investigate and enforce 6,000 RSO violations annually  
Refer 60 non-compliant cases to the City Attorney annually  
Respective Policy: 1.2.2

### **29. Public Housing Annual Inspections**

Conduct annual inspections of public housing units and ensure that needed repairs are completed. Conduct annual inspections of units supported by Section 8 rental assistance.

Lead Agencies: HACLA  
Funding Sources: HACLA Operating Funds  
Objectives: All public housing units inspected annually  
All Section 8 units inspected annually  
Respective Policy: 1.2.1

### **30. Healthy Homes and Lead-Safe Housing**

Inspect and rate the level of hazards within a property. Provide physical interventions to make the property healthy, based on the findings of the inspection. Provide behavioral

interventions to both owners and tenants regarding pest management, green cleaning and other methods of keeping the property healthy. Test and abate units with lead-based paint in rental properties serving lower income households with children. Disseminate information to residents and property owners regarding lead-safe repair and rehabilitation practices. Conduct outreach to owners and tenants regarding lead hazards, how to identify such hazards, and how to report unsafe work hazards. Provide "Lead-Related Construction Certification" training to employees of lead remediation contractors, painters or other industries that disturb paint

Lead Agency: LAHD  
Funding Sources: HUD rehabilitation loan sources  
HUD Lead Hazard Reduction Demonstration Grant Program  
HUD Lead-based Paint Hazard Control Grant  
Objective: Complete interventions in 52 extremely low-, 79 very low- and 131 low-income units annually  
Respective Policy: 1.2.3

### **31. Lead-Based Paint Evaluation and Abatement Program in Public Housing**

Conduct environmental assessments and testing for lead-based paint at public housing sites and within individual units. Abate lead-based paint hazards. Conduct an extensive public education process.

Lead Agency: HACLA  
Funding Sources: HUD Public Housing Funds  
Objective: Abate lead-based paint hazards in 280 units  
Respective Policy: 1.2.1

### **32. Urgent Repair Program**

Requires property owners to make immediate repairs of hazardous conditions that affect the health and safety of building occupants within 48 hours. If the owner fails to take prompt action, the LAHD, through a City approved contractor, intervenes to complete the repairs, and bills the owner to recover repair costs and penalties, and may secure a lien against the property with the Los Angeles County secured tax roll.

Lead Agencies: LAHD  
Funding Sources: CDBG, SCEP Fees  
Objective: Prevent the vacation of 4,500 market-rate apartment buildings due to life-safety Housing Code and the California Health and Safety Code violations  
Respective Policy: 1.2.3

### **33. Nuisance Abatement in Residential Buildings**

Employ code enforcement tactics such as inspections, issuance of Orders to Comply and Abate Orders, owner notifications, case management conferences with property owners, hearings to consider revoking use or occupancy, and civil and criminal court actions to resolve nuisance problems at residential properties. Work with property owners to return vacant properties to productive use and re-occupancy. Work with lenders to transfer foreclosed properties to qualified homeowners. Respond promptly to nuisance complaints.

Lead Agencies: DBS, LAHD, OCA, DCP  
Funding Sources: General Fund, CDBG  
Objective: Respond to and successfully resolve 30,000 nuisance complaints on residential properties annually  
Respective Policy: 1.2.3

### **34. Rent Escrow Account Program (REAP)**

In 1988, the City established the Rent Escrow Account Program (REAP) whereby tenants may voluntarily place their rents into an escrow account when the landlord failed to correct cited housing code and other deficiencies within the time permitted (LAMC Section 162.00 et seq). REAP provides a just, equitable and practical method, in conjunction with and in addition to existing City and State Building and Safety Codes, to provide economic incentives for a landlord to quickly bring their buildings up to code. Administer escrow accounts for substandard residential buildings in which owners have consistently refused to comply with City Housing Code. Under the Rent Reduction Program (RRP) and Habitability Enforcement Program (HEP) components of REAP, tenants may pay lower rents until the apartment building's services and conditions are restored to a habitable level. Prevent shut-off of utilities.

Lead Agencies: LAHD  
Funding Sources: RSO Fees and SCEP Fees  
Objective: Enforce REAP as a vehicle to motivate property owners to maintain their properties and comply with health, safety and habitability standards  
Respective Policy: 1.2.3

### **35. Housing Enforcement (Inter-Agency Slum Housing Task Force)**

Coordinate multi-agency (LAHD, LAFD, and LA County Department of Health Services) enforcement at substandard rental housing buildings through issuance of Orders to Comply and prosecutions of violations of the L.A. Municipal Code, California Housing Code, Building Code, Fire Code and Health and Safety Codes. Bring civil receivership and Unlawful Business Practice lawsuits against slumlords engaged in illegal management practices. Prosecute violations of L.A.M.C.'s Rent Stabilization Ordinance.

Lead Agencies: OCA  
Funding Sources: General Fund  
Objective: 500 properties subjected to Task Force review and/or prosecution annually  
Respective Policy: 1.2.3

### **36. Billing Information Management System**

Maintain historical property ownership data records for all Los Angeles residential rental property for program revenue purposes and a reference source to support other LAHD programs. A robust system is essential due to the fluidity of the data (20% property ownership changes each year). The system was developed in 2008/9 and became available November 2009.

Lead Agencies: LAHD  
Funding Sources: Rent Stabilization and Code Enforcement Funds  
Objective: Maintain Billing Information Management System  
Respective Policy: 1.3.1

### **37. Due Process Hearing**

The LAHD administers General Manager (GM) hearings and Rent Adjustment Commission (RAC) appeals under the authority of and in accordance with the Housing Regulations (Chapter XVI), Rent Stabilization Ordinance (LAMC, Chapter XV) and the RAC Regulations thus affording the landlords, tenants and other interested parties their due process rights. There are two levels of appeals that are afforded to landlords, tenants and other interested parties for the purpose of obtaining a third-party review of the LAHD's actions with respect to Rent Stabilization and Code Enforcement Programs: General Manager's Hearings and Rent Adjustment Commissioner/Appeals Board Hearings. At the hearings, the aggrieved parties have the opportunity to present their case in a public setting. There are 14 types of hearings, which include: Code; Rent Escrow Account Program (REAP); Utility Maintenance Program (UMP); REAP and UMP Release of Escrow; Urgent Repair Program (URP), Tenant Relocation Assistance; Tenant Habitability Program (THP); Primary Renovation; Capital Improvement; Just and Reasonable; Luxury Exemption; Income-Based Relocation Payment; Residential Hotel; and Relocation Assistance.

Lead Agencies: LAHD  
Funding Sources: Rent Stabilization and Code Enforcement Funds  
Objective: Conduct 1,300 hearings  
Respective Policy: 1.2.3

### **38. Outreach and Education of Enforcement Programs**

LAHD's Compliance Division is responsible for maximize the collection of all fees pertaining to programmatic and service-based charges of the Regulatory, Compliance and Code Bureau, pursuant to the City of Los Angeles's ordinances, policies and guidelines. In addition, the Compliance Division administers the Rent Escrow Account Program and Utility Maintenance Programs, which are enforcement programs. Multi-media outreach and educational initiatives are critical to ensuring that property owners and tenants have a clear understanding of their rights and responsibilities, as well as the ways LAHD can provide assistance. This outreach will occur through dissemination of printed materials, monthly workshops, community-based outreach as well as increased use of multi-media outlets. Constituents also have continued access to two dedicated hotlines to inquire about billing issues and/or REAP specific inquiries. Expanded

outreach and educational efforts will include: ongoing updates on LAHD's website; online informational videos and tutorials, and availability of one-on-one meetings with contracted outreach organizations. LAHD will continue to communicate directly with landlord organizations to ensure that their members are aware of LAHD programs through onsite training and by publishing articles in their publications. Assistance will be available in English and Spanish.

Lead Agencies: LAHD  
Funding Sources: Rent Stabilization and Code Enforcement Funds  
Objective: Conduct 14 informational workshops  
Respective Policy: 1.2.3

### **39. Preservation of Affordable Housing**

Preserve and/or extend the affordability of approximately 500 units annually currently part of the City of Los Angeles affordable housing stock. Do this through recapitalizing existing projects and/or facilitating the execution of project-based Section 8 (or similar) contract renewals. Total preservation over 8 years is estimated to be 4,000 units. Also maintain activities of an inter-agency preservation working group to manage and to coordinate preservation of the City's affordable housing inventory, especially at-risk housing.

Lead Agencies: LAHD  
Funding Sources: Approximately \$250 million annual bond financing and 4% LIHTC. Some projects will also include project-based Section 8 (or similar) renewals,  
Objective: Preserve and/or extend the affordability of 500 units annually currently part of the City of Los Angeles affordable housing stock  
Respective Policy: 1.2.4, 1.2.2

### **40. Rent Stabilization Ordinance (RSO)**

In units built prior to October 1, 1978, regulate rent increases, provide tenant protections, regulate evictions and require tenant relocation assistance from landlords. Register all qualifying rental units. Limit rent increases in units to an annual percentage increase based on the Consumer Price Index. Require filing of a declaration prior to no-

fault evictions. Require clearance on demolition permits and permanent removal of units. Provide education to landlords regarding RSO requirements. Provide landlords partial cost recovery of upgrades and replacements to rental units or common areas. Mobile homes and recreational vehicles (if located in a mobile home park or a recreational vehicle park) are included under the RSO. Amend RSO Ordinance regarding Mobile Home Parks.

