

**Consolidated Annual Performance & Evaluation Report**

**Program Year 47, 2021-2022**

**City of Los Angeles**

**Community Investment for Families Department**

## **CR-05 - Goals and Outcomes**

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

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

This report contains annual information on the amount of funds expended, results achieved, progress toward goals and compliance with four federal grants made available from the United States Department of Housing and Urban Development (HUD). The four grants are: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Housing Opportunities for Persons with HIV/AIDS (HOPWA), and Emergency Solutions Grant (ESG).

This is the fourth year of the City of Los Angeles' (City) Consolidated 2018-2022 five-year strategic plan. The City adopted six goals to guide the five-year strategic plan:

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

This report evaluates performance and provides information for the City's Consolidated Plan (ConPlan) Year 47, the period from July 1, 2021 to June 30, 2022. For the period the City funded activities that supported the goals identified in its strategic plan. These activities provided services and supported development in some of the most disadvantaged neighborhoods in the City.

Homelessness continues to be an enormous problem in Los Angeles, and was exacerbated by the recession associated with the COVID-19 pandemic. Additional federal funding provided through the Coronavirus Aid, Relief, and Economic Security (CARES) Act supported the priority of preventing and reducing homelessness. The City developed the COVID-19 Homelessness Roadmap, a major initiative that leverages Con Plan grants with other local, State, federal and private resources to expand the availability of various types of emergencies, transitional and permanent housing.

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

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

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

<b>Goal-Category-Source/ Amount-Indicator-Unit of Measure-Expected Strategic Plan-Actual Strategic Plan-Percent Complete-Expected Program Year-Actual Program Year-Percent Complete</b>			
Develop affordable housing for homeless/low-income constructed 0.58%	CDBG: \$ / HOPWA: \$ / HOME: \$ Household Housing Unit 800	Affordable Housing Rental units 23	Affordable Housing Rental units 23
Develop affordable housing for homeless/low-income Assistance to Homebuyers 0.00%	CDBG: \$ / HOPWA: \$ / HOME: \$ Households Assisted 83	Affordable Housing Direct Financial 0	Affordable Housing Direct Financial 0
Develop affordable housing for homeless/low-income added 0	CDBG: \$ / HOPWA: \$ / HOME: \$ Household Housing Unit 14	Affordable Housing Housing for Homeless 14	Affordable Housing Housing for Homeless 14
Help low-income families to stabilize economically Housing Benefit 26.08%	Non-Homeless Special Needs Public Facility or Infrastructure Activities other than Low/Moderate Income Persons Assisted 0	CDBG: \$ 1	CDBG: \$ 1
Help low-income families to stabilize economically 26.08%	Non-Homeless Special Needs Public service activities other than Low/Moderate Income Housing Benefit Persons Assisted 41191	CDBG: \$ 53711	CDBG: \$ 53711
Help low-income families to stabilize economically 1	Non-Homeless Special Needs Other 0	CDBG: \$ 0	CDBG: \$ 0
Improve local economy for low-income residents 0	Non-Housing Community Development Facade treatment/business building rehabilitation 0	CDBG: \$ 0	CDBG: \$ 0

Improve local economy for low-income residents		Non-Housing Community Development	CDBG: \$
Jobs created/retained	Jobs	3970	539
13.58%     795	539		67.80%
Improve local economy for low-income residents		Non-Housing Community Development	CDBG: \$
Businesses assisted	Businesses Assisted	110	39
35.45%     22	39		177.27%
Preserve existing affordable housing units rehabilitated	Affordable Housing Household Housing Unit	CDBG: \$	Rental
0.00%           83               0	410	0	
Preserve existing affordable housing Unit	Affordable Housing Homeowner Housing Rehabilitated	CDBG: \$	Household Housing
1270	0	254	0
	0.00%		
Prevent and reduce homelessness/domestic violence	Homeless		
Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$ / ESG: \$	Public service	
activities other than Low/Moderate Income Housing Benefit		Persons Assisted	
10690	4629	43.30%	2139       4629
	216.41%		
Prevent and reduce homelessness/domestic violence	Homeless		
Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$ / ESG: \$	Public service	
activities for Low/Moderate Income Housing Benefit	Households Assisted	13450       0	
0.00%	2691       0		0.00%
Prevent and reduce homelessness/domestic violence	Homeless		
Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$ / ESG: \$	Homeless Person	
Overnight Shelter	Persons Assisted	22800	0
0.00%           4560           0	0.00%		
Prevent and reduce homelessness/domestic violence	Homeless		
Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$ / ESG: \$	Other	Other
0	0	101	0
	0.00%		
Stabilize and revitalize neighborhoods	Non-Housing Community Development	CDBG: \$	
Public Facility or Infrastructure Activities other than Low/Moderate Income			

Housing Benefit	Persons Assisted	4695850	5
0.00%	939171	5	0.00%
Stabilize and revitalize neighborhoods	Non-Housing Community Development	CDBG: \$	
Benefit	Households Assisted	1490	0
0.00%	298	0	0.00%
Stabilize and revitalize neighborhoods	Non-Housing Community Development	CDBG: \$	
Unit	Housing Code Enforcement/Foreclosed Property Care Household Housing	0	0
Stabilize and revitalize neighborhoods	Non-Housing Community Development	CDBG: \$	
Other	Other	0	0
1	0	0.00%	

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

As part of the City's overall anti-poverty strategy, the City started the Basic Income Guaranteed: Los Angeles Economic Assistance Pilot (BIG: LEAP), which is providing \$1,000 a month to about 3,200 families on the lowest rungs of the income ladder. A priority need in the strategic plan is to provide opportunities for residents with low-income to prosper, by investing in the creation of living wage jobs, improvements for livable neighborhoods, and services that support self-sufficiency by increasing income, improving educational attainment and improving health. Funded with local dollars, BIG: LEAP is supporting Angelenos who are doing everything in their power to achieve financial security, through the obstacles of a high cost of living, unaffordable housing options, and insufficient wages that too often exceed their ability to confront those challenges on their own. The pilot program includes careful data collection and analysis on the families benefitting as well as hundreds of other families, to learn more about the best ways the City can invest, including Con Plan funds, to reduce poverty.

Los Angeles received over \$350M in additional Con Plan grant funding under the Coronavirus Aid, Relief, and Economic Security (2020) and American Rescue Plan (2021) Acts. This tremendous federal support and flexibility provided an unequaled opportunity to expand and create programs to do new things, or the same things in better ways for more people. CIFD and its partners accomplished the huge lift of engaging stakeholders and the public, preparing multiple reports, approving funding allocations, executing scores of contracts, and helping thousands whose lives were nearly devastated by the pandemic.

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

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

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

	<b>CDBG</b>	<b>HOME</b>	<b>HOPWA</b>
<b>Race</b>			
White	53,533	115	
Black or African American	12,899	191	
Asian	1,595	105	
American Indian or American Native	403	0	
Native Hawaiian or Other Pacific Islander	150	7	
Total	68,580	418	
<b>Ethnicity</b>			
Hispanic	50,717	77	
Non-Hispanic	17,863	341	

### **Narrative**

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

The table above, formatted in the eConPlanningSuite CAPER, highlights only 5 racial backgrounds for those persons/households assisted by the HUD funded activities during the 2021-2022 program year. The table does not show the other mixed-races identified by program participants. For example, 7 HOPWA participants self-identified their race as "Other." These individuals are not recognized, or included, in this table.

The total number of persons assisted during program year 2021 using ESG funding are detailed and have been submitted in HUD's Sage reporting system.

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

### **Identify the resources made available**

**Table 3 - Resources Made Available**

<b>Source of Funds Program Year</b>	<b>Resources Made Available</b>	<b>Amount Expended During</b>
CDBG	96,581,875	52,838,824
CDBG-CARE	One time Grant-reported last year	21,295,751
HOME	44,312,646	24,519,073
HOME-ARP	4,994,552	0
HOPWA	23,241,105	13,943,579
HOPWA CARE	One time Grant-reported last year	18,491
ESG	4,633,822	4,041,406
ESG CARE	One time Grant-reported last year	68,351,872
CSBG	4,686,302	4,686,302
CSBG CARE	One time Grant-reported last year	7,645,951
G/F LAHSA	49,428,254	30,241,402
G/F FSC	4,177,471	2,111,434
G/F DV	3,881,439	3,007,709

### **Narrative**

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

This year, along with ESG funds, the City allocated an additional \$49 million from the General Fund. And the City continues to oversee the more than over \$50 million in State grants received last year to provide services for the homeless. The additional funds supported enhanced Outreach Services, Coordinated Entry System development and implementation, Winter Shelters, Rapid Rehousing programs, Homeless Navigation Centers, Transitional Housing projects for Youth, Crisis Housing for Individuals, and Crisis Housing for Youth.

The City also allocated an additional \$4.1 million from the General Fund and over \$4.6 million in Community Services Block Grant (CSBG) funds to support the FamilySource Center (FSC) program. The additional funds allowed FSC program providers to strengthen and increase the number of services being provided so that families can economically stabilize, avoid displacement, improve employment opportunities, learn financial literacy, achieve asset development, improve youth academic achievement, and support seniors in maintaining their physical and mental health and independence, also preventing loss of housing and premature institutionalization. General Fund dollars allocated to

FSCs also support the collocation of a LAUSD Pupil Service Attendance Counselor (PSA) at each FSC site to conduct youth and family psychosocial and educational assessments and facilitate education workshops.

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

**Table 4 – Identify the geographic distribution and location of investments**

**There was no data reported for**

<b>Target Area</b>	<b>Planned Percentage of Allocation</b>	<b>Actual Percentage of Allocation</b>	<b>Narrative Description</b>
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**Narrative**

The City has not targeted any geographic areas.

## **Leveraging**

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

The City's Affordable Housing Managed Pipeline program (AHMP) leverages other resources on more than a \$4 to \$1 basis. The AHMP was established by the Mayor and City Council in June 2013 to correlate with a new set-aside for projects located within the City of Los Angeles boundaries established by the California Tax Credit Allocation Committee (CTCAC). The Los Angeles Housing Department (LAHD) recognized the opportunity to set forth clear recommendations for local Low-Income Housing Tax Credit (LIHTC) priorities and established the selection process for management of the 9% LIHTC in the City of Los Angeles geographic set-aside. LAHD also acts as the primary issuer of multifamily tax-exempt housing bonds for qualified developments located in the City of Los Angeles.

The City of Los Angeles, via LAHD, issues bonds & notes (taxable and or tax-exempt) the proceeds of which are used to help finance the development of multifamily affordable rental housing developments located in the City of Los Angeles. LAHD's Affordable Housing Bond Program (AHBP or Bond Unit) is the lead section for issuance of the bonds. The bonds & notes are leveraged with other funding sources like HOME Investment Partnerships Program (HOME), HHH and/or 4% tax credits. The 4% tax credits are administered by the California Tax Credit Allocation Committee (CTCAC) and the tax-exempt bonds are administered by the California Debt Limit Allocation Committee (CDLAC).

In November 2016, Angelenos approved a \$1.2 billion General Obligation bond measure, commonly known as Proposition HHH, dedicated to the construction of housing for Angelenos experiencing homelessness. The Proposition HHH funds are available as soft loan funds to assist with funding mostly 4% low-income house tax credits and tax-exempt bond projects. In addition, these projects are also expected to utilize Project Based Vouchers (PBV) and Veterans Affairs Supportive Housing (VASH) vouchers. The projects would provide affordable supportive housing units for persons experiencing homelessness and chronic homelessness.

