

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing developers apply for funding through LAHD’s Affordable Housing Managed Pipeline (AHMP), which includes HUD grant sources. LAHD also manages the Affordable Housing Bond Program, which uses municipal bonds to fund affordable housing, and exercises considerable control over the allocation of the 9% Low Income Housing Tax Credit (LIHTC) allocation, the key financial leveraging source for the development of affordable housing. The leveraging of LIHTC and other sources helps ensure that projects admitted into the AHMP can be successfully financed and completed. In addition to projects receiving funding commitments, projects funded in prior years are completed and become ready for occupancy during the program year. Please note the categories in Table 10 are not mutually exclusive, for example, a special needs household may also be homeless. Additionally, goals are based on the number of housing units expected to be completed and ready for occupancy. LAHD continues to have a yearly goal of 700 units, comprising 250 supportive housing units and 450 affordable housing units.

One Year Goals for the Number of Households to be Supported	
Homeless	250
Non-Homeless	450
Special-Needs	0
Total	700

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	700
Rehab of Existing Units	351
Acquisition of Existing Units	30
Total	1,081

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

Rehabilitation of existing units includes 311 homeowner units through the Single-Family Rehabilitation-Handyworker Program and 20 units through the Lead Hazard Remediation Program. The Lead Hazard Remediation Program was also awarded other grant funds, \$5.6 million, through HUD's Office of Lead Hazard Control and Healthy Homes, and will rehabilitate approximately 45 additional housing units through the HUD Program in 2022-2023.

The number of first-time homebuyer households to be assisted is proposed at 55 for the Acquisition of Existing Units.

Production of New Units

-In December 2017, the Los Angeles Housing Department (LAHD), Housing Authority of the City of Los Angeles (HACLA), and Los Angeles County Development Authority (LACDA) including other Los Angeles County departments entered into a 10-year Memorandum of Understanding (MOU) to coordinate funding resources and improve the joint decision making process in providing financing for supportive housing projects. Currently, each agency handles its own application intake during each Notice of Funding Availability (NFA) for funds, Project-Based Voucher (PBV) programs, and social services funding. This system consequently requires project sponsors to submit an application for the same project to multiple funding agencies, resulting in multiple application submittals. The parties, through this MOU, will streamline the application process by having a combined funding round that offers a one-stop shop for the three types of financing mentioned above. The parties are currently developing a cloud-based universal application that will eliminate redundancies by having applicants submit project information and supporting documents in one place for all relevant agencies to have access to for review. This application platform, UNOFA, an acronym for universal NOFA, is expected to be launched in the summer of 2022.

-Housing Central Command, in partnership with the leaders of Los Angeles, including the Mayor, the County Chief Executive Officer, the Los Angeles Homeless Services Authority (LAHSA), HACLA, LACDA, Los Angeles County Department of Health Services, and the Los Angeles County Department of Mental Health launched a rapid response effort in December 2019. This crisis response approach builds on procedures developed in Houston, TX, after Hurricane Harvey and North Carolina after Hurricane Florence. The City of Los Angeles continues to utilize the Housing Central Command (HCC) rapid response system, a crisis response approach that has been built on procedures developed in Houston, TX, after Hurricane Harvey and North Carolina after Hurricane Florence, has been created to develop a real-time supportive housing inventory and utilization management process that strives to: efficiently identify and prioritize people with the greatest need for PSH, calibrate real-time solutions, and effectively account for movement through the rehousing process regardless of funding source.

The HCC was a product of a collaboration among the leaders of Los Angeles. It provides real-time awareness of LA's supportive housing portfolio across all jurisdictions and funding streams, including

how many homes are available, which are vacant, and how quickly the thousands of case managers, providers and partners are moving people into them. Multiple funding streams, cities, Continuums of Care, and housing authorities in LA prevent any one entity from achieving visibility across the homeless response system, much less comprehensive management. HCC lets people work together across many jurisdictions and is expected to increase visibility and improve speed and effectiveness in housing people experiencing homelessness.

AP-60 Public Housing – 91.220(h)

Introduction

Much of the Housing Authority of the City of Los Angeles' (HACLA) public housing stock was built in the 1940's and as such requires significant capital improvements such as new plumbing lines or new roofs. HACLA has prioritized addressing the infrastructure needs (plumbing and electrical) of the public housing sites over the past few years and will continue to do so until all sites have been upgraded. Along with upgrading the infrastructure at the public housing sites, HACLA felt it necessary to provide a sense of community for the residents making visible improvements. Things like new windows, exterior painting, building signage, trash enclosures and landscaping with drought tolerant plants would further beautify the sites.

Further, HACLA will continue to remove lead based paint and asbestos containing materials from the residential units on an ongoing basis as part of HACLA's commitment to the health and safety of the residents. Also, to meet the accessibility needs of the disabled residents, HACLA will continue to provide reasonable accommodations such as grab bars, wheelchair ramps and chair lifts.

Actions planned during the next year to address the needs to public housing

In 2019, HACLA initiated an extensive Physical Needs Assessment (PNA) of its housing stock, over \$468 million in capital needs for the public housing inventory was identified. Unfortunately, with an anticipated annual funding level of \$20 million, it will be impossible to address all of the needs. Though funding for public housing capital needs is limited, HACLA plans to address the following projects through June 30 2024:

- Installation of ground fault circuit interrupter (GFCI) in all public housing units
- Pueblo Del Rio window replacement
- Estrada Courts window replacement
- Plumbing replacement (gas, water, and sewer lines) at Mar Vista Gardens, Nickerson Gardens, Imperial Courts, William Mead
- Electrical upgrades at Estrada Courts and Gonzaque Village
- Roof replacement at Imperial Courts and Pueblo Del Rio and as needed roof repairs for all sites
- Pueblo Del Rio and Imperial Courts social hall renovations
- Open space renovations and ballfield improvements at Nickerson Gardens and Imperial Courts
- Parking lot improvement and upgrade project at Mar Vista Gardens
- Neighborhood enhancements at Pueblo Del Rio Extension that will include the painting of building exterior, new signage, security doors, trash enclosures and lights. Additionally, Gonzaque Village, Avalon Gardens, Imperial Courts, Estrada Courts and Mar Vista Gardens will receive painting of building exterior, new signage and landscaping.
- Imperial Courts reconfigure existing one-bedroom units to fully Americans with Disabilities Act (ADA) compliant accessible units

- Replace termite damaged wood at Las Casitas
- Installation of new trash enclosures at Imperial Courts and Nickerson Gardens
- Parking lot resurfacing at Rancho San Pedro and Gonzaque Village

In 2019, HACL A completed its 20-year Vision Plan, which created a blueprint for the future of public housing properties. The plan reviewed each property using an extensive matrix of data points that evaluated the property’s physical needs, operational functionality, redevelopment potential and service needs. Each property has now been categorized for redevelopment, substantial rehabilitation or light rehabilitation/service enhancement. Within each category the properties have been tiered in priority order for investment based on how they scored for need. This categorization and prioritization will be applied as HACL A considers its capital investments annually and looks at longer term property investments. Current properties under some stage of redevelopment include Jordan Downs and Rose Hill Courts with pre-development activities at Rancho San Pedro and William Mead.

