

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. Goals are based on the number of housing units expected to be fully funded and close their loans. LAHD has a goal of 796 (318 HHH and 478 AHMP) units for this period.

One Year Goals for the Number of Households to be Supported	
Homeless	433
Non-Homeless	250
Special-Needs	NA
Total	683

Table 6 - 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	796
Rehab of Existing Units	216
Acquisition of Existing Units	40
Total	1,052

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

Affordable Housing Homeownership

The number of first-time homebuyer households to be assisted is proposed at 40 for the acquisition of existing units.

Accessible Units

All multifamily properties with Los Angeles Housing Department (LAHD) regulatory agreements must follow the requirements of Section 504 and its implementing regulations at 24 C.F.R. Part 8, as well as the City’s Revised Fair Housing Policies, to assure that information regarding availability of accessible units reaches eligible individuals with disabilities. Owners and property managers of these properties must take reasonable, nondiscriminatory steps to maximize the utilization of accessible units by eligible individuals who require the accessibility

features of the particular unit.

Rental applications include a section to be filled out by applicants requesting an accommodation with the reasons why the applicant needs the accessible features of a unit or other accommodations. Applicants are not required to disclose a disability under any circumstances, and information disclosed shall be limited to only what is necessary to establish the disability-related need for the required accommodation or modification. Outreach efforts to the people in the community with disabilities include, but are not limited to, notices and other communications describing the availability of such units; specific information regarding the features of accessible units; eligibility criteria; and application procedures.

When an accessible unit becomes vacant, the following process is applied:

First, it is offered to a current tenant of the development who has requested and needs the features of the accessible unit.

Second, it is offered to a current tenant of a development under common control who has requested and needs the features of the accessible unit.

Third, it is offered to an eligible, qualified applicant on the accessible unit waitlist who needs the features of the accessible unit.

Fourth, it is offered to current tenants of any Covered Housing Development who have requested and need the features of the accessible unit and are registered with the Affordable & Accessible Housing Registry.

Fifth, it is offered to qualified and registered applicants in the Affordable & Accessible Housing Registry who need the features of the accessible unit.

Sixth, reasonable efforts are made to advertise the accessible unit to qualified individuals who need the accessible features, including listing it as available to individuals who need the accessible features at AccessHousingLA.org; distributing the information about the accessible vacancy in accordance with the property's approved Property Management Plan; distributing it to the most recent mandatory affirmative marketing and outreach resource list from the City; and sending an email to registrants on the AccessHousingLA.org website.

All communication and outreach efforts made by properties must ensure effective communication with individuals with disabilities by utilizing appropriate auxiliary aids and services, including accessible websites and emails.

Universal Application

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. In the past, each agency handled its own application intake during each Notice of Funding Availability (NOFA) for funds, Project-Based Voucher (PBV) programs, and social services funding. This system consequently

required project sponsors to submit an application for the same project to multiple funding agencies, resulting in multiple application submittals.

The parties, through this MOU, have streamlined the application process by having funding rounds that offer a one-stop shop for the three types of financing mentioned above. The parties have developed a cloud-based universal application that eliminates 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, was piloted in the fall of 2021 and launched in its current iteration in the summer of 2022. It was used for the following NOFA rounds:

2021 LAHD Supplemental Construction Financing NOFA, which was due in September 2021; this round provided the team the opportunity to work through the process on a smaller scale and to subsequently refine the system

- 2021 Round 2 HACLA PBV NOFA, which was due in October 2021
- 2022 LAHD Affordable Housing Managed Pipeline NOFA, which was due in October 2022
- 2022 HACLA PBV NOFA, which was due in November 2022
- 2022 LACDA Affordable Multifamily Rental Housing NOFA 28, which was due in December 2022
- 2023 HACLA PBV HA-2023-36, which was due in July 2023
- LACDA NOFA 29, which was due in October 2023
- LAHD ULA Accelerator Plus NOFA, which was due in December 2023
- HACLA PBV NOFA HA-2023-116, which was due in January 2024
- LACDA NOFA Round 30, which was due in February 2024
- LACDA NOFA PBVASH, which was due in February 2024

Housing Central Command

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.

The City of Los Angeles continues to utilize the Housing Central Command (HCC) rapid response system 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
- 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 1940s and 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 has made a significant push toward beautification and greening projects. Things like new energy-efficient windows, cool roofs, exterior painting, building signage and energy-efficient lights, trash enclosures, and landscaping with drought-tolerant plants have made immediate impacts on the overall look of the public housing 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 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

HACLA has initiated an extensive Physical Needs Assessment (PNA) of its public housing stock, which will be complete in 2025. A PNA is a systematic review of all the major physical components of a property to result in a projection of future needs and costs to address those needs. The PNA will be used as a planning tool in projecting and budgeting capital improvement needs, such as a property's future physical needs and the costs of replacing systems and components that have reached the end of their remaining useful life. The previous PNA was completed in 2018, and it identified \$468 million in capital needs for the public housing inventory for the next 20 years. The capital funding HACLA receives for public housing, an anticipated \$24 million annual funding level, is not sufficient to address all of the capital needs in public housing.

In 2023, HACLA updated its 25-Year Vision Plan, which creates 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 HACLA considers its capital investments

annually and looks at longer-term property investments. Current properties under some stage of redevelopment include Jordan Downs, Rose Hill Courts, Rancho San Pedro, and William Mead. HACLA will be undertaking a more concentrated study for redevelopment of its San Fernando Gardens property.

Though funding for public housing capital needs continues to be limited as compared to the overall needs, HACLA plans to address the following projects through 2025:

- Pueblo Del Rio window replacement
- Estrada Courts window replacement
- William Mead window replacement
- Gas lines upgrades at Nickerson Gardens
- Water lines upgrades at Nickerson Gardens
- Replacement of smoke and carbon monoxide detectors in all public housing sites
- Renovation of playgrounds at Nickerson Gardens and Imperial Courts
- Resurfacing of parking lots at several public housing sites
- Resurfacing of basketball courts at Gonzaque Village and Avalon Gardens
- Repair of damaged roof fascia at Nickerson Gardens
- Installation of dryer vents at several public housing sites
- Replace lamp posts at Pico Gardens
- Replace wall heaters at several public housing sites
- Roof replacement at San Fernando Gardens
- Pueblo Del Rio social hall renovation
- Installation of air conditioners at Pico Gardens and San Fernando Gardens
- Open space renovations at Nickerson Gardens and Imperial Courts
- Neighborhood enhancements at Imperial Courts, Gonzaque Village, Avalon Gardens, Mar Vista Gardens, and Estrada Courts will include painting of building exteriors, new signage, and lights
- Imperial Courts reconfiguration of existing one-bedroom units to fully Americans with Disabilities Act (ADA) compliant accessible units

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

HACLA 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 of 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.

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 HACLA's citywide Vision Plan for public housing. These meetings also provide opportunities for important trainings on topics such as human trafficking, annual budget preparation, lease compliance, and fair housing. HACLA staff 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.

Quarterly meetings with the HARAC are usually held in January, April, July, and October of each year to receive information regarding current programs and policies and inform HACLA of resident concerns. Results of the quarterly meetings are reported back to residents at the monthly RAC site meetings. On important issues, such as the participatory budget annual draft agency plan process or important HUD-mandated public housing policy initiatives, HARAC members may be invited to join their RAC colleagues at a general leadership meeting.

New RAC Boards and HARAC elections are administered by an independent third party: The League of Women Voters, Los Angeles (LWVLA). HACLA anticipates the LWVLA will conduct independent RAC/HARAC elections at five public housing sites during 2025.

HACLA currently does not have a homeownership program for the public housing component, although it does have a Section 8 homeownership program. Since the program's inception in 2000, HACLA has successfully assisted 72 clients to become homeowners. Of the 72, 20 are still in the program receiving assistance. As of December 31, 2024, of the 24 participants receiving assistance, the average housing assistance payment for the homeownership program participant is \$907.20. The Section 8 Homeownership program is currently suspended for new enrollments.

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

Currently, HACLA 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 retaining this distinction in future evaluation years.

As discussed in last year's plan, 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. HUD has extended the deadline for PHAs to implement the new HOTMA provisions until January 1, 2026. HUD has yet to finalize its new online portal for PHAs to report family and property data. HACLA will hold off formal training for staff until HUD has finalized its adoption of systems and the software vendor(s) that PHAs use to report to HUD are able to be in compliance with HUD's new requirements.

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

Discussion

Effective July 1, 2024, HUD officially adopted the NSPIRE protocol for the inspection of HUD-assisted public housing and multifamily housing (the use of NSPIRE for the Section 8 program has been delayed until October 1, 2025). The protocol adopted by HUD places greater emphasis on the dwelling units and reduces the scoring weight of other areas of the properties. While emphasizing the area of the property that residents spend most of their time (units) is understandable, it is also the part of the property that PHAs have the least control over.