As part of its strategy to reduce homelessness, the City of Los Angeles identifies surplus or underutilized City-owned land that is appropriate for new affordable or supportive housing. Once identified, these "Affordable Housing Opportunity Sites" (AHOS) are made available to affordable housing developers through Requests for Proposals (RFPs) issued by LAHD. The RFP process helps the Department select proposals that make the best use of City resources, and ensures that public land is entrusted to experienced developers. Housing is being developed for permanent supportive housing, multifamily, and mixed-use developments on City-owned sites. To date, 3 projects have been completed on under-

utilized City-owned land that are providing 97 affordable units. There are also 22 projects in construction that will provide 1,494 units of much needed affordable housing for the City of Los Angeles

City leaders have also established the \$20 million Crisis and Bridge Housing Fund. Known as A Bridge Home (ABH) initiative, this fund is supporting construction of interim housing on at least 30 sites of City-owned land and up to 1,500 beds. By providing beds, storage space, and supportive services, ABH will get people off the streets, indoors, and on the road to stable housing. The first completed site of bridge housing with 60 beds is in the parking lot of El Pueblo, the celebrated birthplace of Los Angeles. Using public-owned land for homeless and affordable housing is a component of the Comprehensive Homeless Strategy. Twenty-one sites have been completed, are currently operating, and are providing 889 additional beds. The operating costs for these sites are being supported by three main funding sources: City General Funds, State Homeless Emergency Aid Program (HEAP) funds, and State Homeless, Housing, Assistance, and Prevention (HHAP) funds, totaling \$15,639,995. Eight more sites are currently under construction.

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

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

**Fiscal Year Summary – HOME Match**

1. Excess match from prior Federal fiscal year	66,902,707
2. Match contributed during current Federal fiscal year	450,000
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	67,352,727
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	67,352,727

## **Match Contribution for the Federal Fiscal Year**

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

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

11150 Glenoaks Blvd.	10/19/2020	\$ 45,000	-	-	-	-	-	-
\$ 45,000								
12601 VAN NUYS BLVD	10/21/2020	\$ 45,000	-	-	-	-	-	-
\$ 45,000								
1658 W 81ST ST	10/8/2020	\$ 45,000	-	-	-	-	-	-
\$ 45,000								
18307 BURBANK BLVD	10/19/2020	\$ 45,000	-	-	-	-	-	-
\$ 45,000								
22100 BURBANK BLVD	10/8/2020	\$ 45,000	-	-	-	-	-	-
\$ 45,000								
3810 WILSHIRE BLVD	10/19/2020	\$ 45,000	-	-	-	-	-	-
\$ 45,000								
5510 OWENSMOUTH	10/22/2020	\$ 45,000	-	-	-	-	-	-
\$ 45,000								
785 W 19TH ST. #3	10/15/2020	\$ 45,000	-	-	-	-	-	-
\$ 45,000								
8348 TAMPA AVE	10/26/2020	\$ 45,000	-	-	-	-	-	-
\$ 45,000								
9100 BURNET AVE	10/7/2020	\$ 45,000	-	-	-	-	-	-
\$ 45,000								

## **HOME MBE/WBE report**

**Program Income** – Enter the program amounts for the reporting period

### **Table 7 – Program Income**

**There was no data reported for**

**Balance on hand at beginning of reporting period \$-Amount received during reporting period \$-Total amount expended during reporting period \$-Amount expended for TBRA \$-Balance on hand at end of reporting period \$**

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

**Table 8 - Minority Business and Women Business Enterprises**

**No data was reported for Minority Business, Contracts or Sub-Contracts**

**No data was reported for Women Business, Contracts or Sub-Contracts**

**Minority Owners of Rental Property** – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

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

**No data was report for Minority Property Owners**

**Relocation and Real Property Acquisition** – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition.

Parcels Acquired	2	\$3,600,000.00
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

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

**No data was reported for Minority Property Enterprises**

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

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

**Table 11 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	771	663
Number of Non-Homeless households to be provided affordable housing units	600	768
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>1371</b>	<b>1431</b>

**Table 12 – Number of Households Supported**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	1371	1431*
Number of households supported through Rehab of Existing Units	415	157
Number of households supported through Acquisition of Existing Units	65	22
<b>Total</b>	<b>1851</b>	<b>1609</b>

\*“Actual” includes 193 new production units financed with federal funds and 1,238 new production units financed without the use of federal funds.

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

During the 2021-2022 program year, the City completed construction on 193 federally-funded multi-family units, of which 100 units served homeless households. This is only a fraction of the 1,431 total units ready for occupancy during 2021-22, 663 of which served homeless households – 1,238 of these units were funded without the use of federal funds.

The City's Proposition HHH program, as mentioned in CR-15, has been a City priority for the past five years. When the program began, staffing for the fledgling HHH Unit was limited. Since that time, new staff was hired to fill vacancies in the HHH Unit, which has become almost fully staffed. Staff work in the HHH Unit entails underwriting, loan origination, loan disbursements, construction monitoring, and conversion to permanent financing. The following HHH Unit production numbers pertain to the time period July 1, 2021 through June 30, 2022. Note, some of these projects may overlap with HOME-funded projects; funding structures vary widely among supportive housing deals:

Construction completed = 12 projects (871 units)

In Construction = 70 projects (4,425 units)

The above numbers do not account for projects in the pre-development stage; nor do they account for projects whose construction was completed in previous Program Years (14 additional projects with 804 units).

Additionally, 156 households were served through CDBG-funded Handyworker program; the Lead program completed remediation on one (1) unit; and the Homeownership program financed 22 HOME-funded loans for first-time low-income homebuyers, which was leveraged with a \$ 300,000 grant received from First Citizens Bank (which merged with CIT Bank) during the reporting period. The Handyworker program provides free minor home repairs and/or improvements to eligible seniors. The Lead Hazard Remediation Program eliminates lead-based paint hazards in homes. See more about the Lead Program in CR-35 (Actions taken to reduce lead-based paint hazards).

Both Home Rehab programs (Handyworker and Lead) were significantly impacted by COVID-19. The Lead Hazard Remediation Program (LHRP) had a PY 47 goal of 220 units, but was able to complete only one (1) unit due to COVID restrictions. Under the Mayor of Los Angeles' Safer-at-Home Executive Order, staff were not permitted to conduct any in-person activities. Staff focused on outreach and enrollment virtually during this time. In April 2022, the Order was lifted and staff returned to full program implementation. This required reengaging owners and contractors and collecting updated income verification. However, there is tenant reluctance to share income documentation again, specifically children's birth certificates, which is very sensitive documentation. Nonetheless, the staff is working with community-based organizations to develop creative strategies for outreach to Headstart programs.

The LHRP team is also conducting direct outreach and partnering with the County of Los Angeles to coordinate efforts within the Exide and Boyle Heights communities. LHRP currently has 33 units in the pipeline and is working to ramp up as quickly as possible.

In the Handyworker program, under the Safer-at-Home Executive Order, the program was limited to emergency repairs only. Examples of this include a broken water heater or window/door. Applicants with non-emergency work were put on a waiting list. Supply chain delays also slowed the rate in which units were repaired. For these reasons, the Handyworker Program also performed under goal.

Likewise, the homeownership program made 22 more loans to moderate-income, first-time homebuyers through the Moderate-Income Purchase Assistance (MIPA) program, funded with non-federal, local Foreclosure Registry Program (FRP) penalty fees and Affordable Housing Linkage Fee (AHLF) funds.

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

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

**Affordable Housing Linkage Fee**

In October 2019, the City Council and Mayor adopted the tiered Affordable Housing Linkage Fee (AHLF) Expenditure Plan framework, which provided a guide for how funds would be allocated to programs (City Council File No. 17-0274). This framework was developed with public engagement and stakeholders' input in prioritizing which programs would be supported by AHLF funding. Ongoing programs funded by the AHLF include New Rental Construction (Affordable Housing Managed Pipeline Program), Preservation, the City's Homeownership - Moderate Income Purchase Assistance Program (MIPA) and Low- Income Purchase Assistance Program (LIPA). Funds also support innovative strategies deployed in any of the aforementioned programs; administration of these various programs, as well as provides funding to update the Housing Development Bureau's affordable housing software system.

The City's financial accounting report for the AHLF funds from April 1, 2021 through June 30, 2022 reflected a total of approximately \$37.5M in AHLF receipts. Based on the current amount of collected AHLF funds, which exceeds \$10M (Tier 1 cap for the AHLF Expenditure Plan), LAHD will present the plan to allocate AHLF revenue collected in FY 2021-22, based on the adopted Tier 2 AHLF Expenditure Plan (Tier 2 directs funding \$10-\$50 M), to the City's AHLF Administrative Oversight Committee (AOC) for approval in October 2022. The plan and corresponding report include an allocation to the aforementioned programs as well as a request to adopt program guidelines for Preservation.

### Local Housing Finance Agency (HFA)

Over the past year, due to the fiscal impact of COVID 19, LAHD had to reduce its staff size by 30%. This resulted in a loss of capacity and resources for new initiatives such as the HFA. As such, the HFA has been put on hold until the Department can staff key positions and operate at pre-pandemic levels. LAHD leadership is observing bond market conditions to determine when the business model is more likely to be successful and will continue the work of creating this new entity at that time.

### Fee Studies

Finally, the City conducted a fee study in an attempt to recover costs associated with administration of the Bond and Occupancy Monitoring programs. The request for a fee increases for the Bond Unit was approved by City Council and the Mayor and the resulting ordinance number 187307 became effective on January 17, 2022. The fees will provide a much-needed resource to address gaps in program delivery and administration.

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

**Table 13 – Number of Households Served**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	624	235
Low-income	430	112
Moderate-income	269	83
<b>Total</b>	<b>1323</b>	<b>430</b>

### **Narrative Information**

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

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

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

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

The Los Angeles Homeless Services Authority (LAHSA) is a joint powers authority created and designated by the City and County of Los Angeles to act on behalf of both entities to address homelessness. LAHSA is the lead agency in the Los Angeles Continuum of Care (CoC) that coordinates and manages federal, state, county and city funds for programs that provide shelter, housing and services to people experiencing homelessness. LAHSA is also the lead agency and oversight of the Coordinated Entry System (CES). As a regional approach, the CES system is in each of the eight Service Planning Areas (SPA) so that service providers are able to standardize intake and develop an assessment primarily to determine whether homeless families or individuals are provided services and housing options.

Every year LAHSA conducts the annual Point-In-Time Homeless Count of homeless individuals. According to the most recent Count data, released in June 2020, there were approximately 41,290 homeless individuals in the City of Los Angeles, an increase of 16%. An estimated 28,852 are unsheltered. Due to the pandemic, LAHSA did not conduct a homeless count in 2021. The homeless count for 2022 will be released in September 2022.