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

HACL A works with the residents at each of its public housing sites to develop Resident Advisory Councils (RACs). The RACs are made up of elected representatives from the development and have five officers, positions normally including a President, Vice President, Secretary, Treasurer and Sergeant at Arms. In addition to the RACs, at each site the Housing Authority Resident Advisory Council (HARAC) is made up of one representative from each public housing site, 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.

Annually, there are seven general leadership training meetings with RAC board members where they provide input on the annual Agency Plan, comment on draft policy changes affecting residents and participate in implementing HACL A’s citywide Vision Plan for public housing. Staff also meet with individual RACs on a monthly basis and provide briefings on important topics as necessary. Site RACs will usually also hold regular monthly resident meetings to discuss important issues affecting their development and provide educational and training programs.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Currently HACL A is a high performer in the Section 8 Management Assessment Program (SEMAP) as well as in the Public Housing Assessment System (PHAS). Both programs anticipate to retain this distinction in future evaluation years.

As previously mentioned, HUD is proposing an overhaul of the physical inspection component of the

Public Housing Assessment System (PHAS). This component makes up 40% of the agency's overall PHAS score. HACLA participated in the demonstration of the new NSPIRE protocol and has provided HUD feedback as to the administration and the potential impact of the new protocol. HUD is in the middle of releasing a series of Final Rules to implement this new inspection protocol across all of its housing programs (public housing, multifamily and Section 8) starting with the public housing program in July 2023.

Additionally, HUD has released the Final Rule of Sections 102, 103, and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA). These regulatory changes will require HACLA programs to retrain staff of both the public housing and Section 8 programs on the new regulations regarding income and rent calculation of participants in both programs. While HUD released the final regulatory language, there is additional guidance still pending from HUD that housing authorities will be required to follow to implement these new rules. Housing Authorities are required to implement these new rules with rent calculations effective on or after January 1, 2024, which will require that software programs are updated and tested, forms are updated, and staff are trained by September 2023.

HACLA will need to invest limited funding to train Section 8 and public housing staff on both critical regulatory changes.

Discussion

See above.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

As the lead agency for the Los Angeles Continuum of Care (LA CoC), the Los Angeles Homeless Services Authority (LAHSA) works closely with the City of Los Angeles and LA CoC housing and service providers to ensure that homeless services and activities address the unique barriers faced by the individuals, youth, and families experiencing homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

LAHSA utilizes its Access and Engagement Department's Homeless Engagement Teams (HET) as one strategy to outreach and assess the needs of the unsheltered homeless population. HETs are comprised of generalist outreach workers who perform street outreach throughout the City of Los Angeles and respond to requests for assistance for homeless persons from a variety of stakeholders, including citizens, local businesses, neighborhood groups, government departments, legislative offices, and people experiencing homelessness themselves. HET members work to build trusting relationships with people experiencing homelessness living on the streets and in encampments, perform assessments in the field, and link them to shelter and supportive services that are appropriate to meet their needs. The assessments include the Coordinated Entry System Assessment Packet for all populations, which captures many housing barriers, challenges, and needs. All the information obtained from people experiencing homelessness is captured in the Homeless Management Information System (HMIS), with appropriate consent.

The LA Continuum of Care (CoC) Coordinated Entry System (CES) plays a major role in reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs. CES includes three subsystems with resources and knowledge to cater to the following populations: adults, families, and youth (including unaccompanied youth) to serve all individuals and households experiencing homelessness. Veterans may be served by the most appropriate population-specific system. The development, implementation, and operation of CES for all populations experiencing homelessness in the LA CoC is intended to remove the institutional barriers that often hinder homeless persons from becoming stabilized in housing. 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 to try and find a program that will meet their needs. The screening, standardized assessment, and connection to appropriate services and housing facilitated by the CES systems avoid duplication of effort and decrease the length of time in accessing services. To ensure participants can move from unsheltered to housed, LAHSA implemented a Housing Navigation program that provides supportive services to chronically homeless, unsheltered, and those in the shelter. The

services include the following: completion of needs assessment, creation of an individualized housing plan, collection of documentation and screening of eligibility for programs, assistance obtaining documents, arranging coordinating and monitoring the delivery of individualized case management, tracking and monitoring the progress of goals, providing housing search and location, assessing with benefits issues, providing referral and linkage to mainstream and housing resources, counseling and crisis intervention, and limited housing stabilization services when not available through permanent housing resources. The goal is to make sure that participants are more quickly matched to existing housing resources and can make the transition from experiencing homelessness to being housed. (See additional content in appendix.)

Addressing the emergency shelter and transitional housing needs of homeless persons

LAHSA currently uses City CDBG, City and County ESG, City and County General Funds, County DPSS funds, and County Measure H to fund the operation of shelter beds. There are a number of different strategies that LAHSA employs for interim housing to respond to the unique needs for families and adults without children.

Winter Shelter Program (WSP) Overview: WSP provides overnight shelter, meals, bathroom and shower facilities, and engages homeless persons in case management to assess their homeless history and current needs to place them in appropriate longer-term interim housing or transitional housing programs so that they can work toward permanent housing status. During the COVID-19 pandemic, the program expanded from operating initially 14 hours a day to operating at 24 hours a day, and has remained the standard since FY 2019-2020 onward. Winter Shelter Program 2022-2023, that just completed its season included: 270 beds overall, 6 sites totaling 190 beds in the City, and 211 County funded to operate a call and referral center, provide transportation, and (when activated) provide motel vouchers for City-based participants.

Augmented Winter Shelter Program (AWSP) Overview: The Augmented Winter Shelter program (AWSP) is a subset program of WSP as it provides low-barrier, safe, and supportive emergency shelters for individuals experiencing homelessness but is “activated” during severe cold and wet weather conditions also known as inclement weather. The program aims to protect individuals from contracting hypothermia, pneumonia, and any medical or health-related conditions induced because of extreme cold and wet weather.

The AWS program is activated for short periods throughout the winter shelter season. Stakeholders assess the forecasted information for timing, severity, duration, and areas of impact and determine if activation of the Augmented Winter Shelter Program is warranted. During activations, individuals can safely come indoors at motel/hotel locations or designated congregate living sites to access (availability is limited) on a first come first serve basis for the duration of the activation period. Weather activated conditions are subject to change in accordance with guidance of key stakeholders.

AWSP sites remain open 24 hours per day based on extreme weather conditions or emergency

proclamations. When the activation period is set to expire, LAHSA and stakeholders reassess the weather conditions and determine the need for possible extension.

The following are weather conditions that meet the AWSP activation threshold:

The following are weather conditions that meet the AWSP activation threshold:

1. The National Weather Service (NWS) forecast calls for three (3) days of low daytime temperatures accompanied by night wind chill temperatures of 32 degrees or less.
2. The forecast calls for 1 inch of rain in 24 hours.
3. The forecast calls for three (3) consecutive days of 1/4 inch of rain or more accompanied by temperatures at or below 50 degrees.
4. The NWS issues a flood watch or warning.