Lead Agency: LAHD  
Funding Source: RSO Fees  
Objectives: Maintain registration of 638,000 units annually  
Protect tenants from unreasonable rent increases while providing landlords with a just and reasonable return  
Maintain registration of 6,500 spaces in 57 mobile home parks  
400 landlord declarations of intent to evict will be processed annually  
300 tenant households will be provided approximately \$3 million in relocation assistance through the LAHD contractor annually  
Schedule: Council motion to amend RSO Ordinance – 2013-2014

Respective Policies: 1.2.5, 1.2.2, 1.2.8, 1.1.2

#### **41. Housing Choice Voucher Program**

Provide rental assistance to very low-income families in the form of vouchers that cover a share of the monthly rental payment of privately-owned market rate rental housing. Continue to streamline the program administration.

Lead Agency: HACLA  
Funding Source: HUD Section 8 funds  
Objective: Maintain 47,500 Section 8 vouchers for very low-income households  
Respective Policies: 1.2.5, 1.1.2

#### **42. Section 8 Vouchers for Disabled and Elderly Households**

Under specialized programs, provide rental assistance to very low-income persons with disabilities and to elderly persons in the form of vouchers that cover a share of the monthly rental payment of privately-owned market rate housing. Specialized programs include: Aftercare Program for persons in rehabilitation programs and/or receiving supportive services related to their disability; Hope for Elderly Independence Program for frail, elderly persons who have difficulty performing daily living activities; Mainstream Housing Opportunities for Persons with Disabilities; Medicaid Waiver Program for Medicaid-eligible disabled persons to continue living in their homes rather than being placed in care facilities.

Lead Agency: HACL  
Funding Source: HACL Section 8 Funds  
Objective: Continue to provide 375 vouchers  
Respective Policies: 1.2.5, 1.1.3, 1.1.2, 4.1.1

#### **43. Neighborhood Stabilization Program—Foreclosed Properties**

Implement the provisions of HR 3221, (*The American Housing Rescue and Foreclosure Prevention Act of 2008 and Emergency Assistance Provision*, Public Law No: 110-289), by acquiring, rehabilitating, and reselling/renting foreclosed properties to qualified buyers/renters.

Lead Agency: LAHD  
Funding Source: Federal Funds  
Objective: 300 units acquired, rehabilitated, and resold/rented  
Respective Policies: 1.2.5, 1.1.1

#### **44. Historic Preservation**

Designate historic and culturally significant neighborhoods as Historic Preservation Overlay Zones (HPOZs) and individual buildings as Historic-Cultural Monuments (HCMs). Such designations allow historic residential buildings to qualify for tax incentives and other incentives for their rehabilitation and adaptive reuse. Explore the provision of additional incentives for the rehabilitation of affordable housing and for low-income

homeowners of historic properties in HPOZs. Facilitate the removal of barriers to accessibility in historic buildings.

Lead Agency: DCP  
Funding Source: General Fund  
Objectives: Expand the number of HPOZs and HCMs  
Study the provision of a historic rehabilitation grant program for low-income homeowners in HPOZs  
Respective Policy: 1.2.6

#### **45. Mills Act Implementation**

The Mills Act is a statewide program implemented at the local level. It allows qualifying owners of historic properties to receive a potential property tax reduction and use the savings to help rehabilitate, restore and maintain their homes. The Office of Historic Resources at the Department of City Planning oversees the project work for the substantial rehabilitation of homes. This program ensures adequate maintenance of housing stock in economically diverse neighborhoods.

Lead Agency: DCP  
Funding Source: General Fund  
Objective: 50 homes annually  
Respective Policy: 1.2.6

#### **46. Property Management Training Program (PMTP)**

The LAHD will refer owners who have failed to comply with orders to correct health and safety code violations within a mandated time frame to partnering apartment owner associations that will provide training in housing management skills, including maintenance, rent collection, and filling vacancies to educate owners and encourage future timely compliance. Landlords in Rent Escrow Account Program (REAP) are required to attend PMTP classes & others may attend voluntarily. Encourage first-time buyers and managers of RSO properties to complete the property management training program within 180 days of registration.

Lead Agency: LAHD

Funding Sources: RSO Fees and SCEP Fees  
Objectives: Complete 12 Property Management Training programs annually for approximately 420 landlords & managers.  
Refer non-compliant property to property management training programs provided by partnering apartment owner associations in Los Angeles.  
Respective Policy: 1.2.7

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**Objective 1.3** Forecast and plan for changing housing needs over time in relation to production and preservation needs.

#### **47. Affordable Housing Monitoring**

Continue to maintain a database of existing housing units citywide serving very low-, low- and moderate-income households, including the location, affordability expiration date, income level served and mechanism used to create the units. Track new construction, conversion, preservation affordability covenants, and demolition of affordable housing units, including affordable housing production in relation to the City's Article 34 production targets. Identify affordability covenants in ZIMAS. LAHD monitors regulatory agreements and land use covenants for compliance with affordability restrictions which have been produced with loans, grants and/or land use concessions. Publish annual reports on the status of the affordable housing inventory, i.e. the Annual Progress Report on the Housing Element (APR). Adjust goals and program priorities in accordance with changing needs and resources. Generate reports on affordable housing inventory.

Lead Agency: LAHD, HACLA, DCP  
Funding Sources: HOME, CDBG  
Objectives: Annual reports on the status of the affordable housing inventory  
Monitor and enforce compliance with affordability covenants  
Identify affordability covenants in ZIMAS.  
Respective Policy: 1.3.1

#### **48. Citywide Housing Production System (CHPS)**

Continue to maintain the Citywide Housing Production System and develop reports to facilitate tracking the City's housing production and any covenants which address affordability requirements, such as restrictions on land use, occupant income, rent levels and sales prices. Generate reports and post them on the Housing Department's web site.

Lead Agency: LAHD, HACLA, DCP

Funding Sources: HOME, CDBG

Objective: Maintain and continue to enhance the Citywide Housing Information Production System (CHPS)

Respective Policy: 1.3.1

#### **49. RSO Monitoring**

Maintain a database of properties subject to and registered with the Rent Stabilization Ordinance (RSO), and maintain records of properties exempt from RSO and rent registration requirement. Track demolitions and conversions of RSO properties. Monitor rental units removed from the rental housing market. Report on the status of the RSO inventory annually (i.e. the APR).

Lead Agency: LAHD

Funding Sources: RSO Fees

Objectives: Annual report on the status of the RSO inventory  
50 Ellis removal applications processed annually

Respective Policy: 1.3.1

#### **50. Housing Element Sites Inventory Update**

Assess the need to facilitate and provide incentives for the development of sites. Monitor the development of sites by Community Plan area, and assess the need to facilitate and provide incentives within any given Community Plan area in order to encourage the development of housing within that area. Publish annual reports on the development of sites included in the Site Inventory (i.e. the Annual Progress Report).

Lead Agencies: DCP, LAHD

Funding Sources: General Fund

Objective: Annual report on development of sites included in the Inventory of Sites

Respective Policy: 1.3.1

### **51. Monitor and Report on Housing Production Goals**

Establish goals for each City Department involved in the production and preservation of housing and monitor progress in meeting those goals. Publish periodic reports on accomplishments in relation to goals. Identify and track new residential development, including single family and multifamily units, additions, alterations and demolitions. Publish regular summaries and reports on changes in the residential stock.

Lead Agency: DCP, LAHD, HACLA, LAHSA

Funding Sources: General Fund and CDBG

Objectives: Quarterly and annual summaries on residential building activity  
Annual report on the City's housing production and preservation goals and accomplishments  
Annual report on changes in the rental housing stock

Respective Policy: 1.3.1

### **52. Monitor and Update the Density Bonus Program**

Track the production of affordable housing units produced as a result of density bonus requests, including the location and income levels served. Track affordable housing units created through the granting of parking reductions, including: the number of affordable housing units exchanged for the concession; the location; and, income levels served. Track and assess the granting of other incentives in conjunction with density bonus requests. Assess the need to make adjustments to incentives and to the Affordable Housing Incentives Program Guidelines. In particular, examine strategies to increase the production of affordable housing units, facilitate the use of density bonus at Transit Stops/Major Employment Centers, encourage more large family units, and transfer unused density bonus rights.

Lead Agency: DCP, LAHD

Funding Sources: General Fund, HOME, CDBG

Objectives: Annual report on affordable housing units produced as a result of land use incentives  
Make revisions to the density bonus provisions in the Code  
Update the Affordable Housing Incentives Guidelines

Schedule: Track affordable housing; post results annually  
Study ways to improve the density bonus program – 2014-2015  
Update the Code and Affordable Housing Program Guidelines - 2015 - 2017

Respective Policy: 1.3.1

### **53. Collaboration on Data Production and Collection**

Collaborate with Federal, State, regional and County agencies to produce and collect data to support the City’s planning purposes. Provide financial support for the regional bi-annual Homeless Count, which includes analysis of data on a City level.

Lead Agency: DCP, CLA, CDD, LAHD, LAHSA  
Funding Sources: General Fund, CDBG, Emergency Shelter Grants  
Objective: Additional data from Federal, State, regional and County agencies  
Homeless Count with City of Los Angeles data  
Respective Policy: 1.3.2

### **54. Census 2020**

Assist the U.S. Census Bureau with outreach and education to the community in order to obtain more complete and accurate data collection and reporting in the 2020 Census, particularly with regard to data necessary for assessing the City's Housing needs.