HACLA participated in the demonstration of the NSPIRE program to help HUD test the protocol. It was not until July 2023, after the demonstration was completed, that HUD released the Scoring Notice and HACLA was able to assess the impact that this new protocol would have on the scoring of the properties for the purpose of PHAS. With the emphasis on deficiencies in the units, we anticipate that all things being equal, our property scores will potentially decline and our long-held "High Performer" status for PHAS may be at risk.

Key site maintenance staff have been trained in the NSPIRE inspection standards. In 2024, six public housing developments had official NSPIRE inspections. It is anticipated, but we do not know for sure, that the remaining properties will be inspected in 2025. The final revised PHAS physical inspection score for HACLA will not be released until all properties have had their first NSPIRE inspection.

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), a joint powers authority of the City and County of Los Angeles, works closely with both jurisdictions 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

Inside Safe

In December 2022, Los Angeles' citywide proactive housing-led strategy to bring people inside from tents and encampments, Inside Safe, was launched. Inside Safe assesses street homelessness across Los Angeles and proactively engages with people living in tents and encampments based on which locations are most chronic and where people are most in crisis. This initiative is a housing-focused solution to combating homelessness, with all outreach and engagement efforts coupled with immediate interim housing and linkage to a permanent housing resource.

Inside Safe supports the following five goals:

2. Increase access to mental health and substance abuse treatment for those living in encampments
 - street encampments
 - housing stability for people experiencing homelessness
 - the safety and hygiene of neighborhoods for all residents, businesses, and neighbors

Inside Safe supports and seeks to advance the following citywide outcomes:

1. Decrease the number and size of encampments across the city
2. Decrease the time of moving someone from an encampment into housing
3. Increase interim and permanent housing placements
4. Increase access to mental health care and substance use treatment for people experiencing

homelessness

By the end of November 2023, nearly three-fourths of locations targeted by Inside Safe were either entirely free of encampments or had only a handful of tents remaining (three or fewer). LAHSA's role to support the coordination of the Inside Safe initiative is evolving, but maintains a focus on building core functions as the rehousing system lead to drive the rehousing system's new vision. LAHSA will support increasing the system throughput to streamline the rehousing process, to efficiently and effectively address unsheltered homelessness from the street to permanent housing, and to drive regional alignment and collaborative system change. LAHSA will support outreach leads and facilitators, provide direct services, and assist in the facilitation of direct services through coordinated outreach to address identified gaps in pre-existing efforts by community partners. LAHSA will collect, consolidate, analyze, and share data to support elected officials with data-driven decision-making. LAHSA will work in partnership with the City of Los Angeles to facilitate the management of grants, execute transparent and performance-driven contracts, and ensure the timely distribution of funds to maximize the impact of funding and reduce the administrative burden on providers.

Pathway Home

In January 2023, with the support of the Los Angeles Homeless Services Authority, Department of Mental Health and Housing for Health outreach teams, and community partners, Los Angeles County launched Pathway Home in 87 of the County's 88 cities (this excludes the City of Los Angeles, which administers its own program, Inside Safe, with the support of LA County), a major expansion of its ongoing efforts to resolve encampments countywide in partnership with local jurisdictions and unincorporated communities. Though the decision to leave the streets and go indoors is voluntary, residents are offered a credible pathway to permanent housing and immediate assistance with interim housing. With Pathway Home, the County will reduce unsheltered homelessness by helping people living on the streets come indoors, receive the supportive services they need to achieve housing stability, and ultimately move into permanent housing. These encampment resolutions also seek to restore public spaces to their intended use.

Reaching Out

On December 6, 2023, LAHSA officially opened the Welcome Navigation Center and began serving unsheltered persons experiencing homelessness. The project is a housing-focused, welcoming center where people previously residing on the streets or in encampments can move directly into a shelter location that offers dedicated housing navigation and connection to permanent housing or interim housing resources. The program provides dedicated beds to support encampment resolution operations.

Through LAHSA's outreach teams, the City of Los Angeles plans on increasing connections between unsheltered individuals and families to the Coordinated Entry System (CES). This work has bolstered the LA County Homeless Outreach Portal (LA-HOP), which allows the City to more efficiently receive requests for people needing outreach and quickly deploy appropriate outreach services to people experiencing unsheltered homelessness. LAHSA's Homeless Engagement Team (HET) provides direct outreach to individuals experiencing homelessness seven days a week. HET members travel throughout Los Angeles County and build personal relationships with their clients, making connections to necessary resources, including, but not limited to, mental health and substance abuse support, housing opportunities, documentation collection, and other necessary survival resources to support the path to permanent housing.

Additionally, HET continues to participate in the City of LA's comprehensive Cleaning and Rapid Engagement (CARE) teams, a collaboration of various providers and City of LA departments to ensure streets and sidewalks are clean while delivering resources for those experiencing homelessness. HET continues to work with the LA City Public Library, various county departments, and local service providers to bring services and resources as needed.

Through coordination by regional Outreach Coordinators and collaboration with a variety of outreach teams, including the Measure H and soon to be Measure A-funded Multi-Disciplinary Teams (MDTs—clinical outreach teams staffed by medical, mental health, substance abuse professionals, and those with lived experience), HET participates in numerous outreach events across the city. HET, alongside the MDTs and other teams, has been working together to connect people in city-funded emergency shelters (e.g., A Bridge Home). HET also regularly participates in Homeless Connect events across the city.

Referrals are another component of outreach. Referrals can be submitted by homeless outreach providers who identify individuals with severe impairments that require specialized and intensive support and engagement. Referrals can also be initiated by members of the public through the Los Angeles Homeless Outreach Portal at www.LA-HOP.org.

Referrals from the public will be triaged to a DMH HOME team for assessment and eligibility. In 2025, LA-HOP received over 16,000 referrals from the community. LAHSA continues to participate in the County + City + Community (C3) interdisciplinary outreach teams. These teams identify the highest-acuity unsheltered homeless individuals dwelling in specific geographic areas who are eligible for permanent housing through the Housing for Health program administered by the LA County Department of Health Services. By using an interdisciplinary approach, the teams can immediately address a variety of basic needs such as mental health, substance abuse, physical health, mainstream benefits, and shelter, while working with clients toward permanent housing.

Through close collaboration with the LA Mayor's Office, LAHSA's Unified Homeless Response Center (UHRC) Coordinator assists in coordinating LAHSA's outreach response to the City of LA's priority encampment areas. The UHRC Coordinator is also responsible for participating in the UHRC's efforts to develop additional strategies and best practices to assess the needs of people experiencing homelessness and efficiently connect them to appropriate crisis housing, bridge housing, and permanent housing opportunities.

Assessing Needs

As it relates to assessing needs among persons at risk for homelessness, LAHSA has developed an evidence-informed prevention screening tool to more effectively identify those who are the most at risk and appropriately target limited prevention assistance. In addition to CES, referral hotline staff, city departments, mainstream providers such as public social services offices and senior centers, and other entities working with populations at risk of homelessness have been trained on screening and referrals for prevention assistance.

Prevention assistance includes housing and income stabilization, housing placement, property owner mediation, relocation, and financial assistance. Diversion services include problem solving, administration of flexible funds, service linkages, and housing search services. LAHSA also funds legal agencies to address relevant legal issues for at-risk persons such as evictions. CES uses a phased assessment and progressive assistance approach, meaning people experiencing homelessness are engaged with exploratory solution-focused conversations and asked to disclose a large amount of information during their first engagement with CES. This phased approach consists of the following phases:

Problem Solving Phase

Problem Solving is a strengths-based intervention that empowers PEH to identify solutions to their housing crisis through resources and relationships outside of the CES with the use of mediation, creative thinking, and one-time financial assistance if necessary. This approach is also often referred to as System Diversion.

Service Engagement Phase

The Service Engagement Phase seeks to identify resources to meet the most immediate needs of households seeking homelessness assistance, including immediate shelter and mental health services, connection to mainstream resources, and access to food, among other services.

Housing Needs and Document Gathering Phase

As CES Access Points and other agencies providing access to the CES are assessing housing needs, they should evaluate if a PEH is eligible for the most commonly available and easily accessible housing resource in the system. As much as possible, we want to ensure that PEH connects to resources that are readily available in the population system most appropriate to serve their needs.

Program Assessment Tool Phase

This phase outlines the use of specific tools used by the CES to evaluate PEH's housing needs and potential eligibility for various housing and/or services programs. Specifically, there are assessment tools related to entry into Homelessness Prevention, TAY Transitional Housing, and Permanent Supportive Housing.