Augmented Winter Shelter Program Activation Protocol: Based on weather reports, LAHSA holds Weather Activation Coordination calls with the County Office of Emergency Management, City Emergency Management, National Weather Service, Mayor's Office, County Homeless Initiative Office, Unified Homelessness Response Center, and other stakeholders as warranted.

(See additional content in appendix.)

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

Los Angeles uses the County Coordinated Entry System (CES) to remove the institutional barriers that often hinder persons experiencing homelessness from becoming stabilized in housing. The screening, standardized assessment, and connection to appropriate services and housing facilitated by CES help with avoiding duplication of effort and decreases the length of time in accessing services. Additional efforts to shorten the process include working intensively with providers in the family system to decrease caseloads, improve case conferencing, and increase system exits to improve connection of families to permanent housing.

To help facilitate the transition to permanent housing and independent living, LAHSA implemented the Housing Central Command (HCC) in the beginning of 2020 to revamp how City, County, and federal agencies work together and increase the speed and effectiveness with which the system helps people experiencing homelessness move into supportive housing. HCC establishes real-time awareness of the region's permanent supportive housing (PSH) portfolio across all jurisdictions and funding streams, including how many units are available, which are vacant, and how quickly the thousands of case

managers, providers, and partners are moving people into available units. HCC partners include the County Departments of Health Services, Mental Health, Public Social Services, Military and Veterans Affairs, the Housing Authority for the City of Los Angeles, the City Departments of Housing and Community Investment for Families, Enterprise Community Partners (a nonprofit entity), and the County Development Authority. HCC priorities include, but are not limited to, PSH inventory reconciliation, the development of a universal housing application, data integration across key stakeholders, streamline document readiness service providers, and development of a centralized inventory management team.

LAHSA is also working to streamline utilization of PSH resources, including lease up events to support many people through a process at the same time and ensuring that we are prioritizing those connected to case management that will support them through the application and lease up process. LAHSA's Capacity Building team focuses on developing training and technical assistance opportunities for CES participating agencies. The Capacity Building unit manages the Centralized Training Academy to ensure all case managers within the CoC are appropriately trained and informed on critical elements, such as trauma-informed care and motivational interviewing.

To shorten the length of time individuals and families remain homeless, LAHSA incorporated problem-solving with flexible funding across all interventions and at mainstream services sites, increased funding for housing navigation services, increased the local property owner incentive program to help people quickly obtain housing units, and supported the implementation of programs to increase the supply of permanent housing.

To reduce returns to homelessness, LAHSA continues to increase funding for case management in both new and existing supportive housing programs to ensure participants receive adequate, ongoing stabilization and retention services. LAHSA's prevention program for individuals and families prioritizes households who previously exited a homeless program and have become unstable again, providing them with property owner mediation, housing search/placement, legal services, financial assistance, and other supportive services. LAHSA implemented a shallow subsidy program to assist persons who have exhausted their Rapid Re-Housing services, are unlikely to increase their income, and will remain highly rent-burdened without continued financial aid.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Problem Solving is a person centered, short term housing intervention that seeks to assist households in

maintaining their current housing or identifying an immediate and safe housing alternative within their own social network. This strategy is a strengths based approach that utilizes conversation and empowerment methods to help resolve the household's housing crisis, or quickly connect them to existing emergency or crisis housing services, by working alongside them in an empowering manner. It is LAHSA's mission to shift to a Problem Solving focused culture by integrating this intervention throughout all facets of the system. The goal is to divert 20 percent of individuals or households at an entry point of the homeless system, as well as to help them to move more rapidly through the Coordinated Entry System (CES). This approach will help individuals or households safely avoid the stress and trauma of homeless episodes, as well as target resources more effectively.

CES continues to work closely with City of LA's FamilySource Centers to provide additional prevention resources for at-risk households as well as provide targeted outreach to better identify households most in need of services, such as property owner mediation, financial assistance, and housing stability case management. Through local funding, the LA CoC has prevention and diversion funding to provide financial assistance and supportive services to prevent homelessness. With this funding resource having greater demand than the resource can provide, assistance is targeted to households through a tool created to identify those at greatest risk of becoming homeless, prioritizing households that have been previously homeless.

LAHSA coordinates with several public systems of care as well as publicly funded institutions to help prevent individuals and households accessing services from these systems from becoming homeless and to prevent persons exiting institutions and systems from discharging into homelessness. LAHSA works closely with the Los Angeles County Department of Children and Family Services (DCFS), Department of Health Services (DHS), Department of Mental Health (DMH), Department of Probation (Probation), and Department of Public Health (DPH) Substance Abuse Prevention, nearly all of whom operate under requirements stipulated by California State law or county regulations regarding effective discharge planning to ensure individuals and families are not discharged into homelessness.

LAHSA also administers funds from County Strategy B7 to focus on providing bridge housing for those exiting institutions, including those exiting from private hospitals, private urgent care, jails and custody settings, mental health outpatient treatment, residential substance use disorder treatment facilities, substance use disorder outpatient treatment, and the foster care system. B7-funded providers must provide bridge housing and services to individuals who have exited any of these institutions within the last two months.

LAHSA and various Los Angeles County health agencies (DHS and DMH) continue to work with hospitals that serve a high number of homeless individuals. The Universal Referral Form connects hospitals with LAHSA and its healthcare partners to review and provide appropriate placements when discharging homeless individuals from the hospital. LAHSA's Healthcare Integration Coordinator works to streamline processes and ensure cross-communication with both hospitals and system partners.

Discussion

In summary, LAHSA provides funding, system leadership and coordination, program design, evaluations, and technical assistance to over 100 nonprofit partner agencies that assist people experiencing homelessness to achieve independence and stability in housing. LAHSA's partner agencies provide a continuum of programs ranging from problem solving, prevention, outreach, access centers, interim housing (e.g., emergency shelters, bridge shelters, safe havens, transitional), and permanent housing, along with the necessary supportive services designed to provide the tools and resources required to attain a stable housing environment. In response to COVID-19, LAHSA and its partners developed the LA Rehousing Recovery Strategy to leverage the available resources detailed within this consolidated plan to prevent, prepare for, and respond to the public health crisis to ensure the community's most vulnerable people experiencing homelessness were safe and able to access housing and supportive services through new programs such as Project RoomKey and Project HomeKey. As the rehousing system lead, LAHSA is supporting the coordination of Inside Safe, Los Angeles' citywide proactive housing-led strategy to bring people inside from tents and encampments, by building core functions to drive the rehousing system's new vision. LAHSA will continue in its mission to drive the collaborative strategic vision to create solutions for the crisis of homelessness grounded in compassion, equity, and inclusion.