The City of Los Angeles provides about \$400 million annually to LAHSA. The City's PY 47 Consolidated Plan includes \$4.5 million for LAHSA. In 2020-2021, the State budget invested in a two block grant programs designed to provide direct assistance to cities and counties to address the homelessness crisis throughout California. The Los Angeles CoC received \$180 million in State funding, LAHSA received \$81 million directly from the State and in State grant funds ( HEAP and HHAP) through the City. The City's 2021-22 General Fund budget dedicates over \$800 million for homeless housing, programs and services. Homelessness is the top priority for the City and proactively made homelessness a priority.

PY 47 plans include programming for Community Development Block Grant (CDGB), Home Investment Partnership Program (HOME), Housing Opportunities for Persons with AIDS (HOPWA) and Emergency Solutions Grant (ESG) projects, as well as reprogramming of CDGB funds through the Coronavirus Aid, Relief and Economic Security Act (CARES).

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

In May 2018, the Mayor issued Executive Directive No. 24, “A Bridge Home” to address the limited number of shelter beds and the current unsheltered homeless population in the City, while at the same time addressing the ongoing development for more affordable housing units.

The FY 2019-20 budget invested more than \$42 million in supportive housing, temporary shelters, services and facilities to help homeless Angelenos find their way off the streets, a 147 percent funding increase over FY 2017-18. It includes funding for the “A Bridge Home” initiative that will establish homeless shelters across the City. The City departments will identify City- owned properties for potential development of the emergency shelters and streamline the process establishing the emergency homeless shelters throughout the City.

With the additional State HEAP, funds were allocated to “A Bridge Home” developments for temporary crisis/bridge housing, safe parking locations, services for youth and their families and prevention programs.

There is an interim housing resource that provides safe, participant driven supportive services and access to a 24- hour residence for young people experiencing homelessness. LAHSA funds two program types within the umbrella of Transitional Housing for Transition Age Youth in LA County: Independent Living Programs (ILP) and Transitional Housing Programs (THP) - housing models for youth who are between the ages of 18 until the day before their 21st birthday, who were formerly in foster care through a public child welfare agency or Department of Probation, who meet specific prior placement criteria of ILP, and who are currently experiencing or at-risk of homelessness or are likely to experience homelessness upon exit from foster care.

In response to the COVID-19 pandemic, the City and LAHSA introduced new interventions, in order to lower the rate of transmission of the virus among those experiencing homelessness. In March of 2020, the City, in partnership with LAHSA, converted seven recreation centers at City parks into 24-hour temporary shelters. Each shelter is staffed by staff from LAHSA service providers. Participants are provided with meals, case management, and access to showers and restrooms. The City allocated \$4,077,259.00 for this program. As part of a statewide effort to shelter the most medically vulnerable among this population, the City participated in Project Roomkey. This program provides hotel and motel rooms to people experiencing homelessness who are at especially high risk of contracting COVID-19, including those who are over the age of 65, or who have underlying health conditions. It allows for participants to self-isolate in accordance with the City’s “Safer at Home” order. Since May 2020, the City

has allocated over \$40 million to Project Roomkey. On April 1, 2022, the City Council authorized a Reserve Fund loan of \$10,665,002 to front-fund the extension of the City's Project Roomkey Program through June 30, 2022. Project Roomkey is expected to be extended through January 31, 2023 to assist with moving remaining clients into other supportive housing services. The City has also allocated \$180,742 for LAHSA to extend the Winter Shelter Program operations through the summer in order to prevent participants from being released back into homelessness during the pandemic. During FY 2021-22, various interventions, such as Project Roomkey, Winter Shelter, Project Homekey, and Safe Sleep sites demobilized, which accounted for a reduction in 726 beds. However, an additional 1,312 beds were added in FY 2021-22 through the completion of Tiny Home Villages, Project Homekey sites, and other interim housing interventions.

Additionally, the City adopted the Roadmap program, mostly funded with ESG-CV, to add over 6,000 new beds of interim housing through creation of new interim shelters, leasing interim beds, constructing tiny home villages, expanding safe parking programs and other strategies to ensure homeless Angelenos have safe places to come into off the streets. There has been steady progress to house homeless Angelenos by utilizing Emergency Housing Vouchers (EHVs). As of August 1, 2022, HACLA reports 3,753 EHV issued and reports leased or in the process of leasing 803 homeless individuals and families into housing via a EHV team to help expedite voucher utilization.

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

LAHSA has made efforts to expand the Coordinated Entry System (CES) since its initial 2010 pilot. There is a CES System for each of the three major subpopulations: Individuals, Families, and Transition Age Youth (TAY), ages 18-24. Each CES system has a lead agency that coordinates access points and service delivery in each of the County's eight Service Planning Areas (SPA's). Providers in each of the SPA's meet with each other regularly, and with LAHSA's CES Coordinators monthly, in order to discuss the alignment of housing and non-housing resources in their respective regions, including prevention services.

The City of Los Angeles has increased investment in legal services to assist those at risk of housing loss with additional legal services. During the 45th Con Plan year, Los Angeles will continue targeting resources to those at risk of homelessness and experiencing homelessness.

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

Among the City's priorities and programs for PY 47 is providing prevention services to families at risk of becoming homeless. The City aims to serve these families through several new initiatives, including Eviction Defense (Right to Counsel) services, funded by CDBG and a new problem-solving program, funded by City General Fund and State grants. This program will be based at the City's 16 FamilySource Centers (FSC). This project provides HEAP funds to hire a diversion/rapid resolution specialist to be stationed at each of the FamilySource Centers throughout the city. These workers will provide an initial screening for families that are coming into FSCs that are reporting that they are homeless or are at risk of becoming homeless. Diversion workers will work with families to identify existing support systems and alternative ways to resolve their housing crisis. Workers will have access to funds to assist with short term financial assistance to assist in rapid resolution of their needs. If not able to identify diversion opportunities, the diversion specialist would provide connections to homeless services agencies as well as homeless prevention services. They will be responsible for providing a warm handoff.

The Emergency Rental Assistance (ERA) Program was originally funded with \$100M provided by the CARES Act in 2020, which helped 50,000 families with rent payments. The program continues with funding from the American Rescue Plan Act of 2021, which was enacted on March 11, 2021, provided through the State of California, to pay rent for residents with income below 50% of the Area Median Income, ensuring that the City targets the most vulnerable populations with this limited resource.

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

In PY 47, LAHSA, along with the City and County, continued efforts to provide supportive housing to chronically homeless individuals who have the most difficulty navigating CES access points on their own. Using City General Fund money, LAHSA hired more outreach workers for its Cleaning and Rapid Engagement (CARE) Teams, which enabled them to form specialized teams to perform outreach in 37

targeted locations throughout the city. This includes the CARE Plus Teams, who conduct outreach alongside the Los Angeles Police Department and the City's Bureau of Sanitation. Through the C3 Project, the City and County collaborated in outreach and engagement, and established multi-disciplinary teams (MDTs) from County staff in the Departments of Health and Mental Health and LAHSA's Homeless Engagement Teams (HETs). The MDTs share confidential information among the various teams to better provide direct services at the specific homeless locations and encampments.

The City is working to ease the transition into permanent housing through the A Bridge Home Program. Eligible homeless individuals and TAY are provided emergency shelter, while being assisted with linkages to permanent housing. While the goal of the program will be to place persons into permanent housing within three months, they are able to stay as long as it takes for them to secure housing. Eligible persons are referred to the program by special outreach teams who will be working near each of the A Bridge Home sites. Additionally, the City utilizes interventions such as Time Limited Subsidy, Tiny Homes, Safe Sleeping and Safe Parking to assist with the transition to permanent housing.

The City will continue to work towards its goal of building more permanent supportive housing units. This is made possible by funding from Proposition HHH. Approved by City voters in 2016, this bond measure provides local resources to support the construction of 10,000 units of Permanent Housing for homeless persons. As of August 30, 2022, the City has 178 HHH and supportive housing projects totaling 10,510 units.

Recognizing the immediate needs of persons experiencing homelessness, the City is providing additional services and support for families living in motels with vouchers. The new services include food, clothing, additional case management and coordination to transition families into leased apartments. This program will coordinate with the LA Unified School District in support of families in the motels and to move them into more permanent housing.

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

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

Many housing developments still require major infrastructure (i.e., water, sewer, gas line) replacement as well as comprehensive modernization. To strategically prioritize all needed improvements, in 2017 HACLA began an extensive vision planning process in which its properties are ranked in priority for restoration and revitalization from infrastructure replacement through full redevelopment. Here are updates.

#### **Jordan Downs Redevelopment**

The Jordan Downs Redevelopment includes the redevelopment of a 700-unit public housing development to a 1,567 unit mixed-use, mixed-income community, with a shopping center, services, parks, and both rental and ownership housing that will integrate into the larger community fabric of Watts.

The commercial retail center that anchors the northeastern portion of the Project is approximately 93% leased. All leased spaces are now open for business. Primestor, the partner developer, continues to market the available spaces to unique, national, regional and strong local retail/restaurant tenants. Primestor Freedom Plaza continues to be a good source of employment opportunities in the community. These retail jobs are providing the community with stable, permanent employment, some of which have benefits, like paid time off, sick leave, and health insurance.

The housing development is broken out into nineteen separate phases. Below is an update on the phases which have completed or are nearing construction by the time of this reporting period. The first two phases of Jordan Downs, **Cedar Gove** and **New Harvest**, completed construction and were fully occupied as of 2021. Both sites are providing 250 units of new deeply affordable housing to Watts. Newer phases under construction or in lease up include:

**Park Place at Jordan Downs.** This 80-unit project received a Temporary Certificate of Occupancy on March 25<sup>th</sup> and is currently moving households from “legacy” Jordan Downs into their new units. To date, 43 households have moved in and lease up should complete by Fall 2022.

**Oak Terrace at Jordan Downs.** Jordan Downs Phase S3 is a 92-unit mixed use development. The phase includes 67 replacement units including 25 RAD units. This phase also includes 18 tax credit-only units and one manager unit. Additional AHSC transportation-oriented funds awarded to the City of Los Angeles will assist in covering costs associated with offsite active transportation and carbon-reducing improvements, including improved bike and pedestrian networks in and around Watts and Jordan

Downs. Phase S3 is at 93% construction completion and construction completion is on schedule to complete by August 2022.

**Phase S2.** Jordan Downs Phase S2 is an 81-unit development. The phase includes 49 replacement units, including 17 RAD units. The remaining 32 non-replacement units are comprised of 31 PBV units and one manager's unit. Phase S2 is at 67% construction completion. Anticipated construction completion is slated for October 2023.

**Jordan Downs 3A.** BRIDGE Housing started construction on this 76-unit phase in May 2022 and expects to have construction completed by December 31, 2023. This phase is located on the northeast section of Jordan Downs between 97th St. and 99th Place, just west of Laurel Street. To the east of the project will be the new extension of Kalmia Street which will be built out as part of this phase. This project includes 39 replacement units as well as the following: 15 PBV units, 7 LIHTC only units and 15 unrestricted market rate units including manager's unit.

**Jordan Downs 3B.** Planning, permitting and financing plans are underway for BRIDGE Housing's fourth phase which includes 119-units (61 replacement units). This phase is expected to begin construction in the second quarter of 2023. This phase is located between 97<sup>th</sup> Street and 99<sup>th</sup> Place and just west of the to-be-built new Kalmia Street.

**Area H3A.** This phase is located between Area H2B and the new Croesus Avenue (to be built as part of this phase). It will consist of 97 units (66 replacement units) and is tentatively scheduled to start construction in 2024.