A full description of each phase can be found on LAHSA's [CES Assessment Guidance on the LAHSA website](#).

Addressing the emergency shelter and transitional housing needs of homeless persons

LAHSA currently uses LA City CDBG, LA City and County ESG, LA City and County General Funds, LA County DPSS funds, and LA 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 consists of two programs 1) Seasonal Winter Shelter Program and 2) Augmented Winter Shelter Program (AWSP)

The Seasonal Winter Shelter Program 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 between November 1 – March 31. In FY 24-25, City and County funding for the program allowed for the mobilization of 325 beds across 8 sites.

The Seasonal Winter Shelter Program consists of:

- 325 beds overall

- 8 sites
- 60 beds at one site for Augmented Winter Shelter (activation only)
- 382 combined motel/hotel for Augmented Winter Shelter (activation only)
- 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 Augmented Winter Shelter Program expands capacity in the homeless response system during severe weather or other public emergencies that occur between November 1 and March 31. The Augmented Winter Shelter Program utilizes pop-up shelters at large venues and hotel/motel vouchers to provide low-barrier, safe, and supportive 12 to 24 hour emergency shelter services when it is activated as a result of severe weather or circumstances that pose an immediate danger to unsheltered individuals. In FY 24-25, the Augmented Winter Shelter Program began to be integrated into the Emergency Response Program to better differentiate its work from the Seasonal Winter Shelter Program. In FY 24-25, City and County funding allowed for up to one Augmented Winter Shelter/Emergency Response Program pop-up shelter with 60 beds and the ability to bring up to 392 individuals indoors with the use of hotel/motel vouchers during activation.

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 a possible extension.

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 following partners:

- The Los Angeles County Office of Emergency Management (OEM)
- The Los Angeles City Emergency Management

- National Weather Service
- LA City Mayor's Office
- Los Angeles County Homeless Initiative Office
- Unified Homelessness Response Center
- Other stakeholders as warranted

Weather Activation Coordination calls facilitate discussion of the weather forecast and confirm if the weather meets the criteria necessary for activation for different geographic regions in Los Angeles County. Below is the process protocol that LAHSA and its partners take to activate within a SPA.

1. When severe weather is expected, any of the above stakeholders can call for a Weather Activation Call to coordinate efforts to respond to the weather. During the call, the various stakeholders hear from the National Weather Service on what to expect, ask for clarification, evaluate the geographic needs, and report efforts to respond to the severe weather.
2. When the activation occurs, LAHSA's Emergency Response Team (ERT) drafts the official activation notification and works with LAHSA's Communications team to draft a public release of information.
3. The activation notification and public release of information must be approved by the Interim Housing Associate Director and the Director of the program before release.
4. Upon approval of these documents, the ERT notifies the partners through email and phone calls.
5. The public release of information is shared through various external communication modes, which include email database notifications to individuals who have signed up to receive updated news from LAHSA, and provider leadership and staff, elected official offices, and Team LAHSA. In addition, the Communications team posts informational flyers on LAHSA's various social media platforms.

Temporary AWSP Overview

The AWSP will continue to rely on hotel/motel vouchers and pop-up AWSP sites as directed by the City/County during activation. After the utilization of funding for the Seasonal Winter Shelter Program, remaining funding shall be allocated for hotel/motel vouchers for the City and County if the program is activated. The City/County have the option of directing LAHSA to increase hotel/motel vouchers based upon need and the provision of additional funding.

Safe Parking Overview

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 Safe Parking sites operate every night and hours vary depending on the site location. All program locations include access to a restroom facility and the security of a guard. The City of LA continues to scale up this model to offer individuals and households experiencing homelessness in their vehicles access to case

management services and connections to interim and permanent housing resources via CES. Additional services include on-site case management, two (2) meals per day, shower trailers, and additional financial assistance.

Safe Sleep Village Overview

The City of Los Angeles' Homelessness Roadmap is comprised of several interventions that are meant to provide emergency housing and/or supportive services to individuals and families experiencing homelessness based on the vulnerability level of the individual person, with the most vulnerable prioritized. The Safe Sleep Village associated with the Homelessness Roadmap will continue to provide a safe place for people experiencing homelessness to safely and legally sleep in tents, have meals, and receive case management. The Safe Sleep Village is a 24 hour program that consists of outdoor tent spaces for individuals to sleep in their tents safely with their personal belongings, so long as their belongings can fit in a designated area. This program aims to mitigate the risks of living in an encampment by providing on-site security, case management, laundry services, showers, bathrooms, and meals.

Crisis Housing

The Crisis Housing component of the available shelter program has broad eligibility requirements and offers 24 hour access to a temporary shelter bed. Crisis Housing programs by population will continue to be available to individual adults, families, and transition age youth. These populations include people who are newly homeless or face low barriers to reentering permanent housing. Shelter staff offer supportive services, housing navigation, and linkages to permanent housing and other resources. In FY 24-25, there were 12,046 beds across various crisis housing program components.

Bridge Housing

The Bridge Housing non-matched component of the available shelter programs will continue to offer 24 hour access to a temporary shelter bed. Bridge Housing participants are offered housing navigation, case management services, and linkage to permanent housing and other resources. The Coordinated Entry System (CES) referral process facilitates discharge from institutions such as jail, prison, or hospital by coordinating with points of contact to secure interim housing.

A Bridge Home

A Bridge Home is for high acuity participants at targeted encampments and will continue in partnership between the City and LAHSA to reduce street-based encampments. In FY 24-25, there were 1,978 A Bridge Home beds across all programs.

Transitional Housing (TH)

LAHSA's TH for Transition Age Youth (TAY) programs will continue to serve youth ages 18-24 who are single individuals, pregnant or parenting, and/or youth aging out of care. TH for TAY

provides up to 36 months of supportive services and linkage to stable housing. TH programs also serve the Domestic Violence / Intimate Partner Violence Survivor (DV/IPV) population. TH for DV/IPV survivors offers up to 24 months of TH with supportive services and linkage to stable housing. In FY 23-24, there were a total of 725 Transitional Housing beds for youth.

Domestic Violence Overview

LAHSA will continue to place a high priority on housing for survivors of domestic violence. LAHSA funds domestic violence Transitional Housing, Time Limited Subsidy (Rapid Re-Housing), and Joint Component (TH-RRH) programs. LAHSA has applied for the HUD DV Bonus since 2019, which funds some of the Rapid Re-Housing and Joint Component contracts. From FY 2019 to FY 2023, the LA CoC was awarded over 500 new DV transitional housing and rapid re-housing beds. In 2022, LAHSA was also awarded its first grant specifically to support human trafficking survivors through Rapid Re-Housing. LAHSA also holds eight contracts that fund the Domestic Violence Regional Coordinator (DVRC) positions. There is one DVRC stationed in each SPA. The DVRCs provide technical assistance and training to service providers and promote collaboration and relationship building between homeless service providers and victim service providers to create a more equitable coordinated entry system.

Transitional Housing for DV/IPV Survivors (Intimate Partner Violence) is a Housing First, Low Barrier, Harm Reduction based, trauma informed Crisis Response program that provides safe, client driven support services and access to temporary residence for people experiencing a housing crisis due to DV/IPV who choose to enter a Transitional Housing program. Program participants (Participants) may enter and receive services in the Transitional Housing program without any preconditions or requirements such as treatment or participation in services to receive assistance. Transitional Housing incorporates client choice by helping participants quickly find permanent housing based on their unique strengths, needs, preferences, and financial resources while being provided with a short-term residence. In addition, Transitional Housing services connect participants to resources that help them improve their safety, well being, and achieve their housing stability goals. Some of these supportive services may include life skills development, connections to employment, education, healthcare, and mental healthcare. Participants may choose when they are ready to exit Transitional Housing into permanent housing but may not stay beyond twenty four (24) months. Transitional Housing may be site based facilities or provided in scattered site apartments. In FY 23-24, there were 45 Joint TH/RRH interim housing beds across various programs.

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 will continue to utilize the LA County Coordinated Entry System (CES) to serve all individuals and households experiencing homelessness. CES provides a no wrong door approach, phased assessment, clear points of access, and a more streamlined system. Individuals and households are connected to resources based on needs, eligibility, and prioritization.

The development, implementation, and operation of CES is intended to remove the institutional barriers that often hinder persons experiencing homelessness from becoming stabilized in housing. Through the community-based approach offered by CES, homeless individuals, families with children, and youth no longer have to travel from program to program retelling the history of their homeless experience to find a program that will meet their needs. The screening, phased assessment, and connection to appropriate services and housing facilitated by CES avoid duplication of effort and decrease the length of time in accessing services. All of these efforts are intended to decrease the length of time it takes an individual or family to return to housing. LAHSA is constantly adapting and iterating on CES processes to increase system efficiency.