AP-70 HOPWA Goals– 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	110
Tenant-based rental assistance	300
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	5
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	415

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Building housing that is affordable to households of all income levels and appropriate for persons living with disabilities or other special needs involves many challenges. The supply, distribution, and cost of housing in Los Angeles is affected by local, state and federal land use regulations and environmental laws established over the years as a result of public and private pressure. Local and state building codes affect the cost and nature of residential development. Los Angeles is now nearly built-out and there is a shortage of appropriately-zoned and suitably-sized vacant land for affordable multifamily development. Due to this shortage, new housing construction often results in the demolition of older apartment buildings, displacing their residents, and resulting in new high-cost apartments unaffordable to those displaced or most renters.

The COVID-19 public health crisis and the resulting economic recession has put additional pressure on the existing affordable housing crisis by putting more residents at risk of losing their housing. A May 2020 UCLA study estimates that 365,000 renter households in LA County are unemployed and likely unable to pay rent, and another 36,000 households are at risk of homelessness.

Barriers to affordable housing also include Not In My Back Yard, NIMBY, opposition in many neighborhoods, as well as insufficient federal and state affordable housing resources, all of which can be exacerbated by governmental regulations that pose constraints to the production and preservation of housing.

Another current barrier to affordable housing as of May 2022 is the high inflation rates caused by a number of factors, including supply chain constraints and an unstable economic environment. Inflation causes prices to rise across the board, from building materials and other costs, and ultimately to rents. Already, Los Angeles is one of the highest cost of living areas in the country, and there are few, if any, options for the City to take to reduce the problems of inflation and high cost of living, besides to try to alleviate the symptomatic burdens felt by low income Angelenos through various social programs.

The City has developed an array of responses to counter these constraints, facilitate residential development, and expand tenant protections, which was described above and in other parts of this Annual Action Plan.

Mayor Bass has taken steps to counteract and reduce these barriers to affordable housing with the Inside Safe initiative, a citywide proactive housing led strategy to bring people inside from tents and encampments, and the Site Plan Review Amendment for Affordable Housing, which aims to streamline reviews for affordable housing in furtherance of the goals of Mayor Bass's Executive Directive, ED, 1. Additionally, LAHD and LACP have developed a variety of ordinances and guidance documents to remove barriers to affordable housing development, adapt new state law to the City's rules, create new incentives to facilitate affordable housing development, and update the City's zoning code.

Actions it planned 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

A number of initiatives by the City to address some of the barriers and negative impacts of governmental regulations on residential development in recent years address the need for additional funding, particularly for supportive housing and affordable housing preservation and production, will be met in part by new local and state resources:

In November 2016, city voters approved Proposition HHH, the Homelessness Reduction and Prevention Housing and Facilities Bond, which allows the City to issue up to \$1.2 billion in general obligation bonds over a 10-year period. Funds can be used to buy, build, or remodel facilities to provide supportive housing for persons experiencing homelessness; temporary shelters and facilities; affordable housing, veterans housing, housing for individuals and families with low incomes; and to increase access to mental health care, drug and alcohol treatment, education and training. The infusion of funds generated by Proposition HHH provides a funding stream to finance the development of up to 10,000 permanent supportive and affordable housing units over the ten year period.

Also in November 2016, the voters of Los Angeles County, which includes Los Angeles and 87 smaller cities, approved Measure M, a sales tax increase for transportation purposes, estimated to provide \$120 billion over 40 years, funding massive light and heavy rail expansions, highway improvements, biking and walking infrastructure and local street repairs. This will support the continued focus of the City to invest in affordable housing built near public transit. Measure M revenue has been severely impacted by the public health crisis, and revenue may continue to be lower than projected for years to come.

In 2017, the voters of Los Angeles County approved Measure H, a sales tax increase that has generated up to \$300 million per year to pay for homeless services and other support systems needed to get people off the street and into safe and stable housing. These funds will leverage the Proposition HHH and other resources allocated for homeless housing and services.

In late 2017, the City approved the proposed Affordable Housing Linkage Fee, which is based on the nexus between different types of market rate development, e.g., residential, commercial and industrial and the demand for affordable housing by workers related to that development. The City's Municipal Code was amended by an Ordinance that will establish a permanent funding stream for the development of affordable housing by setting a fee on identified types of market rate development. The funds generated by the fee will be used for the development of new affordable housing. As of February 2023, the Affordable Housing Linkage Fee has produced a total revenue of more than \$100.4 million.

January 2023 marks the sixth consecutive year that California's Strategic Growth Council has awarded Affordable Housing and Sustainable Communities, AHSC, Program funds to the City of Los Angeles, with

the total award of \$163.3 million dollars. Combined with the prior AHSC awards, the City has successfully secured approximately \$500 million to support 35 developments with 3,872 new housing units, of which 3,558 are affordable, and an array of greenhouse gas emission-reducing transit infrastructure projects.

The Los Angeles Housing Department on behalf of the City applied for AHSC Round 7 funding. For Round 7, there were a total of four projects: Downtown Women’s Center Campus Expansion Developer GTM Holdings, LLC, HHH New Hampshire Developer BRIDGE Housing Corporation, Crenshaw Crossing Developer La Cienega LOMOD, Inc and 306 E Washington, aka Peak Plaza Apartments Developer Hollywood Community Housing Corporation. LAHD co applied for a total of over \$156 million dollars. The Round 7 awards will be announced around August 2023.

(See additional content in appendix.)

Discussion:

The above described actions, to identify and address barriers to affordable housing, will continue during the 2023-2024 program year, as a coordinated effort involving various City departments and other stakeholders.

AP-85 Other Actions – 91.220(k)

Introduction:

A variety of actions are planned to address the needs of low-income residents, including addressing homelessness, providing anti-poverty services and prevention measures, increasing the supply of permanent supportive and affordable housing, and improving the livability of the city.

Actions planned to address obstacles to meeting underserved needs

Unhoused Persons with Underserved Needs: According to the 2022 Greater Los Angeles Homeless Count, homelessness reached 69,144 people in the County. This represents an increase of approximate 4% from the 2020 count. The City also saw a 4% rise to 41,980. A 2019 report issued by the LAHSA Commission’s Ad Hoc Committee on Black People Experiencing Homelessness highlighted the finding that black people are represented four times more among unhoused persons than in County population overall and called on systems of care to implement its recommendations to address the inequity. Increases in homelessness were found in populations including chronically homeless persons by 2% (65,111 individuals), persons identifying as Hispanic/Latino by 26% (28,945 individuals), older adults (55+) by 2% (15,125 individuals), the transgender population by 2% (678 individuals), and unaccompanied minors by 64% (121 individuals). In conjunction with its partners, the City has been taking, and will continue to take, a multi-pronged approach to addressing homelessness, including the disproportionately large percentage of unsheltered persons. This approach will include the groups identified above, and involve the following:

Prevention: Moving towards a citywide homelessness prevention program, including increasing the capacity of mainstream systems to identify and assist persons at high risk of homelessness. For example, FamilySource Centers (16 in all), which are one-stop shops providing anti-poverty services to low-income families, now provide problem-solving services to divert at-risk families from entering the homeless services system. As part of its comprehensive prevention approach, the City is developing an Eviction Prevention and Defense Program which would provide legal assistance to persons at risk of eviction, who are often on the brink of homelessness.