**Phase S4 & Phase S5.** Michaels has begun design work on the next two phases on the southern portion of the Jordan Downs campus, located directly south of Phase S2 and Phase S3 at Grape Street between 101st and 102nd Streets. Phase S4 is envisioned as 90 units (56 replacement units, 34 non-replacement units - 23 affordable and 11 unrestricted market rate units including a manager's unit) and Phase S5 is planned for 75 units (40 replacement units, 35 non-replacement units - 23 affordable, including 16 units for unhoused families, and 10 unrestricted market rate units including a manager's unit) with commercial space designed to accommodate an early childhood education space for 40 infants or toddlers. The two phases are located around a proposed park programmed for children (Children's Park).

To date, tenants that have registered their selection preference for relocation are as follows: 76% or two hundred forty-eight (248) households have selected the option to stay on site and have moved or are moving into the new units at Phases 1A, 1B, Area H, and Phase S3; 19% or sixty-one (61) households have chosen to take a Section 8 voucher and relocate off-site; and 5% or seventeen (17) households have opted to relocate to another public housing development. These numbers will change as tenants make their selection through the leasing process. There are currently three hundred eighty-one (381)

occupied units at Jordan Downs. This number will decrease in the next several months as the remaining 36 replacement units are occupied in Area H, as well as those that choose to move of site with a Section 8 voucher, which is currently at 39 requests that are in the process of locating suitable housing off-site.

HACLA has been successfully awarded a \$35,000,000 grant in April 2020. Since that time, HACLA and its partners have been implementing the housing and people investments at Jordan Downs as well as implementing a larger investment in neighborhood improvements in Watts building on a \$32 million Transformative Climate Communities grant received in 2019.

#### Rose Hill Courts

Rose Hill Courts is a 100-unit public housing development built in the 1940s. In 2015, HACLA selected Related Companies of California (Related) to evaluate the viability of redeveloping or rehabbing the Rose Hill Courts public housing site and if viable, to undertake the planning, entitlement, community outreach, funding and other related activities associated with the efforts. The overall redevelopment plan involves the demolition of the existing 15 buildings and construction of a total of 185 residential housing units (183 affordable housing units plus two unrestricted managers' units) to be developed in two phases, RHC I and RHC II. RHC I included demolition of seven existing buildings to accommodate construction of two new apartment buildings on approximately 1.79 acres of land located at the northeastern corner of the 5.24-acre Rose Hill Courts public housing site, which is bounded by Florizel Street and McKenzie, Mercury, and Boundary Avenues. Phase I, which includes 89 replacement housing units began construction in 2021 and anticipates completion of construction in April 2023. Phase II, which will provide 96 new units of affordable housing and a community center and central park will start construction in 2024. To date, nine households were temporarily relocated to initiate construction of Phase I. All nine households will be given first priority to return to Phase I once completed.

#### Rancho San Pedro

In 2015, HACLA, with the support of Council District (CD) 15, conducted a Feasibility Study of Rancho San Pedro on the market conditions and possible development scenarios for revitalizing Rancho San Pedro. In 2017, HACLA began working with the residents and community stakeholders in furtherance of a long-term plan for Rancho San Pedro and selected a development partnership, including Century Housing, the Richman Group and National CORE to create One San Pedro. The residents and community stakeholders have been engaged through a series of visioning exercises to assist in preparing a Transformation Plan, which includes a community benefits plan and principles for the redevelopment of Rancho San Pedro, as well as to provide guidance for the revitalization of the public and/or assisted housing units and surrounding neighborhood. The Transformation Plan was adopted by HACLA and HUD in February 2020.

In 2021-22, HACLA initiated construction on an Early Start project on Port of Los Angeles property adjacent to the Rancho San Pedro public housing site. The project includes the build out of a park, exercise, and gathering space for the whole San Pedro community and should be completed by the next reporting period. Additionally, HACLA and various partners have received competitive funding awards and are actively running a car-share and e-bike share program at Rancho San Pedro. The programs provide low-cost access to electric vehicles to assist the community with their transportation needs.

One San Pedro and HACLA have been working on a Specific Plan and EIR/EIS, hosting Scoping Meetings and community meetings throughout the reporting period. HACLA has initiated consultation with the State, City and Native American Tribes per the requirements of AB52 and Section 106.

Additionally, HACLA and the development team are in process to purchase two potential properties adjacent to Rancho San Pedro. Those properties will be used to help fulfill on HACLA's Build First promise, which focuses on reducing displacement during the redevelopment process.

#### Pueblo Del Sol

Pueblo del Sol Phase I Rental (PDS I) and Phase II Rental (PDS II) are two mixed-finance developments, funded in part by HOPE VI grant funds, to revitalize the former Aliso Village public housing site. Pueblo del Sol includes 377 affordable residential rental apartments built in 2002 and 2003 on 29-acres. PDS I consists of 201 apartments, of which 120 apartments are Public Housing/LIHTC. Pueblo del Sol Phase II Rental (PDS II) consists of 176 apartments, of which 122 apartments are Public Housing/LIHTC.

In 2019, HACLA submitted two separate RAD applications for the conversion of the 242 public housing units within Phase I and Phase II of the Pueblo Del Sol properties and have received Commitment to Enter into a Housing Assistance Payments Contract(s) (CHAP) awards for both phases. For Pueblo del Sol Phase I Rental (PDS I), HACLA received HUD approval for converting 112 out of the 120 existing public housing apartments to RAD PBVs and 8 apartments (2 two-bedrooms, 5 three-bedrooms, and 1 four-bedrooms) be removed from HACLA's public housing inventory through the agency's de minimis reduction authority. These 8 apartments will not be demolished or removed as affordable apartments, but instead will be preserved. Tenants living in these units will not be displaced and will continue to pay 30% of their adjusted income towards rent. The Authority has added Section 8 PBV overlay to the eighty (80) Tax Credit only units in PDS-I and fifty-three (53) Tax Credit only units in PDS-II. Therefore, HACLA intends to allocate a total of up to eighty-eight (88) non-RAD Section 8 Project Based Vouchers ("PBV") for Phase I and up to sixty-three (63) Section 8 PBVs for Phase II.

HACLA and Related initiated rehabilitation of all units in Phase I in January 2021 and in Phase II in June 2021. The Phase I project has been completed with the exception finishes to the management office and the creation of new community space, park areas and a gym and some ADA improvements. Phase II will

rehabilitate the larger community center and balance of residential units and should complete during the next reporting period.

### HACLA Vision Plan

HACLA, while a critical component of the City's affordable housing solution, has been vulnerable to external forces, notably erratic and declining federal funding. Despite national recognition as a HUD "High Performer," current funding is insufficient to prevent deterioration, not to mention address physical needs, within HACLA's portfolio of public housing assets. In order to improve the Agency's capacity to preserve and expand its role in producing and supporting deeply affordable housing and healthy communities, HACLA undertook development of a 25-year Vision Plan.

The timeline of events and progress include the following key components:

February 2016, the Board of Commissioners held an all-day retreat to discuss capital needs and propose a responsible path towards improving HACLA's housing stock, increasing permanent affordable housing opportunities in the City of Los Angeles, and developing strong pathways to economic resiliency for the residents and surrounding neighborhoods. During this session they established the foundational goals to guide development of the strategic framework:

- Preserve existing deeply affordable housing
- Increase the number of affordable housing units in Los Angeles
- Improve outdated housing stock & affordable housing models
- Revitalize communities and enhance livability
- Improve economic & social outcomes for affordable housing residents
- Strengthen and grow strategic partnerships
- Encourage innovation that supports organizational flexibility and growth

At the February Board meeting in 2017, HACLA's Board approved the underlying Goals, Founding Principles and Strategies for the development of an agency-wide Vision Plan and recommended that the President & CEO initiate a public process to develop a vision plan for HACLA. To accomplish this, HACLA led a multi-faceted community engagement process with residents/RACs, neighborhood partners, advocates/affordable housing partners, funders, and local government agencies to solicit input for the Vision Plan. This was carried out, utilizing a three-pronged approach: (1) Resident Outreach achieved through community workshops which resulted in 46 workshops in two-rounds of meetings and participation by over 1,700 residents; (2) Partner Outreach achieved through establishment of a Vision Plan Task Force of over 60 stakeholders and 20+ individual interviews with government and community organizations; and (3) Community Outreach utilized by residents and non-residents using social media

and electronic communication tools as part of the second round of workshops to solicit feedback and ensure priorities were accurately captured.

Throughout 2018, HACLA and its consultants developed a detailed data-driven matrix to compare and evaluate key aspects of its public housing and asset portfolio and current programs to guide the revitalization strategy and prioritize sites for different types and levels of investment. Comparative research on organizational and financial models was also carried out, which fed into the implementation strategy for the Vision Plan, and a database of community organizations was created for future partnerships.

In February 2019, HACLA released the full framework, named Build HOPE (Housing, Opportunity, People, Excellence). Quarterly and Annual reporting timelines were established, key results were presented to the Board. During the year, HACLA convened several internal data implementation meetings with leadership teams and began an expanded new hire orientation process that includes a module on Build HOPE to help new staff connect their role to attainment of our desired outcomes within the vision plan.

Since 2019, we have continued to refine our key indicators and support teams in sharpening the metrics and attainment of the near-term goals. We have also developed a practicum partnership with the University of Southern California to review and evaluate the strategic framework to best support long-term implementation and attainment of our desired outcomes. The Vision Plan was used to select William Mead for the Agency's next redevelopment project and prepared for submittal to HUD of a Choice Planning Grant application.

With the onset of the Safer at Home orders HACLA has shifted focus and honed delivery priorities based on the increased needs of our residents for the continuation and expansion of much needed services, resources and tools to effectively manage their households during the pandemic. This minor change in focus is still fully aligned with the resident centered outcomes within the People module of Build HOPE. During 2021-22, HACLA continued to build off its pandemic focus, continuing to offer vaccines and free testing at all its public housing and senior sites and leading efforts to close the Digital Divide with a variety of partnerships and programs that provided low-cost internet services to residents as well as access to reliable devices. Our youth partners have continued to work on prioritizing programs that are assisting school-aged children with catching up on their grade-level reading and math and providing at-home learning alternatives. Additional unemployment resources were provided through HACLA's Watts/Los Angeles WorkSource Center and the Youth Employment Program was facilitated through virtual programming in partnership with LAUSD for credit recovery and career development workshops.

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

As of June 30, 2022, there were thirteen (13) HACLA public housing sites with duly elected Resident Advisory Councils (RACs). There were five (5) RAC elections held during the period from July 1, 2020 to June 30, 2021 at the Nickerson Gardens, Pueblo Del Rio, Ramona Gardens, San Fernando Gardens and William Mead public housing sites. These elections were administered and managed under contract by the independent third-party League of Women Voters, Los Angeles (LWVLA).

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

The Housing Authority Resident Advisory Council (HARAC) is made up of representatives from all 13 sites with the goal of providing a collective resident voice on important issues and ensuring resident representation in the absence of a functioning RAC. HARAC members are elected at the same time as RAC members and may serve on both Boards.