At the beginning of 2020, LAHSA implemented Housing Central Command (HCC), an initiative launched by LAHSA 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 partners include the LA County Department of Health Services, the LA County Department of Mental Health, Housing Authority for the City of Los Angeles (HACLA), Los Angeles County Development Authority (LACDA), Veterans Affairs, Department of Public Social Services (DPSS), and the LA Housing and Community Investment for Families Department (CIFD). HCC establishes real-time awareness of LA'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 them. HCC is based on a crisis response model developed by the U.S. Department of Housing and Urban Development to rehouse people after natural disasters. HCC ensures CES is tracking all PEH from assessment to housing, creating an efficient supportive housing inventory system that quickly matches PEH to housing, and ensures that LAHSA and its partners are working collaboratively. HCC priorities include but are not limited to PSH inventory reconciliation, the development of a universal housing application, data integration, streamlining document readiness service providers, and the development of a centralized inventory management team. LAHSA is also working to streamline the utilization of PSH resources through new processes of connecting PEH to these resources and actively managing the lease-up process for new buildings.

LAHSA developed and launched the Resource Management System (RMS) to manage and track permanent supportive housing (PSH) resources within the Los Angeles Continuum of Care (LA CoC). Integrated with the Homeless Management Information System (HMIS), RMS supports the identification and matching of individuals experiencing homelessness to available housing opportunities. This integration streamlines the placement process by providing real-time data and automating housing matches. By leveraging RMS, LAHSA improves the speed and coordination of housing placements, advancing efforts to reduce homelessness across Los Angeles County.

LAHSA's Master Leasing Program secures entire apartment buildings to rapidly increase the supply of available housing units for people experiencing homelessness. By leasing directly from property owners, LAHSA eliminates many of the delays and barriers that often come with scattered-site housing placements. The program significantly reduces the time it takes to move people into housing, cutting average placement timelines from 120 days to as few as 3 to 5 days. This approach strengthens system-wide capacity and helps ensure more efficient use of available housing resources.

Capacity building will occur by assisting agencies to meet the growing demands required of them to quickly and effectively move households into permanent housing. To accomplish this, LAHSA's Training and Professional Development team focuses on developing training and technical assistance opportunities for CES participating agencies. Within this team, the Training and Instructional Design unit manages the Centralized Training Academy, a hub for training opportunities, 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 will continue to incorporate problem-solving strategies and access to problem-solving assistance funds across all CES components and at mainstream services sites, increase funding for housing navigation services to assist high needs individuals with the housing application process, increase the local property owner incentive program to help people quickly obtain housing units, and support the implementation of programs to increase the supply of permanent housing.

To reduce instances of reentry into homelessness, LAHSA continues to emphasize the importance of consistent and active 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 and placement, legal services, financial assistance, and other supportive services. LAHSA oversees a shallow subsidy program to assist persons who

have exhausted their Time Limited Subsidy (i.e. 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 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 homelessness 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 households at imminent risk of experiencing homelessness, as well as provide targeted outreach to better identify low and moderately-low income 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 previously homeless households.

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) will 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. The Healthcare Integration Coordinator hosts a monthly space for hospital social workers to streamline resources and supports, introduced CALAIM training for social workers to encourage them to utilize the referral pathways provided by Health plans that can benefit their discharge planning, and collaborates with the Hospital association monthly to discuss ideas on leveraging support with hospitals and bridging gaps outside of pre-existing monthly discharge planning meetings to align system efforts.

The City of Los Angeles will continue to support non-homeless special needs populations in its efforts to reduce and eliminate homelessness:

Housing and supportive service actions for non-homeless special needs persons: elderlyH frail elderly, persons with disabilities, persons with HIV/AIDS and their families, and public housing residents.

LAHSA coordinates with several public systems of care, as well as publicly funded institutions, to help prevent individuals and households currently 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 Pillar 4 to focus on providing interim housing for those exiting justice-system institutions, including jail, prison, or detention facilities, 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 LAHSA Hospital Referral Portal allows hospital staff to refer a patient being discharged to a Patient Problem Solving Specialist (PPSS) located across LA County. The LAHSA Healthcare Integration unit works to expand the network of hospitals that access the Hospital Referral Portal. Patients referred to PPSS via the referral portal are provided Problem-Solving support to resolve the episode of homelessness and divert from the homelessness response system. LAHSA's Healthcare Integration Coordinator works to streamline collaboration and communication between hospitals and system partners. The LAHSA Healthcare Integration Coordinator hosts a monthly meeting space for hospital social workers to streamline the delivery of resources and support. LAHSA's Healthcare Integration Coordinator also collaborates with the Hospital Association of Southern California (HASC) on a monthly call to discuss ideas on leveraging support with hospitals, bridging gaps outside of pre-existing monthly discharge planning meetings, and aligning system efforts.

In fiscal year 23-24, LAHSA's Problem-Solving Unit partnered with the Department of Social Services' (DPSS) Greater Avenues for Independence (GAIN) program and the California Policy Lab at UCLA (CPL) in an experimental program using data analytics to predict and prevent families who are at highest risk from falling into homelessness. The Predictive Analytics Pilot employs the Problem-Solving intervention, which shifts reliance on CES resources, and has prevented homelessness episodes by helping families strengthen their ties to the community and rely less on financial assistance. In fiscal year 24-25, the collaboration between DPSS and the LAHSA Predictive Analytics Problem-Solving Coordinators has maximized the effectiveness of the predictive analytics tool with outcomes at a rate near triple the County average.

- Partnerships between the city, county, and community agencies also provide supportive services to prevent homelessness for a diversity of at-risk populations:
- The Los Angeles County Home Safe program, operated by the Aging & Disabilities Department, helps older adults and adults with disabilities at risk of abuse, neglect, or exploitation remain safely housed and avoid homelessness. By providing services such as housing stabilization, case management, and eviction prevention, the program plays a critical role in protecting vulnerable residents and supporting aging in place.
- Stay Housed LA is a partnership between Los Angeles County, the City of Los Angeles, and local community and legal service providers that provides LA County residents with information and resources to retain their housing.
- CHIRPLA is a nonprofit HOPWA-funded housing information and referral program dedicated to preventing homelessness for People Living with HIV/AIDS in Los Angeles County that provides a comprehensive range of affordable housing options and supportive services to help residents maintain housing.

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. 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. This initiative provides immediate interim housing and linkage to permanent housing resources, preventing encampments from returning to the streets. 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 (l)(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	235
Tenant-based rental assistance	300
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	116
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	90
Total	741

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 are 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 have 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 is the high inflation rate caused by several factors, including supply chain constraints and an unstable economic environment. Inflation causes prices to rise, from building materials and other costs 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, adapted new state law to the City's rules, created new incentives to facilitate affordable housing development, and updated 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

Several City initiatives to address some of the barriers and negative impacts of governmental regulations on residential development in recent years, and to 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, veteran 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. To date, HHH has surpassed its 10,000 unit financing goal: A total of 14,135 affordable and supportive housing units have been financed. Of this total, 8,696 units have been completed; 3,362 units are under construction; and 2,077 are in design.
- 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.
- LA County voters recently approved Measure A, which repeals and replaces Measure H and replaces it with an ongoing funding source that allows for continued progress on ending homelessness with housing and services while greatly expanding efforts to address the drivers of homelessness through affordable housing construction,

homelessness prevention, and support for vulnerable renters. Measure A is estimated to generate \$1.07 billion annually. The City of Los Angeles is estimated to receive approximately \$189.5 million per year in total allocations from two categories – 1) the Local Solutions Fund (under the County of L.A.’s 60% category), and 2) Affordable Housing and Prevention under the Los Angeles County Affordable Housing Solutions Agency’s (LACAHS) category, depending on the final funding formula that is approved. Also, the Measure A formula methodology that is to be adopted by the LA County Board of Supervisors in March 2025 will inform the City’s final annual allocation for homelessness services, homeless prevention, and affordable housing programs.

- 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. The Affordable Housing Linkage Fee has produced a total revenue of more than \$155.9 million as of December 31, 2024.

- August 2024 marks the eighth consecutive year that California’s Strategic Growth Council has awarded Affordable Housing and Sustainable Communities (AHSC) Program funds to projects in the City of Los Angeles. Combined with the prior AHSC awards, the City has successfully secured over \$500 million to support 38 developments with 4,123 new housing units, of which 3,807 are affordable, and an array of greenhouse gas emission-reducing transit infrastructure projects.