Street Outreach: Hundreds of outreach staff, including persons with lived-experience, specialized mental health professionals, addiction counselors, and nurses, will continue to engage persons experiencing homelessness and link them to available services.

Interim Housing: LAHSA has implemented various interim housing programs, including but not limited to the Winter Shelter Program, Transitional Housing, and Bridge Housing (see AP-65 for more details). In particular, the City expanded the supply of low-barrier shelters through A Bridge Home, an initiative to address street homelessness and large encampments through targeted investments in neighborhoods most impacted by unsheltered homelessness. The City has 30 Bridge Housing sites open or in development, representing 2,131 beds, using land it owns or leases to expedite the siting and opening of

these facilities. These sites support housing placement services, and wellness resources through connection into the Coordinated Entry System. In addition, the City has invested in new forms of interim housing programs that utilize available property and use of individual transitional pallet shelters to support bringing people safely indoors.

Safe Parking: Safe Parking programs are a safe and legal homelessness intervention to stabilize and connect to resources for people who are living in their vehicles. All program locations operate every night and also include access to a restroom facility and security measures in place. There are currently 21 sites, representing 589 available spaces. Additional site services include: case management, 3 meals per day, shower trailers and additional financial assistance. To support Safe Parking providers, LAHSA works to jointly ensure slots are being utilized and retained, provide technical assistance, and resolve barriers experienced during intake, service provision, and linkages to interim housing and permanent housing.

(See additional content in appendix.)

Actions planned to foster and maintain affordable housing

Affordable Housing Managed Pipeline: For many years, the City has financed the production of hundreds of affordable housing units annually through the leveraging of a number of financing sources, including low income housing tax credits, HOME, CDBG, HOPWA, competitive housing grants funded by state housing bonds and greenhouse gas reduction funds, tax-exempt mortgage revenue bond finance (i.e., private activity bonds), and private financing.

At-Risk Affordable Housing Preservation: The City recognizes the importance of prioritizing the preservation of its at-risk affordable housing stock. The future expiration and termination of restricted affordable housing units pose potential threats to the City and tenants, which can lead to a loss of affordability and subsequent tenant displacement. Currently, there are 5,929 housing units at risk of losing their affordability use restrictions through December 2027. These units were designated at-risk based on the expiration and/or termination date of the covenants, restrictions and/or rental subsidies as established by the primary government funding program, such as federally-funded mortgage programs, project-based Section 8 rental subsidy contracts, state loan programs, bonds, tax credits, and/ or local land use restrictions. To prevent further loss of at-risk units, LAHD will continue to implement financial and nonfinancial strategies to extend and preserve housing at risk of losing its affordability, such as the following:

- Dedicate a preservation team that combines initiatives, strategies and programs to preserve at-risk affordable housing.
- Use the Affordable Housing Database, an internal early warning system, to track and analyze the potential impact of expiring covenants and subsidy contracts in the city.
- Monitor and enforce the California State Notice of Intent requirement law that applies to

housing with pending expiration/termination of affordability restrictions.

- Review and focus on the highest risk properties and initiate discussions with property owners with outstanding loan balances and expiring covenants to work out potential extensions of covenants.
- Support Citywide and interagency efforts to share information, develop preservation action plans, develop policy and make preemptive efforts to protect the city's affordable housing stock.
- Monitor the contract with the existing tenant outreach and education service provider to increase the awareness of residents living in at-risk properties of their rights and responsibilities, covenant and restriction expiration, and potential housing alternatives.
- Issue tax-exempt and taxable multifamily housing bonds, leveraging tax credits for the long-term preservation of at-risk affordable housing developments.
- Implement an owner outreach initiative to identify property owners interested in continuing to provide affordable housing or wishing to sell a property to a preservation buyer.

Actions planned to reduce lead-based paint hazards

Based on American Community Survey data, the City of Los Angeles has approximately one million housing units that are likely to contain lead-based paint hazards. The City takes this preventable hazard very seriously.

The City was awarded \$5.6 Million for the HUD 2019 Lead-Based Paint Hazard Reduction Program grant, of which \$5 million is for Lead Hazard Control and \$600,000 dollars for the Healthy Homes Supplement. The Lead Hazard Control grant will be utilized to remediate lead hazards of pre-1978 housing units that are occupied by low-income households with children under six years old. Due to delays caused by the COVID-19 pandemic, the City expects to assist 80 units within the required time frame, as an extension has been granted allowing for performance up to June 2024.

The City's Lead Hazard Remediation Program collaborates with community-based organizations to provide outreach and lead prevention education to residents. An ancillary goal of the program is to train up to 50 individuals to work in the lead hazard remediation field as Environmental Protection Agency Renovate and Repair Program certified experts, technical staff, lead workers, supervisors and risk assessors.

Additionally, program staff coordinate with various health jurisdictions, code enforcement inspectors, community-based organizations, public sector partners, and other governmental agencies to support regional efforts in lead hazard remediation, and participate in the Southern California Health and Housing Council. This council is a partnership to prevent childhood lead poisoning and environmental hazards in housing, consisting of County of Los Angeles Public Health, State of California Childhood Lead Poisoning Prevention Program, community groups, tenant advocates, and others concerned with lead poisoning prevention issues in the greater Los Angeles area. The local Healthy Homes Collaborative is another effort to educate property owners on lead safe practices and to support enforcement regarding

lead safety, as well as other efforts to prevent trip hazards and control asthma and allergy triggers such as mold, moisture, and pest infestation.

Program staff collaborate with the California Healthy Housing Coalition to address healthy housing from multiple perspectives, with a comprehensive approach towards achieving healthy housing for all. Three workgroups focus on the following priorities:

- **Lead Poisoning Prevention**—This workgroup focuses on increasing the use of required lead-safe work practices, improving the early identification of lead hazards and children at risk of lead poisoning, and supporting the implementation of newly passed legislation on lead testing; eliminates exposure to lead hazards in the home and improve the identification of and support to lead poisoned children.
- **Habitability**—This workgroup focuses on addressing slumlords/repeat code violators, improving the standard of practice for code enforcement with a focus on mold, and increasing the adoption of proactive code enforcement policies. The Council has developed a series of short videos on integrated pest management for rental property owners and managers, and has links to additional resources at www.cahealthyhousing.org/ipm.
- **Indoor Air Quality**—This workgroup primarily focuses on addressing housing built near high traffic roadways, second-hand tobacco smoke, integrating health measures into green building standards.

Actions planned to reduce the number of poverty-level families

FamilySource Centers (FSC): Sixteen FSCs are strategically located in areas where there is the highest concentration of poverty. The FSC system is designed to address multiple needs and barriers facing low-income customers. It uses a consortium-based model, and is funded by much of the City’s CDBG public service allocation, all of its state Community Services Block Grant, and approximately \$6 million in the City’s general funds. Each center provides care services to assist low-income families with children ages 19 and under to become self-sufficient. The two-generation strategy is focused on reducing barriers to economic opportunity by: increasing family income and/or economic assets, and increasing youth academic success. Services include: multi-benefit screening, case management, pre-employment and employment support, parenting classes, financial literacy, adult education, college preparation assistance, and computer literacy services. FamilySource service providers can refer and enroll customers in food subsidy programs, healthcare programs, low-income automobile insurance, and utility discount programs. Each FSC participates in the Free Tax Prep LA Partnership with its expanded California Earned Income Tax Credit and Young Child Tax Credit. The FSC program serves over 40,000 unduplicated customers per year and produces millions of dollars in increased income and improved academic performance for thousands of youth.