The HARAC's general purpose is to receive information regarding current programs and policies, advise HACLA of resident concerns, and report back to residents at the monthly RAC site meeting. The HARAC's quarterly meetings occur in January, April, July and October and, as with the general RAC leadership meetings, have moved fully online.

During the reporting period, there were seven general leadership meetings with RAC Board members. These RAC meetings continued as virtual meetings through the current reporting period. Topics for the meetings in 2021 and 2022 included presentations on Los Angeles County's iPrevail mental health program, HACLA's quality of life initiative regarding excessive noise, digital connectivity opportunities, public housing modernization projects, HACLA's public housing redevelopment plans, the 2022 Summer Night Lights (SNL) program, how to run an effective meeting, how to prepare and manage individual RAC budgets as well as information on scholarship opportunities for residents.

Individual RACs continue to meet virtually with staff to receive briefings on important topics. On important issues, such as high impact HUD rule changes, and the annual draft Agency Plan presentation, HARAC members are invited to join their RAC colleagues at a general leadership meeting

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

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

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

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

### Permanent Supportive Housing Ordinance

On August 31, 2017, the Los Angeles Planning Department released its draft Permanent Supportive Housing (PSH) Ordinance as part of the City's Comprehensive Homeless Strategy. In order to move homeless individuals off the street and into PSH, in 2016, the Los Angeles electorate voted overwhelmingly in support of Measure HHH — a \$1.2 Billion local bond that would further the construction of new housing units for the City's most vulnerable population with a goal of producing 10,000 units. The adopted ordinance streamlines PSH projects; the ordinance ensures that the City is a responsible steward of these funds, providing a streamlined pathway for the consideration of PSH projects while also imposing new regulations, which establish stronger development standards for qualifying projects.

The City adopted a final PSH Ordinance in May 2018, although initial implementation of the ordinance was held due to previous litigation which has now concluded. The PSH Ordinance has been in effect since December 2019. LAHD maintains a public dashboard, which tracks the City's progress on reaching the 10,000-unit goal for PSH projects funded by Measure HHH. As of July 2022, there are \$10,510 units in the pipeline across 178 projects. (<https://housing.lacity.org/housing/hhh-progress>)

### Transit Oriented Affordable Housing Incentive Program

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

requirements of Measure JJJ are met. In 2021, the City approved 1,344 non-subsidized affordable housing units through the TOC program.

#### State Legislation

In 2021, the State legislature passed various housing laws that went into effect beginning January 1, 2022, including SB 9 which allows for urban lot splits and backyard duplexes in single-family neighborhoods and SB 8 which clarified the replacement provisions

#### Affordable Housing Linkage Fee Ordinance

On December 13, 2017, the City Council and Mayor Eric Garcetti signed into law the Affordable Housing Linkage Fee (AHLF) Ordinance, which creates a permanent source of local funding for the development of affordable housing. The fees are applied to both new residential and commercial development; are geographically-based; and will require developers to pay up to \$20.89 per square foot of new residential and non-residential development. Fees range from \$1.16 to \$20.89 based on the type of project and area, with the higher fees levied on “high market” areas like Hollywood and Downtown Los Angeles. Development that is exempt from the fee includes schools, hospitals, residential projects less than 1,500 square feet, and buildings with a set number of low- to moderate-income housing units.

The Linkage Fee amount was fully phased in on June 18, 2019. LAHD has been tracking the Linkage Fee revenue dollars, which are collected by the Los Angeles Department of Building and Safety (LADBS). As of June 30, 2022, the City had collected a total of approximately \$76.8 M in AHLF revenue and receipts.

Revenue collected from the Linkage Fee is allocated in arrears. The City Council and Mayor previously approved the allocation of Linkage Fee revenue collected during FY 2020-21, in the amount of \$32,631,602. The City’s FY 2020-21 AHLF Expenditure Plan resulted in approximately \$18.4M for rental new construction, \$5.8M for housing preservation, \$2.6M for the Moderate-Income Purchase Assistance (MIPA) Program, and approximately \$644K for the Low-Income Purchase Assistance (LIPA) Program.

The AHLF OC is scheduled to convene again in October 2022 to review and possibly approve the allocation of fee revenue collected during FY 2021-22. The City’s FY 2021-22 Proposed AHLF Expenditure Plan once more utilizes the Tier 2 funding level resulting in approximately \$19.9M for rental new construction, \$5.9M for housing preservation, \$3.9M for the Moderate-Income Purchase Assistance (MIPA) Program, \$1.4M for the Low-Income Purchase Assistance (LIPA) Program and \$689K for Innovative Housing Demo.

In accordance with the Housing Impact Trust Fund (HITF) Ordinance, adopted on December 13, 2017, HCIDLA has held four Affordable Housing Linkage Fee Oversight Committee meetings since the adoption of the program with a fifth meeting scheduled for October 12, 2022.

### Assessment of Fair Housing Plan

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

The City is preparing to initiate its process for the 2023-2028 update to the AFH. Due to the Covid-19 pandemic, the AFH stakeholder meetings will be held virtually and later evaluated for in-person sessions as the engagement process moves forward.

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

In Los Angeles, as in many other Continua of Care (CoC), the need for affordable housing and services for homeless persons far exceeds available resources. Because of this reality, the LA CoC has focused on the development, implementation and operation of coordinated systems of care that are designed to meet the unique needs of individuals and chronically homeless persons, youth and families. City and County governments have disbursed an unprecedented amount of funding to meet the needs. These strategies have led to a large increase in efforts as well as have led to local initiatives to address long-term funding needs to meet the underserved populations. This includes the aforementioned Proposition HHH, and Measure H, a County-wide  $\frac{1}{4}$  of a cent sales tax for 10-years that will create an additional approximately \$350 million annually for homeless services. As of December 2019, 42,879 individuals and family members were placed into permanent housing, and 55,791 individuals and family members were placed into Crisis and Bridge housing funded by Measure H. In the 46th Con Plan year LA looks to continue to explore ways to expand services provided in LA.

Throughout the 45th Con Plan Year, LAHSA Homeless Systems staff took various roles in facilitating bi-weekly, monthly, and quarterly meetings that involved community providers and stakeholders both at a regional and county wide approach to best identify how to best serve the needs of people experiencing homelessness and improve the service delivery system for people experiencing homelessness. LAHSA Policy and Planning staff hosted open forums in quarterly SPA-wide community meetings, the purpose of which was to create opportunities for providers to collaborate, share program information, program challenges and successes; as well as take time to reflect together on what changes the providers and the

CoC need to make to be most effective as we work towards the goal of ending homelessness. Starting in March of 2020, because of the COVID -19 Pandemic, all of the aforementioned meetings are conducted online. In light of the report released by the Ad Hoc Committee on Black People Experiencing Homelessness in 2018, LAHSA worked to continue its racial equity efforts during PY 45. In addition to providing racial equity training for service providers and stakeholders, LAHSA also released a COVID-19 Racial Equity Guide. It gives providers information about structural inequalities and racial disparities in health, which disproportionately put Black and Latinx persons experiencing homelessness at additional risk of contracting COVID-19. It also explains to providers how they can ensure equitable access to homeless resources during the pandemic. With additional resources being allocated by the City and County of Los Angeles, LAHSA and other County Departments released RFPs in the 45th Con Plan year to greatly increase the services provided to persons experiencing homelessness in LA. These included RFPs for programs such as Winter Shelter, Safe Parking, Mobile Showers, and Navigation Centers.

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

Extent of the Problem

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

According to the County of Los Angeles Department of Public Health, lead-based paint is the most significant environmental hazard for children in Los Angeles County and in California. It is estimated that nearly 250,000 American children under the age of 5 have abnormally high levels of lead in their blood. Almost 3,000 children are diagnosed with lead poisoning in Los Angeles County every year.

Los Angeles' Lead Hazard Remediation Program (LHRP) works with income qualified households to remediate toxic lead from their homes. an array of community-based organizations, Council Offices, Schools and advocacy groups to educate the public about the dangers of lead. LHRP staff participated in various community events to provide educational presentations to other community-based organizations and directly to constituents. During the Safer-at-Home Order, staff focused on enrolling participants for the future.

Health Effects of Lead

Lead can cause serious health problems if it enters the body, causing damage to the brain and kidneys and interference with the production of red blood cells that carry oxygen to all parts of the body. The greatest risk of lead exposure is to infants, young children, and pregnant women. Scientists have linked the effects of lead on the brain to lowered IQ in children. Adults with kidney problems and high blood pressure can be affected by low levels of lead to a greater degree than healthy adults. Lead is stored in

the bones and it can be released later in life. During pregnancy, the unborn child can be poisoned through the mother's bones, which may affect brain development.

#### Sources of Lead

The primary sources of lead exposure for most children are deteriorating lead-based paint, lead-contaminated dust, and lead-contaminated soil. Exposure to lead is a significant health concern, especially for young children and infants whose growing bodies tend to absorb more lead than the average adult. Parents/caregivers should ask their health care providers about testing children for levels of lead in their blood. A blood test is the best readily available way to measure exposure to lead. The amount of lead in blood is referred to as blood lead level which is measured in micrograms of lead per deciliter of blood ( $\mu\text{g}/\text{dL}$ ).

The Center for Disease Control (CDC) states that no safe blood lead level in children has been identified. Even low levels of lead in blood have been shown to affect IQ, the ability to pay attention, and academic achievement.

Preventing childhood lead exposure is cost-effective. According to a 2017 report from the Health Impact Project, a federal investment of \$80 billion would prevent all U.S. children born in 2018 from having any detectable levels of lead in their blood. This investment has an estimated \$83.9 billion in societal benefits, which represents a 5% return on investment. If it costs less than \$80 billion to remove lead from the environment, then the cost-benefit ratio would be greater. Additionally, permanently removing lead hazards from the environment would benefit future birth cohorts, and savings would continue to grow over time.

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

The City of Los Angeles oversees LHRP, a grant program to assist low-income families with children under six years old to make their homes lead safe. The program has created an infrastructure comprised of public and private partners working together to properly address lead-based paint hazards. LAHD's Lead Hazard Remediation Program has worked in partnership with the Los Angeles County Department of Public Health's Childhood Lead Poisoning Prevention Program (CLPPP) and other stakeholders, whereby the homes of low-income families with lead poisoned children are referred to LAHD for lead hazard remediation. During PY 46, LAHD was awarded CDBG funds to operate the Lead Hazard Remediation Program. These funds covered staff costs and lead remediation program costs.

The methodology used by the LHRP to reduce lead-based paint hazards includes outreach and education, conducting Lead Inspections/Risk Assessment (LIRA) to identify lead-based paint hazards, and Interim Controls/Remediation of all the lead-based paint hazards. Qualification requirements for units to be enrolled in the LHRP were: 1) The property must be located in the City of Los Angeles; 2) It must

contain lead-based paint hazards; and 3) It must be occupied by a low-income household with a child under the age of six who lives there or frequently visits.