- The City committed \$200 million in 2016 to increase the supply of accessible, affordable housing in response to a lawsuit against the City. The lawsuit alleged the City and the Community Redevelopment Agency of Los Angeles (CRA/LA) failed to ensure housing developments funded, developed, or significantly assisted by the City or CRA/LA had the required number of accessible units for people with mobility and hearing/vision disabilities and were made available to people with disabilities. The lawsuit also alleged that the City and CRA/LA failed to operate other aspects of the City’s housing program in compliance with Section 504 of the Rehabilitation Act, the Americans with Disabilities Act (ADA), the Fair Housing Act, and California state law. Over a ten year period, the City will ensure that at least 4,000 of its affordable housing units meet federal architectural accessibility standards. The City has launched and is implementing several programs to ensure that the accessible units are made available to those in need in more effective methods.

- Furthermore, the United to House LA (ULA) measure, passed by voters in November 2022, establishes an additional tax on sales and transfers of real property

exceeding \$5 million. Proceeds from ULA provide a dedicated, ongoing local source of funding, with 70% going to support affordable housing production and preservation, and 30% funding homelessness prevention programs. On December 10, 2024, the City Council adopted the Fiscal Year 2024-2025 ULA Expenditure Plan and ULA Program Guidelines, which set forth parameters and priorities for program activities to be funded by ULA. In 2024, \$55.6 million was awarded to accelerate the construction of 795 units of affordable housing. These funds were needed to fill financing gaps and enable projects to either start construction or apply for Low Income Housing Tax Credits. Since the transfer tax went into effect in April 2023 through January 31, 2025, ULA has generated over \$567 million in revenue, with monthly revenue collection continuing to trend upwards. During Fiscal Year 2025-2026, an estimated \$250 million in ULA proceeds will be made available for new construction, preservation, and acquisition/rehabilitation of affordable housing. As set forth in the Program Guidelines, the City intends to prioritize funding awards to projects that most efficiently leverage other available funding sources, make use of public land, and where appropriate leverage other incentive programs such as the Transit Oriented Communities Incentive Program and Executive Directive 1 to ensure a streamlined process for development.

Los Angeles City Planning (LACP) and the Los Angeles Housing Department (LAHD) have spent the past several years working on 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:

Barrier removal efforts completed include the following:

- Density Bonus Ordinance Update: The City has recently completed an effort to comprehensively update its Density Bonus Program (previously LAMC 12.22.A.25) to align it with state law and to create more opportunities for the production of affordable housing. The update reflects recent changes to state law that have significantly expanded incentives for 100% affordable, special needs, and mixed-income projects, particularly located near transit. The Citywide Housing Incentive Program (CHIP) Ordinance (Ordinance 188,477) is the first comprehensive update to the City's local Density Bonus Program. It includes the Mixed-Income Incentive Program (MIIP) and the Affordable Housing Incentive Program (AHIP), aimed at incorporating strategies to promote greater affordability, particularly in strong market areas of the City, create new incentives for senior housing, and include 99-year affordability terms for the affordable units included in mixed-income development projects. CHIP streamlines procedures to reduce barriers and bottlenecks in housing permitting and development. The Density Bonus program has been used widely in Los Angeles since its adoption in 2008. Between 2015 and 2022,

almost 40,000 units have been approved via the program, of which more than 8,000 (approximately 20%) units were covenanted affordable housing units. With the Density Bonus Update, the City aims to significantly further, encourage, and facilitate the production of affordable housing in the near future.

- **Downtown Community Plan Update and New Zoning Code:** In December 2024, the Los Angeles City Council unanimously approved the implementing ordinances for the Downtown Community Plan Update, or DTLA 2040, a multi-year effort that seeks to update the policies and zoning designations that guide development within the seven-square-mile core of the City. Downtown is projected to gain 125,000 new residents and 55,000 new jobs by 2040. The proposed Plan and zoning changes aim to accommodate this growth in an inclusive, equitable, sustainable, and healthy manner, prioritizing the production of affordable housing and employment opportunities. Among other changes, the Plan would nearly double the area where residential uses are permitted, increasing it from 33% to 60% of Downtown. The DTLA Community Plan Update is the first area in the City to make use of the long-anticipated New Zoning Code, a modular zoning code that is easy to navigate and is equipped with a modern and efficient set of zoning tools to respond to the needs of Los Angeles's neighborhoods. Various Community Planning efforts are underway throughout the City. For an overview of other Community Planning programs, see the "Community Plan Update" section below.

- **Accessory Dwelling Units (ADUs):** The City of LA has embraced ADUs and is the statewide leader in ADU production, permitting more than 8,200 ADUs in 2024. The City's 2019 ADU Ordinance allows several provisions beyond state law allowing for Movable Tiny Houses to be used as ADUs as well as allowing for additional floor area for attached ADUs. In 2024, the Department of City Planning and the Department of Building and Safety issued Zoning Administrator's Memorandum No. 143 clarifying the implementation of the 2019 ADU Ordinance and the state ADU Law. The memo clarifies ADU and JADU Development Standards and requirements and other state law provisions.

- **New Project Review Thresholds:** In June 2023, City Council approved the Site Plan Review (now Project Review) Amendment for Affordable Housing, which exempts deed-restricted affordable housing units from being counted towards the 50 unit threshold that triggers a discretionary planning entitlement and CEQA review in the zoning code. This is expected to reduce the number of affordable housing projects that require discretionary review, which will greatly expedite their approval as well as reduce cost and risk. Most affordable housing projects are appealed or litigated using CEQA, which will no longer be required for code compliant projects based solely on their size. The CHIP Ordinance further amended the Project Review section of the Code (LAMC 16.05) to exempt from Project Review any project that provides income-restricted units at the

levels required to be eligible for an exemption from the Affordable Housing Linkage Fee. Together, these amendments reduce process requirements for both 100% affordable and mixed-income projects.

- Mayor Bass's Executive Directive 1 (ED1): On December 16, 2022 Mayor Bass issued her first Executive Directive, which dramatically accelerates the permitting of affordable housing and temporary housing. For affordable housing proposed under ED1, the City must complete the approval process within 60 days through a by-right ministerial process. Then, when construction starts, the permit, utility, and certificate of occupancy process will be completed in just 5 days for 100% affordable housing and in no more than 2 days for temporary housing. ED1 applies to applications for 100% affordable housing projects or for temporary shelters, as long as the projects do not require any zoning change, variance, or General Plan amendment. Density bonuses are permitted. In response to a City Council Motion (CF 23-0623), the Department of City Planning prepared a proposed ordinance modeled after ED1, releasing a fact sheet in September 2023. The ordinance was approved by the City Planning Commission in November 2023 and is currently pending scheduling with the Planning and Land Use Management (PLUM) Committee of the City Council. In July 2024, the Mayor's ED1 was also revised to include protections for existing tenants (including a limit on the number of existing rent stabilized units a new project can demolish, 1:1 replacement of RSO units, a right to return at a prior rental rate, 99-year covenants, and development of a priority occupancy program) and a limitation on waivers of development standards. Many of these provisions were subsequently codified for all project types by the Resident Protections Ordinance, adopted in February 2025 as part of the City's Rezoning Program.
- Priority Housing Program: The Department of City Planning has dedicated staff and procedures to prioritize the entitlement review of projects with at least 20 percent affordable housing. These cases are identified and expedited with specialized staff.
- Affordable Housing Services Section: The Department of City Planning has established a specialized unit to provide technical assistance and processing of pre-application referral forms for the city's affordable housing incentive programs, including Density Bonus, Transit Oriented Communities (TOC), Qualified Permanent Supportive Housing (QPSH), etc. Starting in February 2025, the unit will also process cases associated with the recently adopted CHIP ordinance, including the Mixed-Income Incentive Program (MIIP) and Affordable Housing Incentive Program (AHIP).
- Housing Element Update: The City adopted its 2021-2029 Housing Element on June 14, 2022. On June 29, 2022, the California Department of Housing and Community Development (HCD) informed the City that its Housing Element was in full compliance with State law. The Housing Element is a state-required component of the General Plan and provides an eight-year plan for increasing housing opportunities, particularly affordable housing in higher resource areas of the City. State law requires the Housing

Element to demonstrate sufficient zoned capacity for housing to accommodate the number of units identified in the Regional Housing Needs Assessment (RHNA) allocation of 456,643 units. The Housing Element identified a need to rezone for at least 255,432 housing units to achieve the housing targets identified by the state. In February 2025, the City fulfilled its rezoning obligations with the effectuation of the Downtown Community Plan, Hollywood Community Plan, Citywide Housing Incentive Program, and Housing Element Sites and Minimum Density Ordinance.

- Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines): The TOC program was established pursuant to voter authorization in 2017. It provides generous density bonuses to projects located within a half mile of a major transit stop, provided that they include a certain percentage and level of on-site affordable housing units. Between 2017 and February 2025, the TOC program produced applications for more than 62,000 housing units throughout the City. More than 23% of these units are restricted affordable units. The popularity of the TOC program indicates that it offers the housing development community the kinds of incentives that alleviate constraints posed by development standards throughout the City. The TOC program is scheduled to expire in 2026, per the ballot measure. The City Council recently approved the Mixed-Income Incentive Program (MIIP), which includes a Transit Oriented Incentive Area (TOIA) that makes many of the attractive incentives in the TOC Guidelines a permanent incentive program.

- Interim Motel Conversion Ordinance (IMCO): Adopted in 2018, the IMCO provides a streamlined process for the retrofit and temporary reuse of underutilized motels and hotels for supportive and transitional housing, promoting creative and cost-effective strategies that can provide solutions for people experiencing homelessness.

- Permanent Supportive Housing Ordinance: Adopted in 2018, the ordinance established an administrative review process for qualifying supportive housing projects, as well as relaxed certain development standards such as density limitations and minimum parking requirements, helping to remove regulatory barriers and streamline the review process. This allows for the quicker production of this resource aimed at populations experiencing homelessness.

- Ministerial Review for Affordable Housing: The State of California enacted Senate Bill (SB) 35 in 2017 and Assembly Bill (AB) 2162 in 2018. Both state bills provide for a ministerial review process, but each has its own eligibility requirements and review criteria. SB 35 currently applies only to residential or mixed-use developments with at least 50% of the units set aside as affordable for lower-income households (80% of area median income or below), based on the City's current Regional Housing Needs Assessment (RHNA) progress. AB 2162 applies only to 100% affordable projects that include at least 25% of the units as supportive housing. The Department of City Planning created a new administrative procedure that became effective on September 25, 2020, for

processing and tracking housing developments that request these types of state streamlining, called a Streamlined Infill Project (SIP). The SIP process is designed to ensure that eligible projects meet all the necessary objective zoning standards while providing a streamlined ministerial review process. SIP projects are not subject to CEQA or public hearings, and any appeal process in the Municipal Code unique to the type of entitlement being requested will not be utilized. SB 35 was scheduled to sunset in 2026, but SB 423 (signed into law in October 2023) extended the provisions of SB 35 to 2036.

Barrier removal efforts currently underway include the following:

- Inclusionary Housing Feasibility Analysis: In 2023, LAHD and LACP completed the first phase of a study for a potential citywide inclusionary zoning policy and reported its results to the City Council in August of 2023. LAHD and LACP have begun the second phase of the study, which will include a more complete feasibility analysis including 1) testing different affordability percentages and at different income categories, 2) testing different project thresholds, 3) testing for-sale requirements, 4) determining market areas, and 5) analyzing alternative methods of compliance, including in-lieu fee.
- Fair Share Allocation / Citywide Housing Needs Assessment: The City's 2021-2029 Housing Element aims to address the need for affordable housing distribution through its Citywide Housing Needs Assessment by Community Plan Area program. This program is an effort to update the City's growth strategy (General Plan Framework Element) to create a new community housing needs assessment methodology that would allocate citywide housing targets across Community Plan areas in a way that would address patterns of racial and economic segregation, promote jobs/housing balance, provide ample housing opportunities, and affirmatively further fair housing. The goal of this program is to include the creation of numerical housing goals and zoning targets for each Community Plan Area, and subareas, by income category. This will encourage an equitable distribution of affordable housing in the City. The City contracted with a consultant (AECOM) to assist in developing a Fair Share Analysis tool that can be used for community engagement in future updates to the General Plan. The study was concluded in 2024.
- Mayor Bass's Executive Directive 7 (ED7): On November 8, 2023, Mayor Bass issued ED7, which streamlines and accelerates housing production. The directive aims to remove barriers to housing production and make more project approvals ministerial, specifically projects providing affordable housing units. In March 2024, the Department of City Planning presented a report-back on strategies to encourage the development of for-sale housing and support home ownership opportunities through land use and zoning tools to the Mayor's Office. The report recommended for the Department of City

Planning to prepare a homeownership ordinance to promote more affordable for-sale housing options. The Director of Planning initiated the work program in December 2024.

- Community Plan Updates: The City has 34 Community Plans that provide the specific neighborhood-level detail, relevant policies, and implementation strategies necessary to achieve the General Plan objectives, including the objectives of the Housing Element. The Transit Neighborhood Plan (TNP) program also directs growth to transit areas, an overarching principle of the City’s General Plan. Throughout the City, numerous plans are currently being updated. Many of the updated plans will incorporate a hybrid form-based code to allow and accommodate more by-right multi-family housing, and will also include local incentive programs with ministerial “base/bonus” incentives that encourage multi-family development and affordable housing unit production. Several plans have also sought to balance production with preservation, codifying tenant protections into their plans, including in Hollywood, South LA, and Boyle Heights.

- Effective Plans: South Los Angeles Community Plan Implementation Overlay (CPIO) Amendment (August 2024), Slauson Transit Neighborhood Plan (August 2024), Downtown Plan (January 2025), and Hollywood Plan (February 2025); El Sereno / 710 Corridor Rezoning (June 2024)

- In Legal Review: Cornfield Arroyo Seco Specific Plan Amendment (Council approved in October 2024), Boyle Heights Plan (Council approved September 2024)

- Approved by the City Planning Commission (CPC): Wilmington-Harbor City (February 2024), Harbor Gateway (February 2024)

- Updates are ongoing in the following Community Plan Areas: Venice, Palms-Mar Vista-Del Rey, West LA, Westchester - Playa Del Rey, Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass, North Hollywood-Valley Village, Van Nuys-North Sherman Oaks, Encino-Tarzana, Reseda-West Van Nuys, and Canoga Park-Winnetka-Woodland Hills-West Hills

- Transit Neighborhood Plans are underway along the Orange (G) Line in Van Nuys and North Hollywood, and along the East San Fernando Valley Line in Pacoima, Arleta, and Panorama City

Discussion:

The actions described above identify and address barriers to affordable housing that will continue during the 2025 - 26 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

Preventing Homelessness for Older Adults

Los Angeles is one of the most rent-burdened cities in the country, and more than 60% of extremely low-income older adult households are severely rent-burdened, spending more than half of their incomes on rent and utilities. Many senior housing programs are at capacity and have years-long waitlists. According to the 2020 Greater Los Angeles Homeless Count, the number of seniors (age 62 years and over) experiencing homelessness has increased by more than 20%. By 2030, adults over age 60 will make up one-quarter of California's population, underscoring the urgent need for homelessness prevention programs to ensure stability for older adults.

In the midst of LA's current housing crisis, Accessory Dwelling Units (ADUs) have become critical to the City's ability to expand and diversify the supply of housing, and have quickly emerged as the fastest-growing segment of new housing in Los Angeles. Between 2015 and 2020, lawmakers passed multiple bills to make it easier for homeowners to build ADUs, resulting in 16,000 permitted ADUs in Los Angeles, a 2000% increase over prior years. With the steady rise of ADUs, former Los Angeles Mayor Eric Garcetti's Innovation Team saw the opportunity to leverage this new housing stock to pilot a homelessness prevention program that increases affordable housing access for older adults. In 2019, the team, in partnership with the Los Angeles Housing Department (LAHD), launched the Los Angeles Accessory Dwelling Unit Accelerator Program (LAADUAP) to test this concept.

The LA ADU Accelerator Program (LAADUAP)

The LAADUAP is a pilot program that provides immediate housing for older adults to prevent them from becoming homeless while they wait for affordable permanent housing placements. The program pairs extremely low-income seniors (30% AMI or below) with homeowners who are willing to rent their ADUs at affordable rates to create more affordable housing options, test homeless prevention strategies, and keep older adults aging in place. The Los Angeles Housing Department (LAHD) manages the program and provides rental subsidies to offset the difference

in price between the current Fair Market Rents (FMR) for the equivalent dwelling unit and 30% of the tenant's annual income.

ADU homeowners receive tenant screening, landlord training, and timely rent, and older adults receive secure, affordable housing, creation of a long term housing plan, ongoing assistance, and enrollment in various supportive senior programs and services. When the program launched, it partnered with 25 homeowners to house 32 older adults at risk of homelessness. To date, 12 program participants moved into permanent housing placements, five moved to other housing options, and one is on track to move within the next six months. The program will continue to support older adults.