Academic Achievement: The FSC System continues its partnership with the Los Angeles Unified School District (LAUSD) to co-locate 16 Pupil Services and Attendance counselors at each of the 16 FSCs. These counselors serve low-income families with children by providing educational assessments for each

student and serving as educational consultants for students, parents and FSC staff. Funded equally by LAUSD, the partnership has goals for each student to increase attendance and academic achievement culminating in high school graduation and post-graduation aspirations and planning. The FSCs partnered with the Mayor's Fund for Los Angeles and T-Mobile for the Angeleno Connectivity Trust, which provides free internet service to students in Los Angeles, focused on those who are experiencing homelessness, located in low income communities, in foster care, with disabilities, at-risk, and dropping out of school or who are unable to attend due to lack of technological resources. The service provides 100 GB per year of free Internet access for 1,000 households for five years.

Access to Higher Education: FSCs have College Corners stocked and staffed to provide resources and information to students interested in a college education. The College Corners provide information on what classes students should take for college eligibility, resources for standardized test preparation, assistance with filling out financial aid forms, scholarship opportunities, college readiness programs, college field trips, alumni presentations, and more. Information and assistance is also provided for students in a technical post high school education. FSCs are key partners in the LA College Promise, which reduces the financial barrier to accessing higher education by offering high school graduates waived tuition for the first two years of community college and a wide array of academic and student support services. Participants are provided with a computer and most are eligible for stipends or earn salaries while enrolled in community college. The FSCs are integrating Children's Savings Accounts into their services, which provide seed funding for bank savings accounts opened for eligible first-graders to fund post-secondary education and pre-college expenses. These accounts can "seed" a savings mindset into the students and their families, to encourage them to regularly add to the savings account.

Actions planned to develop institutional structure

Homelessness and Housing: The City, County and LAHSA will continue to assess the governance structure and delivery system for responding to the growing homeless problem. LAHSA's budget has grown to over \$849 million, with Con Plan grants and several other federal, state and local resources, and as of April 2023 LAHSA now administers over 1,100 contracts with service providers. Changing from a grants administrator to a regional system leader will maximize the agency's capacity to improve the effectiveness of its work, and leadership are considering methods and alternatives of oversight and operations to ensure that homelessness is prevented and reduced.

In addition, the City, County, and LAHSA have been working with clients throughout the CES process to identify system needs by subpopulation and develop priorities that will result in improved coordination and program performance. Best practices and lessons learned from subpopulation work groups have informed planning and policy advocacy efforts. One opportunity is the CES Policy Council's prioritization for permanent supportive housing based on CES Triage Tools (Assessments) to ensure that providers target those with the most severe service needs first. LAHSA began to examine and enhance assessments and processes in 2020 with a goal of advancing equity, improving system flow, and increasing confidence in the system. The CES Triage Tool Research and Refinement (CESTRR) project emerged and found the VI-SPDAT scoring was not accurate in predicting vulnerability and is racially biased. CESTRR is finalizing a pilot with community partners using a revised version of the tool. Findings

from the pilot will shape the development of a new tool. Another is a Veteran Systems Coordinator (VSC) acting as a liaison between the VA, CES, and other veteran serving organizations to reduce barriers to housing for veterans experiencing homelessness, leading veteran community planning, building relationships among partner organizations, participating in veteran case conferencing, and facilitating community meetings.

HOPWA: The City is obtaining a new system for case management that will improve performance, client outcome tracking, and increased coordination between the HOPWA program and other PLWHA programs. HOPWA staff are working with the Continuum of Care and County Ryan White program to identify more opportunities to leverage HOPWA dollars for housing and supportive services for persons who are homeless, at-risk of homelessness, and unstably housed clients. Support from these other systems of care will assist in serving a client population with increasingly intense service needs.

Domestic Violence: CIFD continues to expand services for victims of human trafficking, sexual assault, and domestic violence (DV) while advancing alignment between victim service providers and various institutions. This includes renaming the team to Survivor Services, to more clearly incorporate a wider breadth of needs and services. Program staff will continue to work with LAHSA, including the DV-Homeless Services Coalition to support best practices, programmatic parameters, and respecting survivor choice. CIFD has been coordinating with the City Attorney to discuss her plans to include attorneys from the Family Violence Unit in all courthouses. The City Attorney plans to train more attorneys to effectively prosecute DV cases and hire more investigators and advocates to increase case response. CIFD met with the Co-Chair of the Domestic Violence-Homeless Services Coalition and representatives from Cedars-Sinai's Community Benefit & Systems Planning team to discuss how medical institutions can effectively support patients experiencing domestic violence.

Actions planned to enhance coordination between public and private housing and social service agencies

Tenant-Based Supportive Housing Program: The Waiting List Limited Preference Tenant Based Supportive Housing program of the Housing Authority provides affordable, permanent, supportive housing for high-need chronically homeless individuals and families. This program provides rental subsidies and supportive services through the collaborative effort of the Housing Authority and the LA County Departments of Mental Health and Health Services. With an allocation of 800 housing choice vouchers, the intensive supportive services enable chronically homeless individuals and families to stabilize their living conditions and remain successfully housed for the length of time that they are on the program.

United to House LA: Subject to further approval, Measure ULA was adopted by voters in November 2022 as a tax on certain high value property sales, and is intended to provide ongoing revenue dedicated to addressing housing insecurity and homelessness through increasing the production and preservation of affordable housing and expanding homelessness prevention programs. If final approval is secured, Measure ULA is estimated to generate several hundred million dollars in the first year, and would leverage Con Plan grants, Proposition HHH and other sources to expand existing affordable housing and

homelessness prevention programs and to innovate housing models in response to needs. Enhanced coordination between public and private housing and social service agencies will be critical to achieving the goals of Measure ULA, which is to significantly reduce, and eliminate, homelessness in LA.

Discussion:

Various actions are planned that will benefit and support the low-income and homeless residents of Los Angeles. The City will continue the enhancement of services to meet the needs of underserved residents, the development and preservation of affordable and permanent supportive housing, the mitigation of lead hazards, family support and other means to prevent homelessness, economic empowerment, and collaborations with numerous partners.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The discussion below describes additional information regarding the four grants, including a description of the plan for the CDBG Section 108 available funds, the procurement process for ESG, ESG performance standards, HOME guidelines for resale or recapture, and the HOPWA service provider selection process.

(See appendix for additional CDBG content.)