Lead Agency: DCP, CLA, OCA, ITA, Mayor’s Office, LAHD  
Funding Sources: General Fund, CDBG, Other grant funds  
Objective: Census forms and methodologies that better reflect the City’s needs  
Schedule: 2016 – 2020  
Respective Policy: 1.3.2

### **55. Housing Needs Assessment by Community Plan Area**

In accordance with the growth strategies adopted in the General Plan Framework, identify the housing needs of each community when each Community Plan is updated. Ensure that revised Community Plans include the identification and implementation of measures needed to achieve appropriate housing capacities.

Lead Agency: DCP  
Funding Sources: General Fund  
Objectives: Adopt revisions of Community Plans that include the designation of appropriate locations and densities of housing  
Adopt implementation measures to assure that such sites are designated and zoned appropriately.  
Respective Policy: 1.3.3

### **56. Database for Evaluating Housing Needs**

Maintain a public database of population, employment, income, and housing within the City and within each Community Plan Area to enable the ongoing evaluation of citywide and local housing needs. Publish regular reports of socioeconomic and demographic data on a citywide basis and by Community Plan Area. Publish special reports of socioeconomic and demographic data in response to unique requests. Provide socioeconomic and demographic data to the public through various outlets, including the DCP website.

Lead Agency: DCP  
Funding Sources: General Fund, CDBG (for administrative costs only)  
Objectives: Database of current socioeconomic and demographic data on DCP website  
Periodic reports of socioeconomic and demographic data  
Respective Policy: 1.3.3

### **57. Consolidated Plan**

The Consolidated Plan is an assessment of affordable housing and community development needs and market conditions required by HUD to help make data-driven, place-based investment decisions. Complete one- and five-year Plans to create decent

housing, a suitable living environment and expanded economic activities for low- and moderate-income City residents through the use of Federal programs including CDBG, HOME, ESG and HOPWA.

Lead Agency: LAHD, CDD, Mayor's Office, Planning, HACLA, LAHSA  
Funding Sources: CDBG (for administrative costs only)  
Objective: Complete one-and five-year Plans  
Respective Policy: 1.3.3

### **58. Expedited Residential Recovery**

Provide assistance in obtaining land use entitlement approvals, building permits, emergency funds, coordinating inspections and other necessary activities in order to facilitate the required demolition of hazards and the repair, restoration and rebuilding of damaged structures to comparable or better conditions (as provided for in L.A.M.C. Sections 12.23 A.4, 12.23 A.5, and 12.24 X.16). In the event of a natural disaster, temporarily suspend City's underwriting provisions in order to provide emergency funds for the reconstruction of severely damaged residential structures. Seek emergency funds from Federal and State sources. Expedite entitlement applications and building permit applications in the event of a natural disaster and provide the building permits for no fee.

Lead Agency: DCP, DBS, LAHD, HACLA  
Funding Source: General Fund, DHS/FEMA, AHTF  
Objectives: Issue entitlement approvals within four weeks of application for reconstruction, in the event of a natural disaster,  
Issue loans and grants within four weeks of application for reconstruction funds  
Respective Policy: 1.3.4

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**Objective 1.4** Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.

### **59. Expedite Affordable Housing Projects**

Assist publicly-assisted affordable housing projects to receive priority treatment in the building permit and entitlement process. Follow the inter-departmental coordinated review plan contained in the Affordable Housing Project Review Procedures Memo + Flowchart. Allow projects to take advantage of the Parallel Design Permitting Program (PDPP) and Development Services Case Management (DSCM) at lower thresholds than projects without affordable housing. Both programs greatly assist in the permitting and entitlement process. DCP provides one-on-one assistance to all affordable housing projects and will reduce and/or defer application fees for such projects. DCP will explore ways to prioritize entitlement processing for affordable housing projects.

Lead Agency: DCP, DBS, LAHD

Funding Sources: General Fund

Objectives: Reduce building permit processing time by up to 12 months  
Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate implementation of expedited processes for affordable housing development  
Prioritize affordable housing projects to expedite processing of permits and any related entitlements  
Assist 20 affordable housing projects per year  
Reduce entitlement processing time by up to three months

Schedule: Amend Affordable Housing Incentives Program Guidelines - 2014-2016

Respective Policy: 1.4.1

### **60. Implement CEQA Streamlining Measures**

Prepare Environmental Impact Reports for each revised Community Plan, Specific Plan or Transit Neighborhood Plans so that appropriate land use designations and zone changes can be initiated to accommodate needed capacity. Assure that EIRs address housing needs. Facilitate the utilization of Statewide CEQA streamlining measures, including those that implement the regional Sustainable Communities Strategy (SB 375) and those that promote infill projects (SB 226). Promote Transit Priority Projects by completing program-level Environmental Impact Reports that analyze potential impacts when undertaking community planning efforts. Adopt "uniformly applicable

development policies” that would substantially mitigate the effects of infill projects. Create necessary policies and procedures to facilitate streamlining efforts.

Lead Agency: DCP  
Funding Sources: General Fund  
Objectives: Allow for streamlined environmental review (i.e. SCEA) required for Infill and Transit Priority Projects  
Assist 10 Transit Priority Projects and Infill Projects per year  
Schedule: Adopt necessary uniformly applicable development policies, forms, CEQA policies and procedures - 2013-2015  
Respective Policies: 1.4.1, 1.1.2, 2.5.1 2.2.2

### **61. Preservation Barriers Assessment**

Identify Zoning Code requirements (such as parking, zoning, sewer and street dedications, etc.) that typically pose challenges in the rehabilitation of existing housing. Amend the Zoning Code to facilitate rehabilitation of housing to habitable levels rather than encouraging demolition or disinvestment. Identify Zoning Code requirements that pose challenges to the use of existing residential structures and analyze strategies to legalize and rehabilitate existing non-conforming units, including permitting certain modifications when affordability covenants on those units are offered or the property is located near transit.

Agency: DCP, DPW  
Funding Sources: General Fund  
Objectives: Identify development standards that pose compliance difficulties for preservation projects  
Adopt amendments to the Zoning Code to alleviate challenges  
Respective Policies: 1.4.1, 1.2.2, 1.2.8, 2.5.1, 2.5.2

### **62. Improvements to Entitlement Processing/Department Realignment**

In order to provide a streamlined and more efficient development process in the City, the City Council voted on May 29, 2013 to approve the realignment of the Departments of Building and Safety with City Planning along with development functions and some staffing from the Departments of Fire, Transportation and Bureau of Engineering, Land Development Section. This new Department of City Planning and Development is

planned to open its doors on January 1, 2014. The goal is to create a an optimum development process that is all inclusive, clear, predictable, customer-based, projected-oriented process from pre-development to occupancy, which also encourages community input. In addition, the City will continue to undertake regular fee studies in order to achieve full cost recovery and timely processing of applications development projects. Revise procedures to ensure processing time limits in accordance with the Permit Streamlining Act. DCP will maintain a fee estimator on its website. (Also see Program 59).

Lead Agency: DCP, LADBS, LAHD  
Funding Sources: General Fund  
Objectives: Complete fee study of entitlement processing costs  
Amend the Zoning Code to implement full cost recovery  
Respective Policy: 1.4.1

### **63. Development and Design Standards**

With each comprehensive update of a Community Plan, incorporate clear development and design standards for residential development at a neighborhood level. Introduce Community Plan Implementation Overlays (CPIOs), which improve development standards and reduce the need for entitlements for residential development projects.

Lead Agency: DCP  
Funding Sources: General Fund  
Objective: Include development and design standards in 10 Community Plans  
Respective Policies: 1.4.1, 2.4.1, 2.4.2, 2.4.3

### **64. Zoning Code Revision**

Complete a comprehensive revision of the City's Zoning Code that includes the following major deliverables: a clear and predictable Zoning Code that will apply to Los Angeles's diverse needs and neighborhoods; an online Zoning Code that will allow for a customized and interactive online experience; a series of easy-to-read guides to the Zoning Code that will help people navigate through regulations and procedures; and a new set of zoning tools for the revitalization of Downtown effective within the first 24 - 30 months of the program. Conduct public workshops and hearings to solicit input on needed changes in these areas. Completion of this project will result in simplified, more

accessible land use regulations, understandable to both neighborhood stakeholders and developers.

Lead Agency: DCP  
Funding Sources: General Fund, Construction Services Trust Fund, General Plan Maintenance Surcharge  
Objective: Adopt a brand new Zoning Code that establishes clear and predictable regulations  
Schedule: New Downtown Development Code - 2015  
New Zoning Code - 2017  
Respective Policy: 1.4.1

### **65. Amend the Zoning Code to Facilitate Non-Conventional Housing**

Identify modifications needed in the Zoning Code to facilitate innovative housing types, such as shared housing, congregate living, cooperative housing, modular and pre-fabricated housing, and group quarters (deletion).

Lead Agency: DCP  
Funding Sources: General Fund  
Objective: Adopt amendments to the Zoning Code to accommodate innovative multifamily housing types  
Respective Policies: 1.4.1, 1.1.1, 1.1.2

### **66. Second Unit (“Granny Flat”) Process**

Provide training and support to applicants who are seeking City approval for second dwelling units on single-family lots, thus encouraging the provision of additional rental housing types and making ownership of those lots more affordable. Implement the State law enabling second units on single family lots (AB 1866), and provide additional options for projects that do not meet the State criteria (including a Second Dwelling Unit Conditional Use Permit under Section 12.24 W.43 and W.44). Identify obstacles to enabling second units on single family lots and propose ways to address the obstacles.