Domestic Violence and Human Trafficking

With the lifting of the emergency order from the COVID-19 pandemic, providers have resumed full-time, in-person service delivery, with demonstrated ability to continue administering flexible, resilient programs, approaches, and best practices to meet the evolving needs of survivors, and to remove service delivery obstacles affecting domestic violence and human trafficking survivors. Survivors face long-term impacts from the pandemic, including exacerbated income and employment loss, chronic medical conditions, impacted mental health, difficulty navigating childcare and schooling, and increased risk of homelessness.

In the wake of pandemic-related eviction protections ending, the continuation of the Survivors First program, a short-term housing assistance program, has proved especially valuable and necessary for this population to remedy these barriers. Through Survivors First, providers offer survivors navigation with identifying safe housing options, mediation with landlords and financial assistance to resolve arrearages, and other essential supports to secure and maintain permanent housing. While enrolled in the program, survivors work closely with advocates to meet financial stability goals, including increasing savings, improving credit, reducing debt, and establishing autonomous financial accounts.

In response to community and provider feedback, the City, County, and related partners, such as Los Angeles Homeless Services Authority (LAHSA), met with domestic violence and human trafficking survivor services providers to discuss streamlining the network of victim service provision through centralized access. The discussion addressed homelessness prevention, full utilization of survivor-serving programs, and capacity building for existing systems to better align survivor needs with shelter and community-based resources. The information gathered through these means will help to enhance the current program design, expected in 2025.

Unhoused Persons with Underserved Needs

According to the 2024 Greater Los Angeles Homeless Count, homelessness was found to be 75,312 people in Los Angeles County. The point-in-time count indicated a slight decline compared to 2023, trending down 0.27% in LA County overall and 2.2% in the City of LA (45,252). 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 people experiencing homelessness than in the LA County population overall and called on the homeless services delivery system and mainstream systems of care to implement its recommendations to address the inequity.

In the Los Angeles Continuum of Care, a decrease in homelessness was found among chronically homeless persons, who declined by 6.8% (29,823 individuals). Increases were observed among persons identifying as Hispanic/Latino by 2% (30,948 individuals), the Black population by 2.2% (23,362 individuals), older adults (55+) by 6.5% (18,704 individuals), the transgender population by 18.5% (1,318 individuals), and unaccompanied minors by 14% (106 individuals).

In conjunction with its partners, the City of LA has been taking, and will continue to take, a multi-pronged approach to addressing homelessness, including the disproportionately large percentage of unsheltered persons. These prongs 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, the City's Family Source Centers (19 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.
- **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 (For more details, see AP-65). In particular, the City of LA 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 of LA has 19 Bridge Housing sites open representing 1,449 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 to the Coordinated Entry System process. In addition, the City of Los Angeles 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. In FY 24-25, the Winter Shelter Program operated 8 congregate based seasonal winter shelters in the City 325 beds and had the capacity to utilize up to 60 beds at one site and utilize up to 382 hotel/motel vouchers during activation of the Augmented Winter Shelter Program component of the Winter Shelter Program. The number of vouchers could expand as directed by the City with additional funding.

- **Safe Parking:** The Safe Parking program is a low cost and high impact homelessness intervention for households experiencing vehicular homelessness. There are currently 20 sites, representing 459 available spaces operated across 6 contracted provider agencies throughout Los Angeles County. 18 of 20 sites operate on 12-hour program access for participants nightly while 2 of 20 sites operate on 24-hour program access. Program participants receive secure shelter, on-site case management, access to restroom facilities, and linkage support to interim housing and permanent housing. To support Safe Parking providers, LAHSA's Unsheltered Programs Coordinator provides programmatic assistance and collaborates with providers to ensure Safe Parking programs operate towards attaining its short to long term goals and meeting key performance indicators, reflective of the impacts made on navigating households out of vehicular homelessness.

- **Safe Sleep:** Safe Sleep Village is a 24-hour unsheltered program that consists of outdoor tent spaces for individuals to safely sleep in, along with their personal belongings, so long as they are able to fit within the designated area. This program aims to mitigate the risks of living in an encampment by providing on-site security, case management, laundry services, showers, bathrooms, and three nutritious meals a day. There is currently one (1) site located in SPA 6, representing 88 available tent slots and households. To ensure effective entry points for the homeless population residing in underserved communities seeking access to homeless services, the Safe Sleep Village will continue to operate within SPA 6 during the upcoming fiscal year. LAHSA's Unsheltered Programs Coordinator provides programmatic assistance to ensure the Safe Sleep program operates towards attaining its short to long term goals and meeting key performance indicators. In addition, Safe Sleep is included in ongoing collaboration with Safe Parking programs to ensure the provision of wraparound services to Los Angeles County's unsheltered.

- **Permanent Housing:** In 2016, the LA City Council placed Proposition HHH (\$1.2 billion bond) on the ballot to finance the construction of permanent supportive and affordable housing. This funding supports the development of 128 projects with 7,000 units in construction to date. As of February 2025 7,166 units of supportive housing and 1,458 units of non-supportive housing have been completed in the City of LA, while

10,000 units of supportive housing funded by HHH and other funding sources are projected to be built by November 2026. Buildings are opening across the region and in the coming years more permanent supportive housing units will open and be targeted to chronically homeless persons. In addition, through County Measure H, the City of LA and its partners have dramatically increased resources dedicated to rapid rehousing and housing navigation services, providing an increasing number of moderate and high barrier households with landlord outreach, apartment search, rental applications, security deposits, and rent subsidies. The City of LA will continue to scale its housing efforts through these strategies of new permanent supportive housing and expanded rapid rehousing and housing navigation services.

Addressing the Needs of Older Adults

The Dept. of Aging assesses the effectiveness of its programs and identifies needs through annual public hearings, satisfaction surveys, the review of best practices, research and policy reports, bi-monthly meetings with service providers, and its Council on Aging Advisory Board. The following programs have been found to be effective and will continue to support older adults, with enhancements made as funding is available:

- Various nutrition programs, including delivered meals and meals available onsite;
- Transportation program, with mobility options for the City's low income older adults;
- Continued support for our Mini-Multipurpose Senior Centers targeting historically underserved populations such as LGBTIQA older adults, older individuals experiencing homelessness, older individuals with disabilities and low-income older adults.
- Free legal assistance through a procured legal provider who specializes in securing the basic needs of older adults, especially low income seniors, dependent adults, and caregivers. Additionally our provider assists seniors at risk of experiencing homelessness with education, representation, and pathways to legal resources. Unhoused seniors are provided with housing resources, while tenants and/or homeowners are supported to remain housed.

The Los Angeles Dept. of Aging strives to be mindful in delivering services with careful attention placed for our disabled older adults, veteran older adults, those who care for the younger generation and those from various cultural backgrounds. Nearly one third of the City's non institutionalized older Angelenos have at least one disability. LA is also home to 38,538 veterans representing 5.2% of the older adult 60+ population. Further, there are 11,116 older Angelenos who are responsible for their grandchildren representing 1.5% of the City's older adult

population. In addition, nearly 55% of the City's older adult population were born in other countries, reflecting the City's diverse population.

Another initiative supporting older adults is Purposeful Aging LA, which aims to improve seniors' quality of life by focusing on their needs across all agencies within City government and uniting public, private, and nonprofit partners to meet the civic needs of an aging populace. This initiative facilitates coordination to implement the Age Friendly Action Plan recommendations in eight key areas: 1 Civic Participation and Employment, 2 Communication and Information, 3 Community Support and Health Services, 4 Emergency Preparedness and Resilience, 5 Housing, 6 Outdoor Spaces and Buildings, 7 Social Participation and Respect and Social Inclusion, and 8 Transportation. Interventions of high need communities and populations will be prioritized, incorporating multi-lingual, multi-ethnic services, a gender lens, and other strategies intended to empower traditionally marginalized communities.

Preventing Homelessness for Older Adults

Los Angeles is one of the most rent-burdened cities in the country, and more than 60% of extremely low-income older adult households are severely rent-burdened, spending more than half of their incomes on rent and utilities, which puts them at risk for losing their housing. According to the 2022 Greater Los Angeles Homeless Count, there are 8,426 homeless older adults aged 55 to 61, and 6,699 homeless older adults aged 62, together representing over 23% of the City's homeless population. The increase in the Los Angeles homeless older adult population is a further indication that housing affordability and the rising cost of living have adversely impacted older Angelenos. Many senior housing programs are at capacity and have years-long waitlists. By 2030, adults over age 60 will make up one-quarter of California's population, underscoring the urgent need for homelessness prevention programs to ensure stability for older adults.