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	9,709,200
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	9,709,200

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Los Angeles does not use HOME funds in any other manner than those described in Section 92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

LAHD provides direct HOME subsidy purchase assistance to eligible homebuyers in the form of a subordinate “soft second” loan through its Homeownership Programs to purchase an eligible property in the City of Los Angeles. The recapture amount of principal and shared equity appreciation is deferred until the property is sold, transferred, event of default or in 30 years. When HOME funds are used to assist homebuyers, LAHD’s programs are structured to recapture the HOME-assisted funds, plus a portion of the increase in equity in accordance with the HOME recapture requirements. The entire amount of the HOME subsidy provided to the eligible homebuyer is subject to recapture. LAHD permits the original homebuyer to sell the property at market value during the period of affordability and LAHD recaptures all of the HOME assistance provided to the original homebuyer, based on the terms in the loan agreement. If the housing fails to be the principal residence of the original homebuyer for the duration of the period of affordability, LAHD will recapture all of the HOME assistance to the homebuyer, based on the terms of the agreement. Recaptured funds are utilized by the City for eligible activities under the HOME Program.

The City will recapture the entire subsidy amount, plus any shared appreciation, if applicable. The shared appreciation percentage is calculated by taking the amount of the LAHD loan and dividing it by the purchase price of the property. LAHD defines appreciation as the difference between the current sales price of the property or current appraised value minus the initial purchase price. The homebuyer is then given credit for their initial down payment, transaction costs associated with selling the property, and capital improvements as defined by LAHD. Capital improvements are defined as improvements that are consistent with the definition contained in IRS Publication 523 that add value to the property, have a permit issued for the improvement, and cost at least \$2,000.

LAHD applies the minimum HOME Program periods of affordability depending on the direct HOME assistance amount provided to the homebuyer to purchase the unit.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

LAHD utilizes the HOME Recapture provisions for its homebuyer program projects and LAHD's recapture provision is based on the HOME Program rules. Under recapture, there is no requirement that the original HOME-assisted homebuyer sell the unit to another low-income homebuyer. As such, when the homebuyer transfers or sells the property during the period of affordability, LAHD recaptures all of the HOME funds from the homebuyer from the net proceeds. The recaptured funds are used to assist new homebuyers for other homes; there are no continuing resale restrictions on the property once the HOME funds have been recaptured.

Additionally, LAHD shares in the net appreciation of the property with the homebuyer. The LAHD percentage share is calculated by dividing the City loan by the original purchase price of the property which is then expressed as a percentage. LAHD defines net appreciation as the difference between the current sales price of the property or current appraised value less the original purchase price of the property less the borrower's initial down payment, transactions costs, and capital improvements. Capital improvements are defined as improvements that are consistent with the definition contained in IRS Publication 523 that add value to the property, have a permit issued for the improvement, and cost at least \$2,000.

The recapture amount is not subject to a pro rata reduction of recapture amount during the affordability period. If the net proceeds are insufficient to repay the HOME investment (e.g., due to foreclosure or declining home prices), LAHD will base the recapture amount on the net proceeds available from the sale of the property. When there is enough equity in the property, the homebuyer will be responsible for repaying the entire City loan amount (recapture) plus any shared appreciation as determined by LAHD.

LAHD ensures and enforces affordability of the units acquired with HOME funds by executing a Promissory Note, Deed of Trust, and a HOME Loan Agreement with the homebuyer. These documents specify the HOME requirements such as period of affordability, principal residency requirement, and terms and conditions associated with the recapture requirement. LAHD performs ongoing occupancy monitoring to ensure that the homebuyers maintain the housing as their principal residence during the affordability period and term of the loan, whichever is greater.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME funds may be used to refinance existing debt secured by multifamily affordable housing that is being rehabilitated with HOME funds only in the following circumstances, as part of a development project financed by the Affordable Housing Managed Pipeline (AHMP).

Where refinancing is necessary to preserve an existing 100% affordable housing development, the applicant for AHMP funding through a Notice of Funding Availability must demonstrate that:

- Rehabilitation is the primary eligible activity and that the hard costs of rehabilitation are at least \$40,000 per unit;
 - The property is in distress and that disinvestment has not occurred, that the long term needs of the project can be met and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated;
 - The new investment is being made to maintain current affordable units, create additional affordable units, or both;
 - For all proposed projects, the required term of the affordability covenant will be, the longer of; a) 55 years from the completion of construction, which is the aggregate of the HOME affordability period (either, 20 years for new construction or 15 years for substantial rehabilitation) plus the City extended use period (either 35 years for new construction or 40 years for substantial rehabilitation), or b) the maximum required by TCAC, State HCD, HUD or CDLAC. The affordability covenant remains in effect for not less than the agreed-upon term regardless of the date upon which the LAHD loan is fully repaid. The affordability period as defined here is the City's overall affordability period for its affordable housing development program.
 - Funds may be used for this purpose throughout the city; and,
 - Funds will not be used to repay multifamily loans made or insured by any federal program, including CDBG.
5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

The City of Los Angeles does not use HOME for TBRA activities.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

The City of Los Angeles does not use HOME for TBRA activities.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

The City of Los Angeles does not apply any preference or limitation for rental housing projects which would be prohibited by the laws under 24 CFR 5.105(a).

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

Please see the attachment in the Appendix for the written standards for providing ESG assistance.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

LAHSA manages the countywide coordinated entry system (CES). Access is the entry point or process that allows persons experiencing homelessness to engage with and potentially enroll in services offered through the homeless crisis response system. There are many ways for a person(s) experiencing homelessness to access the CES.

Initial points of access (Access Points) can be access sites, access centers, crisis housing, or outreach teams. Access Points throughout the entirety of the county (comprising four continua of care) offer standardized assessment through a phased approach to begin the process of resolving a person's housing crisis. The same assessment approach is provided at all Access Points and includes problem solving conversations (Diversion) as the initial phase of assessing before enrolling in services. This approach supports consistent decision-making.

Prior to attaining access, individuals or households might encounter a Referral Partner, which is an entity or agency that can direct a person experiencing a housing crisis to a CES Access Point. Examples of referral partners include mental health and medical providers, law enforcement, and county agencies, such as Parks & Recreation, Beaches and Harbors, and the Public Library. Though Referral Partners cannot secure access for an individual or household, they play a critical, guiding

role in moving individuals and households toward CES resources. Participants are not required to engage with a Referral Partner to access CES and can instead bypass this step and directly access an Initial Point of Access.

Because of the diversity and size of Los Angeles County, CES is organized into three sub-systems (CES for Adults, CES for Families, and CES for Youth) to allow for people to connect to housing resources effectively, efficiently, and in alignment with individual needs. Standardized assessment approaches for each sub system are similar but distinct, to capture the various types of needs of differing household compositions. Households qualifying for services in multiple sub-systems (i.e., a parenting youth) may receive services in their sub-system of choice. Veterans and households having experienced domestic violence may also access services in whichever system is most appropriate for their needs.