Lead Agency: DCP  
Funding Source: General Fund

Objectives: 30 second units on lots annually  
Identify development standards and code requirements that pose compliance difficulties to Second Unit Process  
Adopt amendments to the Zoning Code to alleviate challenges

Respective Policies: 1.4.1, 1.2.2, 1.1.2

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**Objective 2.1** Promote safety and health within neighborhoods.

**Objective 2.2** Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services and transit.

### **67. Zoning and Neighborhood Implementation Tools for Mixed Use Development**

Facilitate the development of mixed-use projects through the use of incentives and regulations, such as Residential Accessory Services (RAS) zones, Community Plan Implementation Overlay districts (CPIOs), ground floor commercial requirements and Mixed-Use Overlay Districts. Adopt appropriate ordinances, guidelines, and implementation mechanisms in conjunction with Community Plans. Amend the Zoning Code to modify the Residential Planned Development (supplemental use) Districts to allow for more mixed use and infill development.

Lead Agency: DCP  
Funding Sources: General Fund  
Objectives: 1,000 housing units in mixed use developments  
Identify targets in all Community Plans  
Adopt ordinances if appropriate

Respective Policy: 2.2.1

### **68. Reduced “Trips” for Housing near Transit and/or with Affordable Housing Units**

Provide “trip credits” of up to 25% for residential development that is located in close proximity to Metro fixed rail and fixed guideway stations and transit stops with frequent bus service. Provide trip credits for up to 5% for developments with affordable housing units. Should relevant empirical data that reveals lower trip rates for affordable housing

units when compared to market rate units be provided to DOT, consider increasing the trip credits accordingly.

Lead Agency: LADOT  
Funding Sources: General Fund  
Objective: Increase the trip credits provided for affordable housing units.  
Schedule: Study on daily trips by income - 2013-2015  
Revise Traffic Study Policies and Procedures - 2015-2016  
Respective Policies: 2.2.2, 2.2.3, 2.5.1

### **69. Transit Oriented District Studies**

Conduct studies to identify housing opportunities and market potential for the neighborhoods around rail and bus rapid transit stops in the City. Develop ideas for new housing, new housing typologies as well as design guidelines for appropriate mixes and scales of uses. Incorporate recommendations into Community Plans and new Transit Neighborhood Plans for the next wave of light-rail stations in the City (Expo Line Phase 2, Crenshaw/LAX line, Orange Line Bus Rapid Transit, Central City Community Plan Stations and Westside Subway Extension). Also carry out a citywide study of housing issues around light-rail stations and develop strategies to meet housing goals through other ongoing community planning efforts such as new Community Plans, Specific Plans and Community Plan Implementation Overlay districts. Continue to pursue additional funding sources to carry out further planning efforts around TODs.

Lead Agency: DCP  
Funding Sources: METRO grants, SCAG Grants, State/Federal funding  
Objective: Complete Transit Neighborhood Plans (TNPs) for 24 transit stations  
Schedule: Complete TNPs; adopt ordinances - 2013 – 2017  
Respective Policies: 2.2.2, 2.2.3, 2.5.1

### **70. Targeting Growth in Community Plan Areas**

Update Community Plans to establish appropriate land uses, densities, and mixes of housing types and levels of affordability in areas well served by public transit, including employment centers and activity centers. Resolve design issues and adopt design guidelines to assure that residential, commercial and industrial development facilitate

corresponding development goals for the area. Change land use designations, initiate zone changes and adopt Community Plan Implementation Overlay districts.

Lead Agency: DCP  
Funding Sources: General Fund  
Objective: Identify targeted growth areas and incorporate appropriate land use designations in 10 Community Plans  
Respective Policies: 2.2.2, 1.1.4

### **71. Housing Element Relationship to Land Use Entitlement and Long-Range Planning**

Prepare and present a report to the City Planning Commission describing how the Planning Department will use the Housing Element to guide project level decisions. Prepare and present a report to the City Planning Commission describing how the Community Plans will implement the land use objectives of the Housing Element and shift residential capacity to desired sites, in compliance with the Framework Element and Map ES.1.

Lead Agency : DCP  
Funding Sources: General Fund  
Objective: Report to City Planning Commission  
Respective Policies: 2.2.2, 2.4.2

### **72. Congestion Management Program Land Use Strategy**

Comply with state-mandated program to mitigate regional traffic congestion by linking transportation and land use decisions with their impacts on regional transportation and air quality. Assure that Los Angeles receives land use mitigation credits for residential and mixed use development around transit center and transit corridors.

Lead Agency: DCP, LADOT  
Funding Sources: General Fund  
Objectives: Report on all projects developed and all demolitions around major transit stations and transit corridors annually

Certify compliance with the Los Angeles County Congestion Management Program annually

Respective Policies: 2.2.3, 1.3.1, 1.3.3

### **73. Jobs/Housing Balance Incentives: Residential Exemptions in Transportation Specific Plans**

In Transportation Specific Plan areas that are jobs rich and housing poor, exempt new residential projects from Traffic Impact Assessment fees on new development. Or, at a minimum, consider exempting affordable housing units and high-density transit-oriented residential projects.

Lead Agency: DCP, LADOT

Funding Sources: Transportation Specific Plan Trust Funds

Objective: Add fee exemption for residential units to Transportation Specific Plans that govern employment centers

Respective Policy: 2.2.3

### **74. Education about Growth, Housing Need, Mixed-Use and Mixed-Income Neighborhoods**

Provide training to neighborhood councils and other community groups regarding the planning process and accommodating and responding to growth, including the siting of housing, affordable housing and special needs housing, mixed-use and mixed-income development. DCP will provide "Planning 101" training and focus groups to residents and stakeholders on issues such as zoning, housing and mobility, as well as provide access to data and information on entitlements and land use decisions. An overview of the Housing Element and housing needs will be carried out at regional and citywide neighborhood councils when updated. The EmpowerLA Leadership Institute will provide training to neighborhood councils on issues of City governance, conflict resolution, planning and development as well as provide a reference library and online classroom for instant access to helpful topics.

Lead Agency: DCP, DONE, HACLA, HRC

Funding Sources: General Fund

Objectives: 50 training sessions/workshops

100 participating neighborhood council members and community organization members annually

Respective Policy: 2.2.4

### **75. Services in Public Housing**

Provide educational and career assistance including tutoring, assistance with financial aid applications, help to re-enter school and college, computer training, job training, mentoring and career counseling in publicly assisted housing developments. Incorporate recreational, education and cultural programs into publicly assisted housing for youth ages 8-21.

Lead Agency: HACLA

Funding Sources: Public Housing Budget, CDBG, Grants

Objectives: 50 residential clients served by educational assistance programs  
100 residential clients served by computer training programs  
100 youth served by recreational, educational and cultural programs  
1,600 residential clients served by career assistance programs  
Submit application for Workforce Investment Act Recertification for 2013 -15

Respective Policy: 2.2.5

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**Objective 2.3** Promote sustainable buildings, which minimize adverse effects on the environment and minimize the use of non-renewable resources.

### **76. Entitlement Case Management and Expediting for Green Building Projects**

DCP provides priority entitlement processing for green projects that go beyond the new mandatory requirements and meets Tier 1 or Tier 2 levels of sustainability in the LA Green Building Code.

Lead Agency: DCP

Funding Sources: Developer fees

Objective: Reduce plan check process time for 50 Tier 1 and 2 projects

Respective Policy: 2.3.1

### **77. Financial Incentives to Conserve Water**

Provide financial rebates for installing water conserving appliances and systems, such as high-efficiency clothes washers and toilets, and weather-based irrigation controllers.

Lead Agency: LADWP

Funding Sources: LADWP Public Benefit Program

Objective: Installation of high efficiency clothes washers in 5,000 households per year

Respective Policy: 2.3.2

### **78. Stormwater Mitigation**

Promote and facilitate on-site adherence to the Low Impact Development Ordinance to capture, treat and infiltrate stormwater and urban runoff in association with residential development. Promote innovative stormwater best management practices such as rain barrels, rain gardens, bioswales and permeable pavement in order to infiltrate stormwater where appropriate. Provide technical assistance to residential developers in developing mitigation plans for stormwater capture and re-use and for general efficient management of water resources, in accordance with the City's Water/Wastewater Integrated Resources Plan (Manage Water Resources). Utilize Green Streets design guidelines to treat and infiltrate stormwater runoff from public rights of way in residential neighborhoods. Promote innovative best management practices such as rain sensors where appropriate.

Lead Agency: DCP, DPW, LADWP, LADOT

Funding Sources: General Fund

Objective: Integrate on-site stormwater design guidelines into project review process

Respective Policies: 2.3.2, 2.4.3

### **79. Incentives to Conserve Energy**

Provide financial rebates and appliance exchanges of old appliances for new energy-saving models. Under the Refrigerator Turn-In and Recycle (RETIRE) program, provide

rebates for old refrigerators and freezers. For low-income qualifying households, provide a program where residents can exchange older refrigerators with new more energy efficient models. Rebates also exist for Energy Star Windows, Cool Roofs, Room and Central Air Conditioners, Heat Pumps, Whole House Fans and Variable/Multi-Speed Pool Pumps and Motors. For a limited time, incentives of up to \$8,000 are available through Southern California Gas Company and Energy Upgrade California for LADWP customers who conduct whole home energy efficiency retrofits. Distribute Compact Fluorescent Light Bulbs (CFLs). Disseminate information and encourage participation in rebate and incentive programs offered by other agencies, including the Southern California Gas Company and the South Coast Air Quality Management District.