On October 2, 2019, LAHD was notified by the HUD-Office of Lead Hazard Control & Healthy Homes that the City's application in response to the 2019 LHRG Notice of Funding Availability (NOFA) was successful and that the City was awarded a grant for the Lead Hazard Remediation Program in the amount of \$5,000,000, with an additional \$600,000 Healthy Homes Supplement, for a total award of \$5.6 million (LG-12). The period of performance for this grant is 42 months. Through this grant, LAHD will conduct 260 LIRAs, make 240 units lead safe, and provide outreach and training to general contractors and workers to become State Lead Certified Supervisors and Lead Workers. The Healthy Homes Supplemental funding will be offered to address ancillary health and safety issues in units assisted with this grant. The Healthy Homes Rating System (HCRS) will be utilized to prioritize, assess, and remediate other health and safety issues within 125 eligible units. PY 46 funds were utilized as a match as well as other partners' in-kind commitments.

#### Modifications to the Program due to COVID-19

The City of Los Angeles' Lead Hazard Remediation Program was considered a non-essential program and suspended due to COVID-19 and the "Safer at Home" directive, implemented by Mayor Eric Garcetti on March 19, 2020. As the Lead Hazard Remediation Program awaits reinstatement, the completion of units has been restricted and there was one (1) unit completed during PY 47; staff continues undertaking various administrative activities to fulfill grant deliverables, update Lead Program forms and applications.

#### Partnerships

LAHD, in partnership with Impact Assessment, Coalition for Economic Survival, and Inquilinos Unidos, has a CDC grant that has been provided with another year of funding. The purpose of the grant is to increase the numbers of children less than 6 years of age tested for blood lead through direct outreach to at-risk families. The high-risk geographic areas were identified by integrating the 2013 American Community Survey Data with the City's housing code violation data collected during mandatory, systematic code enforcement inspections of multifamily rental properties. Census tracts with 50% or more households in poverty (up to 184% of the federal poverty line due to the region's high cost of living) were identified; as well as properties with greater density than the countywide average; and those built before 1978 that were cited for interior chipping or peeling paint (indicative of a lead hazard). The target area is located in a 4–7-mile radius around Downtown Los Angeles, encompassing 221 census tracts and 25 zip codes. The area is home to over 60,000 children less than six years of age. 92% of residents of the target area are families of color: 68% Latino, 10% Black, and 14% Asian (2013 ACS). Thus far, Tenant Organizers have visited 33 buildings, knocked on 73 individual units, and

completed 21 risk assessments. Of those assessments, 43% (9) of the units had children less than 6 years of age, and 62% (13) were found to have chipping and peeling paint.

#### More Lead Remediation Funds

On July 17, 2019, the County of Los Angeles announced the settlement of landmark litigation that provides \$305 million in funding for the remediation of lead paint hazards in residential housing for ten California jurisdictions: the Counties of Santa Clara, Alameda, Los Angeles, Monterey, San Mateo, Solano, and Ventura; the City and County of San Francisco; and the Cities of Oakland and San Diego. The Defendants, The Sherwin-Williams Company, ConAgra Grocery Products Company, and NL Industries, Inc., have agreed to this settlement.

The Los Angeles County Department of Public Health will receive \$200 million that will be administered by Los Angeles County Development Authority (LACDA). The Program will provide priority enrollment to Los Angeles County residential properties built before 1951 that house low-income families with children under 6 years of age or pregnant women. The services will include testing for and remediation of lead hazards in indoor and outdoor surfaces in homes. In addition, the program will provide resources and education on lead hazards and how to prevent childhood lead poisoning. LAHD is partnering with LACDA to coordinate coverage areas and leverage outreach efforts to maximize outreach.

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

The FamilySource Center (FSC) program also focuses on increasing family income, and increased academic achievement for youth, to reduce the number of poverty-level families in the City. In PY 2019-2020, the FSC program served 62,844 low-income residents, an increase of 11,725 from the previous program year. Collectively, families increased income by \$42,953,574 and 1,831 youth increased academic performance.

The Earned Income Tax Credit (EITC) is one of the most effective tools in helping families rise out of poverty. The City has a strong partnership with the IRS and VITA volunteers through FSCs, Domestic Violence service providers, and community organizations that serve the homeless, disabled and persons with HIV/AIDs. More than \$5.5 million in tax credits were returned to low-income families in LA.

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

#### CDBG Training

In addition to our own in-house annual CDBG training, the Housing + Community Investment Department teamed with the National Community Development Association (NCDA) to provide CDBG Basics for Practitioners and Advanced CDBG training. Nearly 120 City staff from 14 City departments participated in the three-day trainings which covered HUD regulations on activity eligibility, national

objectives, the importance of timeliness in spending CDBG funds, Low-Mod Income (LMI) benefit calculations, program definitions, Consolidated Plan and Annual Action Plan components, administration and planning activities, grantee responsibility for monitoring sub-recipients, financial administration information related to program management, other federal cross-cutting regulations, and the roles of sub-recipients, contractors, and Community-Based Development Organizations (CBDOS). The training equipped representatives from participating City departments with tools to support the submission of project applications that were more likely to be eligible, ready, and impactful, as well as to implement those projects timely and effectively. Representatives specializing in economic development, housing, public facilities and services learned a vast amount of valuable material, as part of an overall citywide effort for more effective management of the CDBG program.

#### Universal Online Application System for Affordable Housing Development

In 2019, HCIDLA executed a Memorandum of Understanding with two local PHAs, the Housing Authority of the City of Los Angeles and the Los Angeles County Development Authority, to create a Universal Online Application System (UOFA). This system is a collaborative effort among multiple agencies within the County of Los Angeles. The UOFA is a web-based system that will allow housing developers to apply for capital financing and housing subsidy vouchers all at once from the multiple agencies. The new system will expedite the funding process for developers, and in turn, expedite housing production. The UOFA is expected to be available for use starting in 2020-21.

#### The Vision Theater Renovation

The Vision Theater Renovation is an example of a public facilities project with multiple City departments working together. A collaboration among Public Works, Cultural Affairs, Water and Power, Transportation, and HCIDLA; the Vision Theater Renovation is an expansion of a City-owned performing arts and cultural facility with historical importance, that includes ADA and life safety upgrades. The space will showcase theatrical, musical and other live performances and provide a training center and education space for youth in the performing arts. The Vision Theater is at the center of Los Angeles' historic African-American community, and the renovations will enhance economic sustainability and overall livability in the community. The project is nearing completion, which is expected in 2021, showing that the collaboration has been successful.

#### Los Angeles Continuum of Care

The development, implementation and operation of Coordinated Entry Systems for all homeless populations in the LA CoC is intended to remove the institutional barriers that often hinder homeless persons from becoming stabilized in housing as quickly as possible. Through the community-based approach offered by CES, homeless individuals, families, and youth no longer have to travel from program to program retelling the history of their homeless experience in an effort to connect with a

program that will meet their needs. The screening, standardized triage assessment and connection to appropriate services and housing facilitated by the CES systems eliminates these duplications of effort and decreases the length of time in accessing services. On August 1, 2019, LAHSA released several new system alignment tools for all of its program components, including new Practice Standards, Program Guides, and a new CES Operations Guide for all of their CES partners.

Over the past three years, LAHSA hired additional staff in all parts of their organization, in order to be able to support the needs of the community providing services to people experiencing homelessness. Additionally, the Los Angeles CoC has created a Regional Homeless Advisory Council (RHAC) as well as Lived Experience Advisory Group (LEAG) and the Homeless Youth Forum of Los Angeles (HYFLA) to provide additional structural guidance in addressing homelessness in LA. LAHSA anticipates a continued growth in staffing in the 46th Con Plan Year to improve the support being provided to the community and agencies addressing homelessness in LA.

The City reorganized its departments so that efforts focused on Community Investment for Families, such as Public Services and Public Facilities, as well as administration of the Consolidated Plan, are cultivated within a separate department, and the Housing Department will focus on increasing and maintaining affordable housing. The two departments will continue to coordinate closely on Consolidated Plan matters.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

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

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

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

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

City staff carried out a massive amount of work to satisfy HUD's AFFH Rule requirement to develop the City of Los Angeles' Assessment of Fair Housing (AFH) Plan. In early 2017, the City collaborated with the Community Development Commission of the County of Los Angeles (CDC) and the Housing Authority of the County of Los Angeles (HACoLA) in developing a resident and stakeholder survey for Los Angeles residents and service providers to complete and provide answers to their fair housing experiences and concerns. More than 6,000 City resident surveys were completed by City of Los Angeles residents.

In addition, staff from HCIDLA and HACLA collaborated with CDC and HACoLA in hosting focus groups under four different topic areas totaling 12 meetings (a series of three meetings for each of the four focus groups). The focus groups were held on the topics of: Disability + Accessibility, Transportation + Employment, Environmentally Healthy Neighborhoods, and Educational Opportunities. Service providers, practitioners in specific fields, and other stakeholders served as the focus group participants. These focus groups assisted in identifying contributing factors, suggesting recommendations for addressing the factors, and identifying responsible entities to address the factors. In addition, city staff alongside its consulting partners (Enterprise Community Partners and the Lawyers' Committee for Civil Rights) held nine community meetings in the seven Area Planning Commission sections of the city to inform the public and receive their feedback on the City's AFH Plan. This resulted in a total of more than 180 attendees including service providers, property owners, community organizers, and community residents. The attendees learned the basics about the City of L.A.'s AFH purpose, their rights as renters, and expressed their personal experiences living in Los Angeles. These nine community meetings concluded the City's first phase of public meetings for the AFH process. Various other meetings were held throughout the course of the City's AFH efforts to gather input from many industries and representatives regarding fair housing issues.

During the summer of 2017, the City posted the draft AFH Plan for a 45-day public comment period and utilized various media types (i.e., social media, newspapers, email blasts) and assistance from other city/government offices to inform the public of the draft's release and acceptance of comments during the time period. In addition, a two-hour public forum was held in the evening to present the key objectives and status of the AFH, as well as solicit verbal and written comments from attendees. The meeting was also made accessible for attendees to tune in live and submit comments by logging in through an online user link.

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

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

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

the City's Interim Motel Conversion Ordinance as HACLA proceeds with HUD's Veteran Affairs Supportive Housing motel conversion program.

In the fall of 2017, the City completed its final AFH Plan and obtained approval from the City Council and Mayor. On November 6, 2017, the Plan was submitted to HUD through its required AFH User Interface online portal with the expectation of receiving a response in 60 days from HUD officials.

On January 5, 2018, HUD published a notice in the Federal Register that suspended most local governments' obligations under the AFFH rule to submit an AFH until after October 31, 2020, and in many cases after 2025. However, the City is continuing with the implementation of the AFH's Goals and Strategies such as the adoption of the Source of Income Ordinance, which protects Section 8 and other subsidy holders; implementation of the Affordable Housing Linkage Fee Program; proposing a city-wide Eviction Defense Program, and many other initiatives.

#### Housing Rights Center

In the 45th Program Year (07/01/2019 - 06/30/2020), the HCIDLA continued working with its Citywide Fair Housing contractor, the Housing Rights Center of Southern California (HRC). Jointly, HCIDLA and HRC reported 8,162 contacts from Los Angeles residents.

HRC provided services to 1,372 callers with potential fair housing discrimination; of those 261 cases were opened. The highest percentage of discrimination inquiries, including those that became cases, involved allegations of discrimination based on physical disability (41%), followed by cases alleging discrimination based on mental disability (34%). The remaining 25% of discrimination cases are based on familial status, race/color/ethnicity, gender, national origin, and sexual orientation/gender identity.

#### Los Angeles Homeless Services Authority

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

provide/coordinate supportive services in the community in which a participant chose to locate, including jurisdictions outside of Los Angeles.