Across CES sub systems, participants are not to be denied access to CES on the basis that the participant is or has been fleeing, or attempting to flee, domestic violence, sexual assault, dating violence, stalking, or other life threatening conditions including human trafficking.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

LAHSA is committed to ensuring that our procurement practices promote collaboration and partnership opportunities among nonprofit service agencies, including new and smaller nonprofit service providers, housing providers, faith-based organizations, and the community. LAHSA is implementing a Contracting and Procurement Modernization plan to ensure that its procurement practices are open, transparent, competitive, and support diversity, equity, and inclusion in the Los Angeles Continuum of Care. Funding opportunities are announced at public meetings, widely distributed through email, and posted prominently on the LAHSA website. Funding Opportunities are also announced at various countywide meetings and disseminated through linkages on social media and will be advertised through publications serving minority communities in the CoC.

Nonprofit agencies must first be certified as qualified bidders by the funding source and the type of program services they want to perform through the Request for Statement of Qualifications (RFSQ) process. The RFSQ process was launched to expand LAHSA's base of homeless service providers by encouraging new, smaller, and faith-based nonprofits to apply for certification. The process evaluates a nonprofit agency's legal entity status ensuring they are in good standing with federal, state, and local governments, evaluates their experience in providing housing and/or supportive services to persons experiencing homelessness, and qualifications for providing various types of service interventions.

Nonprofits may apply to be prequalified to perform one or more of the homeless programs funded by LAHSA, including, but not limited to: crisis and bridge housing, rapid rehousing, and permanent supportive housing. Agencies that do not pass the RFSQ evaluation process are offered technical assistance and capacity building services to help them become certified. Once nonprofits receive

RFSQ certification including prequalification for specific program types they will enter into an unfunded Master Service Agreement for these program types. The Master Service Agreement qualifies them to apply to Request for Proposals (RFP) for that program type. Evaluation of submitted proposals for funding will be reviewed and scored by a team of professional reviewers including staff with subject matter expertise in the program type being procured. Awarded providers will be funded through Work Orders attached to their Master Service Agreement.

LAHSA'S implementation of the Contracting and Procurement Modernization Plan seeks to achieve the following goals within the Los Angeles Continuum of Care (LA CoC):

Conduct procurement & contracting in an efficient and expeditious manner rooted in accountability and compassion;
Promote fairness in procurement & contracting rooted in equity and integrity;
Maximize funding available for homeless services and ensure that homeless persons in our community receive services when they need them; and
Support the growth and stability of the LA CoC homeless services system.

(See appendix for additional content.)

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The LA CoC meets the homeless participation requirement by actively recruiting and including those with lived experience of homelessness in multiple forums, advisory, and governing bodies. These include the Lived Experience Advisory Board (LEAB), the Homeless Youth Forum of Los Angeles (HYFLA), dedicated lived experience seats on the LA CoC Board which meets monthly, dedicated lived experience seats on the CES Policy Council, Domestic Violence and Homeless Services (DV-HS) Coalition, and the Homeless Count Advisory Board which meets monthly. Through these opportunities, the representation, input, and participation of individuals with lived experience of homelessness is ensured. LA CoC's invitation to solicit new members occurs annually for each of these groups by posting on the LAHSA website year round and through communitywide emails. LAHSA conducts specific outreach to ensure that people with current and former homelessness experience are encouraged to join and/or participate in the CoC and provides stipends to those individuals or youth. Recruitment for elected seats also takes place at quarterly community meetings, monthly homeless coalition meetings, neighborhood councils, and other planning group meetings as well as from service providers who may identify individuals who are interested.

5. Describe performance standards for evaluating ESG.

In developing achievable and measurable performance standards, LAHSA reviews and develops

targets based on data generated from the Homeless Management Information System (HMIS). After data averages are generated, LAHSA facilitates learning communities to review data with service providers and other key stakeholders to develop updated targets. These discussions help form expectations while factoring in unique local challenges. The performance standards for evaluating each ESG program are as follows:

Emergency Shelters Crisis Housing (Families Only)

95% Bed Utilization

Winter Shelter (Emergency Shelter)

95% Bed utilization

25% of those served will have been assessed

5% of those served will exit to a successful housing destination

Rapid Re-housing

70% of participants that move into permanent housing will do so within 120 days of enrollment (Family and Youth only)

60% of participants exit into a permanent housing destination

15% of those served will increase their income from all sources

85% of participants exited to permanent housing will remain housed after 6 months of housing placement

HOME Describe eligible applicants, the process for soliciting and funding applications.

The Affordable Housing Managed Pipeline (AHMP) Regulations, Policies and Procedures Manual describes eligible applicants and the process for soliciting and funding applications. This document is not attached due its extensive size, however it is available on the LAHD website at <https://housing.lacity.org/partners/affordable-housing-managed-pipeline>.

HOME funds may also be used to assist first-time, low-income homebuyers to finance their first home. The low-income purchase assistance (LIPA) program helps first-time, low-income homebuyers purchase homes by providing deferred secondary loans to cover down payment, acquisition and closing costs. Application requirements can be found on the LAHD website at

<https://housing.lacity.org/housing/housing-programs/first-time-homebuyers>. Homebuyers must obtain housing counseling and at least 8 hours of homebuyer education through a HUD-approved housing counseling agency and by a HUD certified housing counselor to further meet program requirements. LAHD works with participating lenders, acting as conduits, where LAHD staff trains the participating lenders on the program features, requirements and application process, and the lenders pre-qualify the prospective homebuyers on LAHD's programs as well as for the first mortgage. When a prospective, first-time homebuyer contacts LAHD to inquire about homeownership financing opportunities, staff refers the prospective homebuyer to LAHD's list of participating lenders and informs the homebuyer

that accessing LIPA financing requires working with one of the lenders from the list. Participating lenders secure inclusion on the participating lender list through demonstrated and ongoing success in closing a minimum number of LIPA loans or mortgage credit certificates. Additional detailed information may be obtained at LAHD offices from the Director of Housing, Housing Strategies and Services Division.

HOPWA - Please identify the method for selecting HOPWA project sponsors.

The LAHD HOPWA program conducts procurement that emphasizes collaboration and partnership opportunities among nonprofit service agencies, housing providers, faith based and community organizations. LAHD contracts with sub-recipients for services using a competitive bid process. The Request for Proposals (RFP) is announced at public meetings, widely distributed through email blasts, local periodicals, and the City's Los Angeles Business Assistance Virtual Network (LABAVN), now known as rampla.org, the website for the Regional Alliance Marketplace Procurement. The public meetings, email blasts and LABAVN/RAMPLA notifications include grassroots faith-based and many other community organizations.

**Housing Trust Fund (HTF)
Reference 24 CFR 91.220(I)(5)**

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).

- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.

- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.

- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. **Performance Goals and Benchmarks.** The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. Rehabilitation Standards. The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

6. Resale or Recapture Guidelines. Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

7. HTF Affordable Homeownership Limits. If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. Refinancing of Existing Debt. Enter or attach the jurisdiction’s refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter “N/A.”

<TYPE=[section 9 end]>

Discussion:

The City and LAHSA have systems in place to ensure that the four grants comply with federal regulations and meet program specific requirements.