Lead Agency: LADWP, Southern California Gas Company  
Funding Sources: LADWP Public Benefit Program  
Objectives: 50,000 low income households obtain more energy-efficient refrigerators  
2,000 households retire non-energy efficient refrigerators annually  
Respective Policy: 2.3.3

### **80. Encourage Energy Conservation through Pricing**

Reduce electricity use by adjusting the pricing and timing of use by customers. Propose rate restructure to shift rate from demand based pricing to energy based pricing, so customers can manage their usage and save money. Set rate policy to Time-Of-Use (TOU) Rate, which charges higher price for energy during the peak period, and reduces the price during the base period to encourage conservation. Residential customers whose monthly energy use exceeds 3,000 kWh are now required to use TOU pricing.

Lead Agency: LADWP  
Funding Sources: Rate Payer Fee  
Objective: 10,000 residential customers on the TOU rate  
Respective Policy: 2.3.3

### **81. Green Power for a Green LA**

Offer households the opportunity to purchase renewable energy sources (solar, wind and water) in place of traditional sources for a small premium. Distribute free energy

efficient products to encourage customers to take advantage of DWP incentives. Market and publicize the program.

Lead Agency: LADWP  
Funding Sources: Supplemental Rate Payer Fee  
Objective: 25,000 households choosing alternative energy sources  
Respective Policy: 2.3.3

### **82. Million Trees LA**

Distribute free shade trees to residents to increase shade, energy efficiency and clean air in individual homes and multi-family residential properties as part of the Million Trees LA program. Plant trees on public property and along City-controlled parkways, medians and other public right-of-ways with appropriate tree canopy to reduce air pollution, provide cooling through shading, and to improve blighted neighborhoods.

Lead Agency: LADWP, DPW, Mayor's Office  
Funding Sources: CDBG, SCAQMD, Private Donations, LADWP Funds  
Objective: 600,000 shade trees planted citywide  
Respective Policies: 2.3.3, 2.4.3

### **83. Building Design for Sustainability**

Provide technical assistance and disseminate information and guidelines to residential developers to encourage energy-efficient residential building design, including: systems that reduce the need for energy use (such as tankless water heaters, green roofs, shade trees); building orientation that takes advantage of solar and natural ventilation opportunities; energy-efficient building products for windows, insulation, roofing and other building components. Address water and energy conservation and sustainability through the development of code standards bodies. Provide technical assistance and disseminate information and guidelines to residential developers to encourage improved air quality in residential development, including: building orientation that takes advantage of natural ventilation opportunities; filtered air systems; landscaping, venting appliances to the outside; use of low-emitting construction and finish materials.

Lead Agency: DCP, LADWP

Funding Sources: General Fund, LADWP Funds  
Objective: Guidelines developed and updated  
Integrate guidelines into all project reviews  
Respective Policy: 2.3.3

#### **84. Incentives to Encourage Green Building Solutions in Existing Buildings**

Explore ways to encourage green building solutions in existing buildings. Strategies might include incentives for existing buildings to perform energy audits and retrofits to Green Building Program standards. Develop a funding program to support green retrofitting of residential structures.

Lead Agency: LADWP  
Funding Sources: LADWP  
Objective: Develop green building incentives program for existing buildings  
Respective Policy: 2.3.3

#### **85. Recycle Construction Waste**

Provide incentives for waste haulers to source-separate for recycling construction and demolition debris by waiving City waste hauling fee. Provide rebates for waste haulers who take construction and demolition to a City-certified waste processor for recycling. Develop and implement an ordinance that requires all construction and demolition waste be taken to a City-certified waste processor. Provide technical assistance and disseminate information and guidelines to residential developers.

Lead Agency: DPW  
Funding Sources: Citywide Recycling Trust Fund (Private waste hauler fees)  
Objectives: Establish incentive program for source separation of construction and demolition waste  
Establish rebate program for construction and demolition waste taken to a City-certified waste processor  
Adopt ordinance to require construction and demolition waste to be taken to a City-certified waste processor  
Respective Policy: 2.3.4

### **86. Sustainable Building Materials and Practices**

Implement the sustainable building materials requirements of the new LA Green Building Code. Provide technical assistance and disseminate information and guidelines to the residential development community to encourage the use of quality building materials, sustainable materials and practices to protect air quality, water conservation, energy efficiency, etc. Develop and maintain outreach websites on LA's sustainability programs (LADWP.com and environmentla.org). Publish data regarding energy and water consumption and the need to reduce consumption. Conduct workshops and other education forums.

Lead Agency: DCP, LADBS, LADWP, EAD  
Funding Sources: Developer Fees  
Objectives: Integrate guidelines into project review process  
Develop and maintain an outreach website.  
Respective Policies: 2.3.4, 2.3.5

### **87. Recycling Collection in Residential Development**

Provide on-site recycling bins and weekly curbside pickup for all residential developments. Single-family homes and multi-family complexes under five units are provided with recycling service directly from the City's Bureau of Sanitation. Expand recycling program citywide to all multi-family complexes on a voluntary basis through a City-contracted waste hauler.

Lead Agency: DPW  
Funding Sources: Citywide Recycling Trust Fund (Private waste hauler fees)  
Objective: Provide on-site recycling bins and weekly pick-up for all residential developments  
Respective Policy: 2.3.4

### **88. Home Energy Improvement Program**

Through the Home Energy Improvement Program, LADWP will assess the energy and water efficiency of the City's housing stock and provide information to property owners on opportunities for conservation and available City rebates and incentives that would benefit their properties. Allow owners to request free assessments.

Lead Agency: LADWP  
Funding Sources: LADWP  
Objective: Provide free green assessments to property owners  
Respective Policies: 2.3.5, 2.3.2, 2.3.3, 2.3.4

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**Objective 2.4** Promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the City.

### **89. Planning for Neighborhood Character**

Conduct regular updates of Community Plans in order to address changing local needs. Adopt implementation tools, such as overlay zones and design guidelines to guide new development and protect existing neighborhood character. Explore mechanisms to address better transitions between single family and multi-family development, between commercial and residential development, and between industrial and residential development. Enforce the Baseline Mansionization Ordinance, which limits the size of homes in proportion to lot size throughout the City. Create new Residential Floor Area districts to protect neighborhood character. Utilize the Community Plan Implementation Overlay districts as another neighborhood character tool.

Lead Agency: DCP  
Funding Sources: General Fund, General Plan Implementation Fee (if adopted)  
Objectives: 10 updated Community Plans  
Implementation tools as appropriate  
Respective Policy: 2.4.2

### **90. Community and Neighborhood Council Development Review**

Provide duplicate case files to Certified Neighborhood Councils (CNCs) for all proposed projects in their neighborhoods (Certified Neighborhood Council Notification Pilot Program). Maintain the Early Notification System for notifying neighborhood councils on a bi-weekly basis of all development applications filed. Post Case Filing Activity by CNC on the DCP website bi-weekly. Facilitate access to and communication with the Department of City Planning through a Neighborhood Council Liaison position in DCP.

Lead Agency: DCP, DONE  
Funding Sources: General Fund  
Objectives: Duplicate case files provided to CNCs for proposed projects  
Notifications to CNCs for filed applications bi-weekly  
Case filing activity posted on DCP website bi-weekly  
Respective Policy: 2.4.2

### **91. SurveyLA – The Los Angeles Historic Resources Survey**

Conduct a multi-year citywide survey of historic resources. Identify buildings and sites of historic, architectural, and cultural significance and create planning tools that will provide greater up-front certainty in the development process and CEQA review process for developers, property owners, community members and policymakers. Develop a historic resources data management system to record and manage information on all designated and surveyed resources. Information will be available via the SurveyLA website and the City's ZIMAS Geographic Information System.

Lead Agency: DCP  
Funding Sources: General Fund, Getty Foundation Grant  
Objectives: Complete citywide survey  
Publish results  
Schedule: 2013-2016  
Respective Policies: 2.4.2, 1.2.6

### **92. Neighborhood Preservation - Downzoning**

Preserve stable multi-family residential neighborhoods that provide older, and therefore, relatively affordable, but high quality housing stock. Evaluate the feasibility of downzoning such neighborhoods to approximate the existing densities in order to eliminate the incentive to demolish and replace such neighborhoods with higher density, more expensive, new construction. Assure that there is no net loss of capacity in the Community Plan by assuring that any such downzoning occurs only when accompanied with a corresponding shift of the capacity that would have been created in the downzoned neighborhood to other areas of the Community Plan where the additional housing units can be better accommodated.

Lead Agency: DCP  
Funding Sources: General Fund  
Objective: Rezone appropriate areas in 10 Community Plans  
Respective Policies: 2.4.2, 1.2.6

### **93. Urban Design Studio**

Maintain the urban design studio to review and provide advice on residential projects and guidance regarding sustainable alternatives for public right of way improvements associated with residential projects. Continue to utilize the Professional Volunteer Program (PVP) as a forum for local design professionals to participate in raising design and sustainability standards in private development.

Lead Agency: DCP  
Funding Sources: General Fund  
Objectives: Maintain Urban Design Studio as a division within the DCP  
Maintain the Professional Volunteer Program (PVP)  
Respective Policies: 2.4.2, 2.4.1, 2.4.3

### **94. Landscape Design**

In accordance with the City's Landscape Ordinance, promote and facilitate landscape design standards that reduce heat island effects and reduce water and electricity consumption through the inclusion of non-paved areas, shade-producing trees and drought-resistant landscaping. Capture, treat and infiltrate stormwater and urban runoff utilizing the Low Impact Development Ordinance, as well as additional water conservation measures outlined in program 88.