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

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

### Affordable Housing Occupancy Monitoring

The Occupancy Monitoring Unit of LAHD is responsible for monitoring an affordable housing project's regulatory agreements and Land Use covenants, which are recorded legal instruments that specify the project's affordability restrictions. LAHD monitors affordable housing projects financed with multiple funding sources, including HOME, Housing Opportunities for Persons With AIDS (HOPWA), Community Development Block Grant (CDBG) funds, and tax-exempt mortgage revenue bonds issued by the City. In 2013, LAHD assumed responsibility for monitoring all the affordable housing projects previously funded by the former Community Redevelopment Agency of the City of Los Angeles (CRA/LA), some of which were also funded with federal sources.

Through its monitoring efforts, LAHD ensures that tenants residing in restricted housing units are income-eligible and that they pay rents that are within program limits. All projects are notified of the annual updates to rent and income schedules, so that they may implement appropriate levels. Annual monitoring consists of reviewing tenant rents and income documentation, as well as ensuring that program reporting requirements specific to the project's funding have been followed.

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

### Aging Services Delivery System

The CDBG-funded Aging Services Delivery System, which is administered through the Los Angeles Department of Aging (LADOA), provides essential services that assist the homebound frail elderly in remaining in their homes for as long as possible, while preventing critically distressed situations. CDBG

funds also allow for the provision of wellness programs that assist older adults to enhance their quality of life. Without these programs, the City's low- and very low-income seniors and frail elderly—as well as their caregivers—would be underserved.

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

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

#### Economic and Workforce Development Department (EWDD) Programs

There are a variety of economic development programs and projects administered by EWDD. These include business incubators, business loan programs, and social enterprise projects operated by both for- and non-profit organizations. In addition, an emergency loan program was implemented to assist small businesses impacted by the coronavirus pandemic. These economic development programs help promote economic opportunities for low-income families by improving the local economy, creating and/or preserving jobs, and revitalizing neighborhoods.

Program monitors conduct regular reviews, which include, but are not limited to site visits during the program year. Site visits are designed to focus on program/project performance, financial reporting, expenditures, construction progress, physical site or collateral condition, program administration, and others in accordance with the respective City contract. During site visits, monitors provide technical assistance to contractors or developers, such as National Objective compliance reporting; procurement; prevailing wages, budget and expenditures, and other City and Federal requirements. A formal site visit report, or similar communication, is sent to the contracted agency or the developer citing deficiencies (if applicable), recommendations for improvement, and required actions.

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

#### Los Angeles Homeless Services Authority

LAHSA conducts various types of fiscal and programmatic monitoring of its subrecipients throughout the program year. LAHSA uses a risk assessment tool in order to determine which agencies are at the greatest risk of being in violation of program and funder requirements. When problems are detected, LAHSA works with the agencies to create a corrective action plan in order to bring the agencies in compliance. LAHSA then conducts follow up visits in order to ensure that corrective action plans are being implemented. In addition, LAHSA requires agencies to submit Americans with Disabilities Act (ADA) Self-Evaluations in order to identify and resolve gaps in accessibility at the agencies' facilities. City staff perform site monitoring and desk reviews of LAHSA and its subrecipient agencies.

In March of 2020, LAHSA's Monitoring and Compliance unit suspended all monitoring activities. They shifted their focus to assisting subrecipient agencies with responding to the COVID-19 pandemic. Agencies are receiving technical assistance, assistance with invoice processing, capacity building, and assistance with implementing new programs, such as Project Roomkey, shelters at City Recreation and Parks facilities, and the extended Winter Shelter Program. As the pandemic eased during PY 47 (2021-22), LAHSA resumed monitoring of subrecipient agencies while providing technical assistance to assist subrecipients with data collection and performance outcomes. Additionally, LAHSA is implementing an Enterprise Grants Management System to streamline contracts/grants with subrecipients.

#### FamilySource Center

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

### Housing Opportunities for Persons with AIDS

The HOPWA program is countywide and involves contracts with 13 non-profit organizations, four (4) housing authorities and one (1) database system to track the different program components. During PY 45, program monitors conducted one site visit. Due to safety restrictions in place in response to the COVID-19 pandemic, site visits were conducted remotely. The site visit covered the administrative and program aspects of the contractual agreements in place with the service-providing organizations, and generally consisted of the following: an entrance conference to discuss the review components with designated staff; a review of client and program files; a discussion related to a prior administrative review, including but not limited to any questions related to invoice timeliness and accuracy, policies and procedures, etc.; an exit conference. A final monitoring report, including the allowance for a response period, is issued to document every site visit and a clearance letter is issued once any findings are resolved satisfactorily.

### Capital Projects and Service Payback Unit

The Capital Projects Unit is responsible for monitoring capital projects involving rehabilitation, renovation, and/or acquisition of City-owned and non-profit owned properties. The Capital Projects team manages the funding of construction projects that benefit low and moderate-income residents by developing or improving properties used to provide public services in low and moderate-income neighborhoods. City departments and non-profits receiving the federal funds have agreements that stipulates the provisions for carrying out the project. The team provides year-round technical assistance to City departments and non-profit agencies in regards to project eligibility, MOU/contract execution, procurement, labor compliance, Section 3, invoicing, project timeliness, and overall project management. Due to the pandemic, majority of the monitoring activities have been conducted through emails, telephone, and virtual meetings. Whenever possible, staff conducted onsite construction worker interviews for labor compliance and attended procurement monitoring activities.

The Service Payback Unit monitors the benefits and services to the low- and moderate-income clientele/neighborhood resulting from the completion of the capital construction projects referenced above to ensure that project site services are adequately provided for a minimum of five years and that the national objective has been met. These activities include the monitoring of: (1) public services required by nonprofit organization loan agreements; (2) public services provided by nonprofit organizations that lease City-owned facilities; and (3) public social services provided by other City departments receiving federal CDBG funding. These services include, but are not limited to, childcare, health care, legal aid, recreation, education and training, and job placement.

Quarterly reports are submitted by the agencies for review and approval of loan amortization, as applicable. Loan amortization is currently at \$100,000 per year, with a minimum of five years. Once the loan has been paid off and the minimum 5 years of service provision has been met, the City, which holds

title to the property, releases the lien through a reconveyance of the Deed of Trust recorded with the L.A. County Registrar-Recorder.

Technical assistance is provided year-round to every non-profit that requires assistance. Site visits are conducted at least annually by assigned program monitors to ensure the facilities continue to be used according to the agreement and are being properly maintained. Site visits consist of visual inspection of the property and files reviews for services, income, and City residency eligibility. Due to the pandemic, majority of the monitoring activities have been desk reviews through emails, telephone, and virtual meetings. Staff also attempted to visit the agency and discovered that the office is closed and stopped operation.

Directives have been issued that allowed nonprofit agencies to submit a waiver request from the number of clients they have to served due to COVID.

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

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

The City of Los Angeles recognizes the importance of public participation in identifying current housing and community development needs and prioritizing resources to address those needs. The City's Citizen Participation Plan is designed to encourage resident Angelenos to become involved each year. The Plan outlines the City's process to involve the public and collect public input in the development of its 5-Year Consolidated Plan, Annual Action Plan, Substantial Amendments to Consolidated/Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER). The Citizen Participation Plan was provided to HUD as part of its 5-Year Consolidated Plan document. The City has taken steps to notify the public of the release of this draft Program Year 2021 CAPER and the opportunity to comment.

In compliance with federal regulations, and as outlined in the Citizen Participation Plan policies, the Draft PY 2021-22 CAPER was posted online on the CIFD website, [www.cifd.org](http://www.cifd.org). An email notice of the Draft 2021CAPER posting and public comment period was issued to over 25,000 individuals and organizations that subscribe to the Consolidated Plan mail/news list encouraging comments and feedback on the report. This year the City was not able to make hard copies available upon request via the Public Counter at the Los Angeles Housing Department main office, 1200 W. 7<sup>th</sup> Street, Los Angeles, CA, 90017 during the public comment period due to safety concerns related to the COVID-19 pandemic. As conditions permit, the City plans to offer this option again in future years. The 15-day public comment period for the draft CAPER was November 11, 2022 through November 26, 2022. Comments were received via [cifd.grantsadmin@lacity.org](mailto:cifd.grantsadmin@lacity.org) or mailed to the CIFD Consolidated Plan Division at the CIFD main office address.

A copy of the notice published and all public comments received have been considered, included with the CAPER attachments and submitted to HUD.

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

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

While the jurisdiction has not formally changed its program objectives, some programmatic changes were made as a result of experiences and to respond to community needs.

New programs added this year address public infrastructure in broader ways. Equitable access to the internet became a tremendous need as a result of the COVID-19 shutdown. A new CDBG program will add new public Wi-Fi access points in the most digitally divided communities to improve equitable and affordable access from telecommunications companies for residents and businesses. Another example is a new CDBG program to add new electric vehicle chargers as part of LA's all electric carsharing service, expanding into more neighborhoods, benefitting the community and the environment. Lower-income residents will have expanded access to affordable and reliable transportation for a small fee.

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

Yes

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

The City has only one open Brownfields Economic Development (BEDI) grant for the Lanzit Industrial project indicated below.

In June 2018, EWDD hired Development Solutions, Inc. as the technical assistance consultant for Section 108 and related programs to ensure that this BEDI project properly documents eligible activity, national objective and public benefit.

Information about the grant associated with a Section 108 loan made for a special economic development project is provided in the table below:

Grant Agreement	Project	BEDI Amount	Expended	To Date	Status
BOOBDO60004	Lanzit Industrial Project	\$950,000	\$950,000	\$950,000	The City is working with the Council Office to issue a Request for Proposals/Qualification. City will continue to monitor and report back for the latest development.
Total		\$950,000	\$950,000		

### **Compliance with the CDBG Program Primary Objective**

CDBG regulations require that, over a three-year period of time specified in the City's certification to HUD, at least 70% of the aggregate CDBG expenditures shall be used for activities benefitting low and moderate income (LMI) persons. This is opposed to being expended on activities meeting a slum / blight or urgent need national objective. (Funds expended on planning and administrative activities are presumed to benefit low-income persons based on the overall percentage and therefore these types of expenditures are not included in the analysis). The current three-year period specified in the certification to HUD is 2020, 2021 and 2022.

### **Low/Mod Benefit for Multi-Year Certifications**

Program Years Covered in Certification	PY 2020; PY 2021; PY 2022
Cumulative Net Expenditures Benefitting LMI Persons	46,987,119.57
Cumulative Expenditures Benefitting LMI Persons	43,348,929.44
Percent Benefit to LMI Persons	92.26%

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

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

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were

detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

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

Affordable housing units are affirmatively marketed to those least likely to apply, including to non-English speakers and persons with disabilities. LAHD offers a free online housing listing service called the Affordable and Accessible Housing Registry, which is available at [accesshousingla.org](http://accesshousingla.org). Property managers of housing developments with affordable and/or accessible units are required to post their listings. The public can view these listings and learn how to apply for available units by searching on the website.