Lead Agency: DCP  
Funding Sources: General Fund  
Objective: Integrate Landscape Ordinance and Low Impact Development Ordinance into project review process.  
Respective Policies: 2.4.3, 2.4.2, 2.3.2

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**Objective 2.5** Promote a more equitable distribution of affordable housing opportunities throughout the City.

### **95. Density Bonus**

In accordance with State law, provide a density bonus up to 35% over the otherwise allowable density as well as reduced parking requirements for all residential developments that include units affordable to very low-, low- and/or moderate-income households. Provide additional incentives and concessions to required development standards in order to provide the buildable area needed for the affordable units and increased density. Assess the need to make adjustments to density bonus incentives and to the Affordable Housing Incentives Program Guidelines (AHIPG) to better achieve City goals (see Program 52).

Lead Agency:	DCP, LAHD
Funding Sources:	General Fund, HOME, CDBG, Developer Fees
Objectives:	Create 375 non-subsidized very low income units Create 750 non-subsidized low income units Create 187 non-subsidized moderate income units Make revisions to the density bonus provisions in the Code and the Affordable Housing Incentives Program Guidelines
Schedule	Study ways to improve the density bonus program - 2013-2015 Update the Code and Affordable Housing Program Guidelines - 2015-2016
Respective Policies:	2.5.1, 2.5.2, 1.1.1, 1.1.2, 1.1.4

### **96. Downtown Affordable Housing Bonus**

Provide the following incentives for all residential developments in Downtown that include very low-, low-, moderate-income, or workforce housing: 35% more floor area; exclusion of halls and lobbies from the calculation of allowable floor area; option to pay an in lieu fee for 50% of the internal building open space requirement; elimination of parking requirements for units serving very low-income households; reduction in parking requirement to one space per dwelling unit. Require one-for-one replacement of all converted or demolished units serving households earning up to 50% of the area median income in downtown. Explore ways to improve affordable housing production

under the program, including how the incentives under this program relate to those provided under the Downtown TFAR program (#16).

Lead Agency: DCP, LAHD  
Funding Sources: General Fund,  
Objectives: 300 moderate, 225 low, and 225 very low income affordable units  
Study whether program is meeting objectives and ways to make improvements  
Respective Policies: 2.5.1, 1.1.1, 1.1.2, 1.1.4

### **97. Affordable Housing in the Coastal Zone (Mello Act Implementation)**

In accordance with State law (the "Mello Act"), implement affordable housing set aside requirements and affordable housing replacement requirements for all residential development in the City's Coastal Zone. Amend the Zoning Code and the Affordable Housing Incentives Program Guidelines to implement the State law and to implement the requirements of the Settlement Agreement and Implementing Procedures. Require and facilitate recordation of covenants to ensure provision of the required affordable housing units.

Lead Agency: DCP, LAHD  
Funding Sources: General Fund  
Objectives: Adopt amendments to the Zoning Code to implement inclusionary and replacement housing requirements in the Coastal Zone  
Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate implementation of affordable housing requirements in the Coastal Zone  
45 very low income units  
30 low income units  
50 moderate income units  
Respective Policies: 2.5.1, 1.1.1, 1.1.2

### **98. Community Level Affordable Housing Programs**

With each major community planning effort, establish a goal for the development of affordable housing units based on the current Regional Housing Needs Assessment

(RHNA) allocation for the City. Through adoption of Community Plans, Specific Plans or other implementation tools that enable and facilitate residential development, provide incentives for inclusion of affordable housing in residential development and/or other mechanisms that address impacts on the provision or retention of affordable housing units and need. Take care to not undermine the density bonus program by providing significant land-use incentives without an affordable housing provision. Facilitate affordable housing development in existing Specific Plans that include such provisions, including Playa Vista and Cornfield Arroyo Seco.

Lead Agency: DCP

Funding Sources: General Fund

Objectives: Playa Vista: 125 moderate-income for-sale and 83 low-income rental units in Phase 2  
Cornfield Arroyo Seco: 20 very low-income and 46 low-income units  
Creation of 10 community plans with affordable housing incentives

Respective Policies: 2.5.2, 2.5.1

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**OBJECTIVE 3.1** Assure that housing opportunities are accessible to all residents without discrimination on the basis of race, ancestry, sex, national origin, color, religion, sexual orientation, marital status, familial status, age, disability (including HIV/AIDS), and student status.

### **99. Reasonable Accommodation**

DOD will work with City Departments to coordinate the City's compliance with the ADA and the Rehabilitation Act of 1973. Monitor compliance and ensure reasonable accommodation to people who use all City programs and facilities. Assess need for amendments to the reasonable accommodation provision in the Zoning Code which facilitates modifications to housing units occupied by persons with disabilities. Develop a staff training program regarding implementation of the reasonable accommodation provision. Improve application forms, outreach, advertising and informational materials to increase use of the reasonable accommodation provision by people with disabilities.

Lead Agencies: DOD, DCP  
Funding Sources: General Fund, Building Permit Fees, CDBG, Tax Increment  
Objectives: Train City Planning Department staff on processing Reasonable Accommodation requests  
Produce and disseminate materials regarding Reasonable Accommodation process  
Respective Policy: 3.1.1

**100. Office of the City Attorney Dispute Resolution Program (DRP)**

Refer persons with landlord/tenant and neighbor/neighbor housing-related conflicts, and housing disputes concerning physical access (i.e., architectural) and HIV/AIDS discrimination (i.e., rental discrimination) who utilize DOD's referral services to the OCA's Dispute Resolution Program for mediation, conciliation and facilitation services.

Lead Agencies: OCA, DOD  
Funding Sources: General Fund  
Objective: Refer and resolve 20 housing-related disputes  
Respective Policy: 3.1.1

**101. Citywide Fair Housing Program**

Through a contract with the Southern California Housing Rights Center, provide resolution to illegal housing discrimination by accepting and investigating housing discrimination complaints that allege a violation of federal, state, or local fair housing law (i.e. complaints concerning advertising, lending, insurance, steering, blockbusting and hate crimes). Provide remedies for valid complaints, including conciliations, legal action and administrative referrals to state and federal fair housing agencies. Provide counseling, education, and training about fair housing laws rights, and responsibilities to persons residing, seeking housing, or providing housing in the City of Los Angeles. Conduct proactive testing to determine patterns and practices of discrimination. Provide information about home equity fraud and predatory lending scams to residents through a free telephone hotline and other information tools.

Lead Agency: LAHD  
Funding Sources: CDBG, RSO Fees

Objectives:           Receive 7,310 fair housing inquiries annually  
                          Resolve 413 fair housing investigations annually  
                          Conduct 67 fair housing training sessions annually  
                          Train 35 new fair housing testers annually  
                          Maintain the Housing/Predatory Lending Hotline

Respective Policy:   3.1.1

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**OBJECTIVE 3.2** Promote fair housing practices and accessibility among residents, community stakeholders and those involved in the production, preservation and operation of housing.

### **102. Housing Information**

Consolidate available housing unit databases across departments to provide an on-line, one-stop housing information clearinghouse for homebuyers and renters seeking for-sale and rental housing. Disseminate information on affordable rental and for-sale units through non-profit and for-profit entities. Continue to provide referrals to Departments through the City's 311 Hotline and the list of available Section 8 Voucher units online. Explore the feasibility of expanding housing referral services and maintain such services provided by the DOD's AIDS Coordinator's Office and the OCA's Dispute Resolution Program.

Lead Agencies:       HACLA  
Funding Sources:    General Fund  
Objectives:           Establish a consolidated housing information database on the City's website  
                          Update available Section 8 Voucher units online

Respective Policy:   3.2.1

### **103. RSO Tenant/Landlord Outreach and Education Program**

Educate landlords, brokers, property managers, and tenants on the RSO and SCEP programs, as well as their rights and responsibilities through a combination of state of the art technology and traditional community-based outreach methods. Distribute

information through print materials and media outlets. Develop a program to ensure that buyers of real property subject to the Rent Stabilization Ordinance are aware of the City's regulations by requiring sellers of RSO buildings at the time of a sale to disclose that the building is subject to the RSO and to provide the RSO regulations to the buyer and the buyer's representative.

Lead Agency: LAHD  
Funding Sources: RSO Fees and SCEP Fees  
Objectives: Develop mechanism to ensure disclosure  
120 public presentations will be conducted annually including Property Management Training Program presentations, community presentations, landlord/tenant workshops and drop-in sessions, and fair housing clinics  
Respective Policy: 3.2.1

#### **104. Fair Housing Research**

Conduct studies to evaluate the level of housing discrimination in Los Angeles City. Comply with the HUD requirement for an Analysis of Impediments to Fair Housing Choice (AI) study to be conducted approximately every five years as a condition of receiving Consolidated Plan grant funds. Develop action items per results of studies.

Lead Agencies: LAHD  
Funding Sources: CDBG, RSO Fees  
Objective: Complete the AI  
Identify and implement action items  
Respective Policy: 3.2.1

#### **105. Housing Legal Services for Seniors**

The Department of Aging contracts with a non-profit legal services organization (currently Bet Tzedek) to provide free, expert legal advice to assist seniors in various legal issues including: public entitlement, housing related laws, legal aid, landlord/tenant disputes, government benefits, health law consumer protection, nursing home law and powers of attorney. Appointments can be scheduled at any of the 16 Multipurpose Senior Centers.