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

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY:  
Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

Commitment to the Preservation of At-Risk Affordable Housing

The City of Los Angeles is committed in its efforts toward tracking and preserving affordable housing, especially those units most at-risk of losing their affordability due to expiring covenants or rental assistance contracts in the next 5 years. During FY 2021-22, Preservation staff has continued to update the internal At-Risk Affordable Housing Database (AHD) and monitor its expiring at-risk affordable housing portfolio. Staff has also bolstered its outreach and education initiatives to tenants living in identified at-risk and terminating properties. Additionally, LAHD has identified program funds for preservation, developed guidelines, and is in the process of releasing a Preservation Program to be approved by Council.

In the midst of the COVID 19 pandemic, the City was further impacted by the overall housing shortage, rent-burdened tenants and owners, and the negative fiscal impact of COVID-19. The state sought to provide relief to rent-burdened tenants and owners faced with unprecedented economic challenges. In March 2020, the City had tenant protections that went into effect providing renter and owner protections and a statewide moratorium on evictions due to failure to pay rent as a result of COVID-19-related financial hardships set to expire September 30, 2021 after several extensions. Effective August 30, 2022, the City Council extended the tenant protections through September 29, 2022. These protections will remain in effect and allow tenants that have unpaid rent due to COVID 19 to continue to

occupy at-risk units and delay rent increases for up to 12 months until October 1, 2023 or following the end of the Declaration of Local Emergency.

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

LAHD has identified funding sources, such as the Linkage Fee and SB2 funds, to facilitate new preservation efforts including federal, state, and local programs. Additional sources include Low Income Housing Tax Credits (LIHTC) programs, Mark-to-Market (M2M), New Generation Fund (NGF), Naturally Occurring Affordable Housing Loan Program (NOAH), Affordable Housing Managed Pipeline Program (AHMP), Multifamily Housing Program (MHP), California Housing Finance Agency (CalHFA), and other local programs. These are only some of the key affordable housing programs available for preservation and do not necessarily represent a comprehensive list.

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

LAHD maintains an internal At-Risk AHD that tracks expiring federal, state, and local covenant, as well as rental subsidy contracts in the City. The inventory included in AHD is comprised of affordable housing units that are subsidized, financed and restricted by various federal, state and local programs (HOME, CDBG, Tax Exempt housing bonds, tax credits, FHA mortgages, HUD Project-based Section 8 rental subsidy contracts, and land use benefits). Currently, LAHD estimates there are 7,231 at-risk units, or 181 projects, at-risk of losing their rental subsidies or affordability restrictions through the combined expiration and/or termination of covenants, restrictions and/or rental subsidies from 2021 through 2026.

The potential expiration does not mean immediate displacement. However, LAHD recognizes the risks and the importance of tracking this portfolio and working with City agencies and owners to extend or secure long-term extensions to preserve the affordability of these properties.

#### Tenant Outreach and Education Initiative

To further the goal of preservation, LAHD contracted with Coalition for Economic Survival (CES) to provide outreach and education to residents that are at risk of displacement due to expiring covenants on affordable housing. The contractor provides tenant education regarding expiring/terminated affordability restrictions; alternative housing; preservation transactions; the interaction of the RSO, Systematic Code Enforcement Program (SCEP), and existing affordability restrictions; training; and property condition reports.

CES works with LAHD to provide direct tenant outreach and facilitate education at least one year in advance of the covenant's expiration date, so that residents understand their rights and options. CES also monitors the City's affordable housing portfolio; analyzes proposed legislation and regulations;

advises and assists tenants with notice requirements; and interfaces with tenants, property owners, landlords, or other parties.

The contract term is for three years from July 1, 2021 - June 30, 2024. During program year 2021-22, CES conducted tenant outreach and education services at 24 at-risk properties consisting of a total of 576 restricted units. CES has made contact with and educated 129 at-risk tenants about their tenant rights, responsibilities and options. Please note that due to the COVID-19 Pandemic, face-to-face tenant outreach was largely suspended to prevent the spread of the virus, and to ensure the safety of tenants in at-risk buildings. CES Staff has continued to contact tenants via email, mailings, telephone, and zoom. Due to the urgency of some of the expiring covenants and risk of a substantial rent increase, CES staff resumed conducting in person outreach to some of the projects to address more immediate concerns as of February 2022.

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

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

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

**Table 14 – HOPWA Number of Households Served**

**No data reported for Number of Households Served**

**Narrative**

## **CR-58 – Section 3**

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

**Table 15 – Total Labor Hours**

	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	10	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

**Table 16 – Qualitative Efforts - Number of Activities by Program**

**No data reported for Number of Activities by Program**

**Narrative**

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

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

**For Paperwork Reduction Act**

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

**Recipient Name**                    LOS ANGELES

**Organizational DUNS Number**                    069928349

**EIN/TIN Number**                    956000735

**Identify the Field Office**                    LOS ANGELES

**Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance**                    Los Angeles City & County CoC

**ESG Contact Name**

**Prefix**                    Ms.

**First Name** Ann

**Middle Name**

**Last Name** Sewill

**Suffix**

**Title** General Manager, LAHD

**ESG Contact Address**

**Street Address 1** 1200 W. 7th St 9<sup>th</sup> Floor

**Street Address 2**

**City** Los Angeles

**State** CA

**ZIP Code** 90017

**Phone Number** 213-808-8462

**Extension** Not provided

**Fax Number** Not provided

**Email Address** Ann.Sewill@lacity.org

**ESG Secondary Contact**

**Prefix** Ms.

**First Name** Hannah

**Last Name** Levien

**Suffix** None

**Title** Assistant Chief Grants Administrator

**Phone Number** 213-458-6068

**Extension** N/A

**Email Address** Hannah.Levien@lacity.org

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

**Program Year Start Date** 07/01/2021

**Program Year End Date** 06/30/2022

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

**Subrecipient or Contractor Name: LOS ANGELES HOMELESS SERVICES AUTHORITY**

**City: Los Angeles**

**State: CA**

**Zip Code: 90017, 2760**

**DUNS Number: 837100361**

**Is subrecipient a victim services provider: Y**

**Subrecipient Organization Type: Unit of Government**

**ESG Subgrant or Contract Award Amount: 4448632**

**Subrecipient or Contractor Name: LOS ANGELES HOMELESS SERVICES AUTHORITY**

**CR-65 - Persons Assisted**

**4. Persons Served**

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

**Table 16 – Household Information for Homeless Prevention Activities**

**There was no data reported for Household Information for Homeless Prevention Activities**

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

**Table 17 – Household Information for Rapid Re-Housing Activities**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	2905
Children	3748
Don't Know/Refused/Other	3
Missing Information	0
<b>Total</b>	<b>6656</b>

**4c. Complete for Shelter**

**Table 18 – Shelter Information**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	1025
Children	549
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>1574</b>

**4d. Street Outreach**

**Table 19 – Household Information for Street Outreach**

**There was no data reported for Household Information for Street Outreach**

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

**Table 20 – Household Information for Persons Served with ESG**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	3930
Children	4297
Don't Know/Refused/Other	3
Missing Information	0
<b>Total</b>	<b>8230</b>

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

**Table 21 – Gender Information**

<b>Gender</b>	<b>Total</b>
Male	1303
Female	2551
Transgender	12
Don't Know/Refused/Other	64
Missing Information	0
<b>Total</b>	<b>3930</b>

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

**Table 22 – Age Information**

<b>Age</b>	<b>Total</b>
Under 18	4297
18-24	724
25 and over	3206
Don't Know/Refused/Other	0
Missing Information	3
<b>Total</b>	<b>8230</b>

**7. Special Populations Served—Complete for All Activities****Table 23 – Special Population Served**

Subpopulation <b>Persons Served: RRH</b>	Number of Persons in Households			<b>Total</b>	
	<b>Total</b>	<b>Total Persons Served: Prevention</b>			
	<b>Total Persons Served: Emergency Shelters</b>	<b>Total Persons Served: Prevention</b>	<b>Total Persons Served: Prevention</b>		
Veterans	26	0	13	13	
Victims of Domestic Violence		1134	0	861      273	
Elderly	122	0	46	76	
HIV/AIDS	76	0	40	36	
Chronically Homeless	1374	0	1003	371	

**Persons with Disabilities:**

Severely Mentally Ill	1216	0	842	374
Chronic Substance Abuse		190	0	19      122
Other Disability	1649	0	578	519
Total (unduplicated if possible)		3055	0	1439      1015

**CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes****10. Shelter Utilization****Table 24– Shelter Capacity**

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - Nights available	32,850
Total Number of bed - Nights provided	69,715
Capacity Utilization	82%

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

## **CR-75 – Expenditures**

### **11. Expenditures**

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

**Table 25 – ESG Expenditures for Homelessness Prevention**

	<b>Dollar Amount of Expenditures in Program Year</b>		
	<b>2019</b>	<b>2020</b>	<b>2021</b>
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
<b>Subtotal Homelessness Prevention</b>			

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

**Table 26 – ESG Expenditures for Rapid Re-Housing**

	<b>Dollar Amount of Expenditures in Program Year</b>		
	<b>2019</b>	<b>2020</b>	<b>2021</b>
Expenditures for Rental Assistance	1,204,163	1,204,164	1,121,376.92

Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0.00	0.00
0.00		
Expenditures for Housing Relocation & Stabilization Services - Services	0.00	0.00
0.00		
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0.00	0.00
0.00		
<b>Subtotal Rapid Re-Housing</b>	<b>1,204,163</b>	<b>1,204,164</b>
		<b>1,121,376.92</b>

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

**Table 27 – ESG Expenditures for Emergency Shelter**

	<b>Dollar Amount of Expenditures in Program Year</b>		
	<b>2019</b>	<b>2020</b>	<b>2021</b>
Essential Services	2,178,966.68	2,742,692	1,154,386.43
Operations	0.00	0.00	0.00
Renovation	0.00	0.00	0.00
Major Rehab	0.00	0.00	0.00
Conversion	0.00	0.00	0.00
<b>Subtotal</b>	<b>2,178,966.68</b>	<b>2,742,692</b>	<b>1,154,386.43</b>

#### **11d. Other Grant Expenditures**

**Table 28 - Other Grant Expenditures**

	<b>Dollar Amount of Expenditures in Program Year</b>		
	<b>2019</b>	<b>2020</b>	<b>2021</b>
Street Outreach	0.00	0.00	0.00
HMIS	224,845	105,050	190,397.72
Administration	333,647.48	327,436	138,871.22

**11e. Total ESG Grant Funds****Table 29 - Total ESG Funds Expended**

<b>Total ESG Funds Expended</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
	3,942,452.16	4,379,342	2,605,032.29

**11f. Match Source****Table 30 - Other Funds Expended on Eligible ESG Activities**

	<b>2019</b>	<b>2020</b>	<b>2021</b>
Other Non-ESG HUD Funds	0.00	0.00	0.00
Other Federal Funds	0.00	0.00	0.00
State Government	0.00	0.00	0.00
Local Government	12,483,331	12,824,371	12,459,782.91
Private Funds	0.00	0.00	0.00
Other	0.00	0.00	0.00
Fees	0.00	0.00	0.00
Program Income	0.00	0.00	0.00
<b>Total Match Amount</b>	<b>12,483,331</b>	<b>12,824,371</b>	<b>12,459,782.91</b>

**11g. Total****Table 31 - Total Amount of Funds Expended on ESG Activities**

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
16,851,950.65	17,203,713	15,064,995.20	