Lead Agency: DoA  
Funding Source CDBG  
Objective: Assist 200 seniors with legal advice each year  
Respective Policy: 3.2.1

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**Objective 4.1** Provide an adequate supply of short-term and permanent housing and services throughout the City that are appropriate and meet the specific needs of all persons who are homeless or at high risk of homelessness.

**106. Domestic Violence Shelter Program**

Provide safe and secure emergency and transitional shelter, case management and related supportive services to domestic violence survivors and their children through contracted operators. Assist persons in crisis situations with counseling, job skill and search training, and other services.

Lead Agencies: CDD  
Funding Sources: CDBG  
Objectives: Provide 1,500 individuals with access to public services annually  
Maintain 580 shelter and transitional beds annually for domestic violence victims  
Respective Policies: 4.1.1, 4.1.3

**107. HOPWA Emergency Shelter and Transitional Housing Program**

Provide housing subsidies to low-income persons with HIV/AIDS in Los Angeles County, including Tenant- and Project-Based Rental Assistance; Short Term Rent, Mortgage, and Utility Assistance (STRMU); Scattered Site Rental Assistance; Permanent Housing Placement grants; Emergency Motel and Meal Vouchers; and Emergency and Transitional Housing.

Lead Agencies: LAHD  
Funding Sources: Housing Opportunities for People with AIDS (HOPWA)  
Objective: 1,589-2,162 housing subsidies per year

Respective Policies: 4.1.1, 4.1.3

### **108. Emergency Shelter and Transitional Housing Facilities**

Fund the operating and supportive services costs of existing facilities and programs providing emergency and transitional housing to homeless persons citywide.

Lead Agencies: LAHSA

Funding Sources: CDBG, ESG, Continuum of Care (CoC)

Objectives: 483 existing emergency shelter beds funded annually  
1,740 existing transitional housing beds funded annually

Respective Policies: 4.1.1, 4.1.3

### **109. Overnight Shelter (Winter Shelter and Year-Round Shelter)**

Provide temporary shelter to homeless men and women through a Winter Shelter program (December 1<sup>st</sup> through March 15<sup>th</sup>), and to men, women and families through a Year Round shelter program. Provide vouchers for low cost hotels/motels for persons not suited to large group shelters including elderly persons and people with communicable diseases.

Lead Agencies: LAHSA

Funding Sources: ESG, City and County General Fund

Objectives: 871 temporary shelter beds year round  
1,335 temporary winter shelter beds

Respective Policy: 4.1.1

### **110. New Resources for Rental Assistance**

Develop additional subsidies from existing sources and/or create new resources for short-term and long-term rent assistance to prevent eviction and to enable homeless persons to access existing housing. Pursue rental subsidies under the County's AB2034 mental health services program and the Mental Health Services Act (MHSA) programs. Pursue expansion of or supplements to County Department of Public Social Services (DPSS) rental assistance.

Lead Agencies: Mayor's Office, LAHSA

Funding Sources: County General Fund, Federal Funds, General Fund, CDBG, AB2034 and other potential sources  
Objective: Increase the funding base for rental assistance for homeless households and households at high risk of homelessness  
Respective Policy: 4.1.1

### **111. Family Solutions System**

The Family Solutions System (FSS) is a new system of service delivery in Los Angeles County, developed to improve and expedite the delivery of housing and other supportive services to homeless families in Los Angeles County. The Family Solutions System (FSS) was developed by a collaboration of partner organizations and adopted in 2013 by the Los Angeles Homeless Continuum of Care. Key to the Family Solutions System (FSS) is standardized assessment and coordinated access, which reduces the time it takes for families to find the appropriate and right-sized services they need. FSS provides families with services that keep them together and connected to their own local community. In addition to direct services, the FSS also has the added ability to provide direct financial assistance for rapid rehousing, including a security deposit for an apartment; partial rent for three months or a motel voucher and utilities, etc.

Lead Agencies: LAHSA, LAHD  
Funding Sources: ESG, HPI  
Objective: Initiated seven regional Family Solution Systems throughout the Los Angeles CoC. Serve approximately 1,200 homeless and at-risk persons per year.  
Respective Policies: 4.1.1, 4.12, 4.1.3

### **112. Veterans Affairs Supportive Housing (VASH)**

The HUD Veterans Affairs Supportive Housing (HUD-VASH) program combines Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). VA provides these services for participating Veterans at VA medical centers (VAMCs) and community-based outreach clinics.

Lead Agencies: HACLA

Funding Sources: HUD, VA

Objective: Maintain 1,000 housing vouchers for formerly homeless Veterans

Respective Policies: 4.1.1, 4.1.3, 4.1.2

### **113. Job Training and Placement for Homeless Individuals**

Increase economic opportunity for homeless persons through educational or vocational training, employment placement and retention services through the shelter system and affordable housing developments.

Lead Agencies: LAHSA, CDD

Funding Sources: CDBG

Objective: Provide educational/vocational training and employment placement/retention services to 1000 homeless persons annually

Respective Policy: 4.1.3

### **114. HOPWA Supportive Services for Persons Living with HIV/AIDS**

Provide low-income persons living with HIV/AIDS with services to help locate, obtain, and maintain appropriate and affordable housing, and improve/obtain financial resources and benefits, employment, health care, food and nutrition services, mental health and substance abuse counseling, and legal services.

Lead Agencies: LAHD

Funding Sources: HOPWA

Objective: Provide between 4,618-6613 clients with supportive services annually

Respective Policy: 4.1.3

### **115. Rental Assistance for Homeless Households**

Provide HUD Section 8 Housing Choice Vouchers to qualifying homeless families. Provide supportive services to help homeless households make the transition to stable, affordable housing. Pursue local administrative changes in order to expedite application processes and facilitate voucher portability across jurisdictions.

Lead Agencies: HACLA

Funding Sources: HUD Section 8  
Objective: Maintain 4,000 Housing Choice Vouchers to homeless individuals or households  
Respective Policy: 4.1.3, 4.1.2, 4.1.1

**116. Rental Assistance for Homeless Households with Disabilities**

Provide rental assistance and supportive services for homeless persons with disabilities, specifically those with serious mental illness, chronic substance abuse problems and/or HIV/AIDS through four components: 1) tenant-based rental assistance; 2) sponsor-based rental assistance; 3) project-based rental assistance; and 4) SRO moderate rehabilitation rental assistance. Pursue local administrative changes in order to expedite application processes and facilitate voucher portability across jurisdictions. Pursue coordination with LAHD to improve and facilitate utilization of project-based Shelter Plus Care assistance.

Lead Agencies: HACLA, LAHSA  
Funding Sources: CoC  
Objective: Maintain housing for 2,400 homeless households with disabilities annually  
Respective Policy: 4.1.3, 4.1.2, 4.1.1

**117. HOPWA Housing Development for Persons Living with HIV/AIDS**

Provide HOPWA funds to the Affordable Housing Trust Fund (AHTF) to develop permanent supportive housing specifically for low-income persons living with HIV/AIDS and their families. HOPWA funds are leveraged with other funds in the AHTF, primarily for new construction.

Lead Agencies: LAHD  
Funding Sources: AHTF, PSHP, CDBG, HOME, SHP, Tax Increment, HUD 811 Loan Program, HUD Section 8, LIHTC  
Objective: Financing commitment to, at minimum, 10 units per year dedicated to serving persons living with HIV/AIDS and their families  
Respective Policies: 4.1.3, 4.1.1

**118. Resources for Housing Serving the Mentally Ill**

Coordinate with the Federal, State and County Governments to access and leverage mental health funding.

Lead Agencies: Mayor's Office, LAHSA, LAHD, HACLA  
Funding Sources: General Fund  
Objective: Pursue funding towards permanent housing units for homeless mentally ill annually  
Respective Policies: 4.1.3, 4.1.1

**119. Permanent Housing For Persons With Disabilities**

Provide long-term housing with supportive services designed to enable homeless persons with mental and physical disabilities to live as independently as possible in a permanent setting. Fund the maintenance and operating and supportive services costs of permanent supportive housing serving homeless persons with special needs citywide.

Lead Agencies: LAHSA  
Funding Sources: SHP  
Objective: Maintain 1,477 permanent supportive housing units for homeless households annually  
Respective Policies: 4.1.3, 4.1.1

**120. Access to Housing for Health Program (AHH)**

Provide permanent affordable housing linked to case management and other appropriate services for homeless individuals who are frequent users of the Los Angeles County Hospital system. The AHH program helps to improve access to permanent housing, medical care, mental health care, alcohol/substance use treatment and other supportive services. Upon acceptance into the AHH program, Homeless Health Care Los Angeles will assist the participant in securing temporary housing and applying for affordable housing.

Lead Agencies: County of Los Angeles Department of Health Services  
Funding Sources: LA County  
Objective: Assist approximately 70 persons per year

Respective Policy: 4.1.3

### **121. Homeless Housing and Services Coordination**

Coordinate with LAHSA, the County and other government and non-profit agencies to develop plans to reduce and end homelessness and to implement homeless policies and programs. Support the Homes for Good initiative and work to implement the Homes for Good Action Plan. The Continuum of Care's strategy is continuing to evolve through development of place-based community plans aligned with the Federal Strategic Plan and Home for Good. A total of 10 community plans will be developed and incorporated into the CoC's strategic efforts over the next five years (not all in the City of Los Angeles). Participate in regular coordinating efforts with LAHSA and ensure that the needs of all sectors of the homeless population are addressed. Coordinate the local distribution of public funding sources for the effective use of resources and program implementation. Monitor LAHSA's financial and contract management to ensure effective, efficient program implementation consistent with the City's goals.

Lead Agencies: LAHSA, Mayor's Office, LAHD

Funding Sources: General Fund, Homes for Good Initiative, LA County

Objectives: Citywide and sub-regional plans to reduce and end homelessness adopted by the City Council  
Regular reports on financial management  
Regular reports on contract management and program implementation

Schedule: Develop 10 community plans and incorporate into the CoC's strategic efforts – 2013-2018

Respective Policy: 4.1.4

### **122. Access New Resources and Services for the Homeless**

Monitor Federal, State and County legislative and budgetary initiatives that affect homeless persons, including homeless subpopulations with special needs, such as persons with disabilities. Report on such initiatives and make recommendations to the City. Engage in legislative advocacy efforts. Explore new resources and services for homeless persons with special needs.

Lead Agencies: Mayor's Office, LAHSA  
Funding Sources: General Fund  
Objective: Periodic reports on legislative and budgetary initiatives  
Respective Policies: 4.1.4, 4.1.1, 4.1.3

### **123. Housing and Services Planning for Persons Living with HIV/AIDS**

Convene monthly meetings of the Los Angeles Countywide HOPWA Advisory Committee (LACHAC). Provide advice regarding administration of the HOPWA Program and planning and policy issues. Coordinate with other HIV/AIDS programs. Advocate for low-income persons living with HIV/AIDS and their families. Assess and evaluate HOPWA-funded supportive services and housing programs in meeting short- and long-term priorities.

Lead Agencies: LAHD  
Funding Sources: HOPWA  
Objective: Regularly updated plan for the use of HOPWA grant funds  
Respective Policies: 4.1.4, 4.1.1, 4.1.3

### **124. City Homeless Coordinator**

Provide a City Homeless Coordinator to: regularly convene stakeholders; conduct research and evaluation; identify gaps in housing and services; improve access to and delivery of services. Act as the liaison to LAHSA and other County and regional agencies that provide housing and services to homeless persons.

Lead Agencies: Mayor's Office, LAHSA  
Funding Sources: General Fund  
Objective: Periodic reports on homeless housing and service delivery and recommendations for improvement  
Respective Policy: 4.1.4

### **125. Biennial Homeless Count**

Coordinate the biennial point-in-time Greater Los Angeles Homeless Count for the Los Angeles Continuum of Care (CoC) as part of the national effort to enumerate the

homeless population required by the U.S. Department of Housing and Urban Development (HUD). Continue to include the following components in order to further capture as accurate a count as possible: 1) The Unsheltered Street Count; 2) The Sheltered and Institution Count; 3) The Demographic Survey; and 4) The Survey to Identify the Hidden Homeless.

Lead Agencies: LAHSA  
Funding Sources: HUD  
Objective: Biennial count and survey of sheltered and unsheltered homeless persons residing in the Los Angeles CoC area.  
Schedule: 2013, 2015, 2017, 2019 and 2021  
Respective Policies: 4.1.4, 1.3.1

### **126. Homeless Management Information Systems (HMIS) Data Collection**

Support homeless service providers in the implementation of the HUD-required HMIS to gather data on individuals and families who use homeless service systems. Collect and analyze data over time to better identify service needs, barriers to accessing services, and program-, region-, and system-wide results. Share data on clients with other service providers. Continue HMIS User Group Forums, a discussion series that helps generate ideas for further innovations to help ease use of the system. Develop and expand a comprehensive HPRP data quality process to ensure that information collected exceeds HUD's quality standards.

Lead Agencies: LAHSA  
Funding Sources: SHP, General Fund  
Objective: Increase participation in HMIS by 10% each year.  
Respective Policies: 4.1.4, 1.3.1

### **127. Temporary Housing Facilities for Disaster Response**

Establish partnerships with supporting City Departments and community organizations to develop a disaster preparedness, response and recovery plan to meet temporary housing needs in the event of a disaster, including: identification of hotels/motels for emergency stays; identification of recreation centers and school sites to be used as temporary shelters and/or providing furnishings (such as beds, chairs). Establish

housing information and referral services which are activated in the event of a disaster. Coordinate special needs services to assist with issues such as accessibility of sites/facilities and services for the elderly, disabled and evacuees with pets.

Lead Agencies: EMD, EOO, DRP, LAHD  
Funding Sources: DHS/FEMA, General Fund  
Objective: 120 sites available throughout the City within 24 hours of a natural disaster  
Respective Policy: 4.1.5

### **128. Outreach and Training for Emergency Preparedness and Response**

Conduct outreach and training with neighborhood and community groups to prepare residents and businesses for emergencies. Disseminate information through publications and the internet, and by participating in fairs, expos and community meetings. Provide citywide training programs. Provide emergency management training to City employees.

Lead Agencies: EMD, EOO, LAHD, ALL  
Funding Sources: General Fund  
Objectives: 4 fairs during Emergency Preparedness Month annually  
2 Neighborhood Preparedness Ambassadors Trainings annually  
Outreach to neighborhood and community groups as requested  
Respective Policy: 4.1.5

### **129. Zoning and Development Standards for Homeless Housing**

Identify and adopt changes to the Zoning Code to facilitate by-right siting of a greater variety of shelter, transitional and permanent supportive housing facilities throughout the City (such as larger facilities, different development standards, different performance standards, etc.).

Lead Agencies: DCP  
Funding Sources: General Fund  
Objective: Adopt amendment to zoning code to facilitate by-right siting of shelter and transitional housing facilities

Respective Policy: 4.1.6

### **130. Zoning for Health Facilities**

Facilitate siting of housing and services for all persons, including those with special needs. Eliminate Zoning Code provisions that restrict locations of public health and treatment programs, including day treatment facilities and residential based treatment programs, in order to comply with federal and state fair housing laws.

Lead Agency: DCP

Funding Source: General Fund

Objective: Adopt amendment to Zoning Code to remove restrictions on locations of public health and treatment program facilities

Respective Policy: 4.1.6

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**Objective 4.2** Promote outreach and education to: homeless populations; residents; community stakeholders; health, social service and housing providers and funders; criminal justice system agencies; and, communities in which facilities and services may be located

### **131. Assistance for Homeless Persons in Accessing Housing and Services**

Fund community-based organizations to provide outreach and referral assistance to homeless persons including: housing referrals; food, blankets and other necessities; needs assessment and engagement in social services; medical, mental health and/or substance abuse services. Assist clients to move off the streets or out of places not meant for human habitation and into any form of housing.

Lead Agencies: LAHSA

Funding Sources: SHP, CDBG

Objectives: Continue funding 1 organization to reach 300 or more homeless individuals  
Explore expanding outreach funding to community-based organizations within the City

Respective Policy: 4.2.1

**132. Computerized Information Center/Information & Referrals for Persons with Disabilities**

Provide assistance to callers seeking social service programs for homeless services and housing resource referrals in times of need and crisis. Assess the need/crisis via Client Intake, locate appropriate resource/service provider, and explain programs offered by the community-based organization and/or government agency.

Lead Agencies: DOD  
Funding Sources: CDBG  
Objective: Assist 150 or more clients seeking homeless services and housing resource referrals annually  
Respective Policy: 4.2.1

**133. HOPWA Centralized Countywide Housing Information Services Clearinghouse**

Fund outside agencies to maintain a centralized, countywide HIV/AIDS-related housing information clearinghouse. Provide referral information for housing services from emergency and transitional housing to hospice and permanent housing.

Lead Agencies: LAHD  
Funding Sources: HOPWA  
Objective: Assist between 25,140-36,000 clients seeking HIV/AIDS housing information annually  
Respective Policy: 4.2.1

**134. Neighborhood Awareness of Special Needs Housing**

Pursue funding for community organizations and advocates to conduct outreach and disseminate information regarding housing approaches for special needs populations.

Lead Agencies: LAHSA  
Funding Sources: CDBG, General Fund  
Objective: Establish outreach curriculum  
Pursue funding for training program  
Respective Policy: 4.2.2

### **135. Homeless Needs Outreach**

Identify the housing needs of special needs populations in Community Plan updates. Through the Community Plan update process, provide information and educational materials to the public at workshops and public hearings.

Lead Agencies: DCP, LAHSA  
Funding Sources: General Fund  
Objective: Disseminate information about the housing needs of special needs populations to 2,000 people.  
Respective Policy: 4.2.2

### **136. Technical Assistance to Homeless Housing Providers**

Fund technical assistance training to new and existing homeless housing providers regarding the development and funding of emergency, transitional and permanent housing facilities for homeless persons. Distribute informational material and conduct workshops. Provide outcomes report trainings for funding recipients. Fund outside agencies to provide technical assistance to LAHSA in a variety of areas relating to homeless services. These areas include: assistance with the completion of the Continuum of Care SuperNOFA; program analysis and development; executive level assistance to LAHSA and the City of Los Angeles; Short-Term housing directory; program linkages & workshops; state policy and support for homeless re-entry program.

Lead Agencies: LAHSA  
Funding Sources: CDBG  
Objective: Technical assistance provided to 20 providers annually  
Respective Policy: 4.2.3