Amid LA's current housing crisis, Accessory Dwelling Units have become critical to the City's ability to expand and diversify the supply of housing, and have quickly emerged as the fastest-growing segment of new housing in Los Angeles. To help meet the affordable housing needs of older adults, particularly those who are rent-burdened and on a fixed income, the City launched the Los Angeles Accessory Dwelling Unit Accelerator Program (LAADUAP) in 2019.

LAADUAP provides immediate housing for older adults, thereby preventing them from becoming homeless, by pairing extremely low-income seniors with ADU homeowners. ADU homeowners receive tenant screening, landlord training, and timely rent, and older adults receive secure, affordable housing, creation of a long-term housing plan, ongoing assistance, and enrollment in various senior discount programs and services. To date, the program has partnered

with 25 homeowners to house 32 older adults at risk of homelessness, and seven program participants are on track to move into permanent housing placements by summer 2023. The program will continue to support older adults.

The Handyworker Program is a housing rehabilitation program that provides minor home repairs, the installation of safety devices and accessibility improvements for older Angeleno homeowners. This program will continue to support older adults, as well as persons with disability, by allowing them to remain in their homes safely and prevent the costs of high interest loans or premature institutionalization.

Actions planned to foster and maintain affordable housing

Preserving Safety and Habitability of Affordable Housing

The Systematic Code Enforcement Program SCEP is responsible for maintaining safe and decent rental housing by enforcing the state and local health and safety codes in about 880,000 multifamily residential rental units throughout the city, including covenanted rent restricted affordable housing. A specific unit within the SCEP program conducts inspections of HOME funded affordable housing on a frequency in compliance with HOME regulations.

Every four years, SCEP performs routine inspections of residential rental properties; SCEP inspects properties with a history of noncompliance more frequently. SCEPs Tier II program focuses on the most hazardous rental housing units, which are typically less than 2% of the total rental properties in the City. In addition, tenants and property owners may continue to file habitability complaints at any time. SCEP also receives referrals from the Fire, Building and Safety, and LA County Public Health Departments on potentially unsafe conditions of rental housing.

SCEP prevents the development of dangerous, substandard, and unsanitary living conditions for some of the city's most vulnerable, low income residents. In the over 25 plus years since its inception, this program has done more than any other housing program to preserve the city's existing stock of privately owned rental housing, and is a national model that was recognized by the Harvard Innovations in American Government Award in 2005.

In 2024, 14,559 properties totaling 136,928 units were inspected via the SCEP program with 12,306 Orders to Comply issued. Also in 2024, 20,988 complaints were filed with the Department with 90% of those complaints becoming compliant within 120 days. Some properties went into additional enforcement programs due to noncompliance. Those are described below. This work will continue to support maintaining affordable housing.

Fostering Accessible Affordable Housing

The Accessible Housing Program AcHP ensures that multifamily affordable housing constructed with the assistance of the City and the former Community Redevelopment Agency of the City of Los Angeles CRA LA is accessible to people with disabilities. This program was established to ensure the City's compliance with and implementation of the Corrected Settlement Agreement CSA with Independent Living Centers of Southern California et al and Voluntary Compliance Agreement VCA with HUD. AcHP monitors affordable housing developments and ensures that they are constructed and operated in accordance with all applicable disability and fair housing laws and the City's Revised Fair Housing Policies.

Both the CSA and VCA are ten year agreements, with effective dates of August 2, 2019 for the VCA and September 5, 2016 for the CSA. Pursuant to the terms of the VCA and the CSA, the City is undertaking efforts including but not limited to the following:

- City will build or retrofit 4,000 units under the CSA and build or retrofit 4,031 units under the VCA, of which 3,100 must be retrofitted to make them accessible to individuals with mobility impairments and or hearing or vision impairments, and ensure that these units comply with the applicable accessibility standards under Section 504 of the Rehabilitation Act, the ADA, the federal Fair Housing Amendments Act, and the California Building Code
- City will also achieve the target number of accessible units through surveying City's existing multifamily affordable housing developments to identify deficiencies, and retrofitting a minimum of 3,100 units where feasible
- City will ensure that owners and property management agents for Covered Housing Developments adopt and implement the City's Revised Fair Housing Policies
- City will maintain the Affordable and Accessible Housing Registry at AccessHousingLA.org, which lists all accessible and affordable units and allows anyone to search and apply for units in Covered Housing Developments
- City will consult with the Department on Disability, CIFD, the Department of Aging and others on the development of a community outreach and informational plan that could include but not be limited to community presentations about the Registry, train the trainers sessions for housing advocates, and assisting at LAHDs public counters, the AcHP office, FamilySource Centers, and Multipurpose Senior Centers
- LAHD's Effective Communications and Reasonable Accommodations Policies have been revised to ensure that the departments communications with individuals with disabilities are as effective as communications with others, that all staff are aware of how to access LAHD contracted aids and services to provide reasonable accommodations, and

that all comply with the guidance in the US Department of Justice's ADA Guidance on Effective Communication dated January 1, 2014

- LAHD will provide appropriate auxiliary aids and services when requested to ensure that individuals with disabilities have an equal opportunity to participate in and benefit from the programs, services, and activities conducted by LAHD
- LAHD staff and owners and property managers of Covered Housing Developments are required to attend annual training on the City's Revised Fair Housing Policies
- The City has developed a grievance procedure for tenants, applicants and others, instructions and a form are available at AccessHousingLA.org
- LAHD provides detailed monthly, quarterly, and semi-annual reports to the plaintiffs, the Court Monitor, HUD, and City management regarding the activities undertaken to carry out these requirements

Policy Compliance

- The Accessible Housing Program will continue to implement and improve its monitoring and compliance efforts pursuant to the CSA, VCA, and the Monitoring, Compliance, and Enforcement Plan. This includes ongoing monthly training sessions with the City's Department on Disability and the ongoing provision of technical assistance to property owners and managers regarding compliance with the requirements of City policies, the CSA, and the VCA.
- While maintaining its ongoing obligations for training, monitoring, compliance, and reporting, AcHP Policy expects to conduct the following activities in PY 25-26:
 - Assess the effectiveness of the Enhanced Accessibility Program required by the VCA, which provides accessibility features beyond those required by law in competitive funding programs for developers of affordable housing in the City, including HOME and 9% Low Income Housing Tax Credit funding. Determine if changes are needed to the accessible features included in the Enhanced Accessibility Program
 - Conduct required audits of Covered Housing Developments based on a random survey of projects and certain triggering factors
 - Complete development of an enforcement procedure for Covered Housing Developments that have not complied with the program requirements
 - Work in partnership with the Los Angeles Homeless Services Authority to better address the needs of people with disabilities experiencing homelessness or at risk of homelessness and the service providers that work with them
 - Develop and conduct additional outreach for tenants and potential applicants, including outreach to families and households that may qualify for accessible housing through the City's network of social service providers. This may include, but is not

limited to, working with the City's FamilySource Centers and HOPWA program. The Accessible Housing Program will leverage these networks and social service infrastructure to inform households and families that can best benefit from accessible, affordable housing units.

Construction and Retrofit Program

The AcHP Construction staff will continue to work with new construction staff in the City's affordable housing development program (i.e., the City's Proposition HHH and Managed Pipeline programs) as it certifies new developments for accessibility. Specifically, Construction staff will align its process with the established construction monitoring process to identify and ensure through a series of inspections in anticipation of the unit lease-up phase that the appropriate accessibility features are included in respective units and common areas. The Construction Unit created a procedure to review the plans and design of covered affordable housing projects and successfully integrated the procedure as part of the plan check with the Department of Building and Safety. All covered affordable housing projects now require a plan check clearance from the AcHP Construction Unit. The Construction Unit is also incorporated with the Department of Building and Safety as part of the Temporary Certificate of Occupancy and Certificate of Occupancy clearance.

In addition, the Construction program will continue implementing the process for completing retrofit measures for existing covered units for which accessibility features are required. The process includes surveying existing multifamily housing to identify barriers to accessibility and entering into contracts with property owners to complete identified retrofit measures. This work will continue to foster accessible 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, Linkage Fee and SB2, 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. This work will continue in accordance with the City's housing production goals.

These projects may have stalled due to any number of current challenges, ranging from the availability of state funding programs to the rise of construction costs and rising interest rates. The Accelerator Plus and Fast Track programs have served as supplemental funding sources to accelerate the production of affordable multifamily projects that already have a loan commitment from the City such as the Affordable Housing Managed Pipeline, HHH or Affordable Housing, a

tax exempt loan, or a loan commitment from the County of Los Angeles or California Department of Housing and Community Development.

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 280 housing units at risk of losing their affordability.

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 or 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.

Preserving the Safety and Habitability of Affordable Housing

The Rent Escrow Account Program (REAP) is an enforcement program established by the City of Los Angeles to ensure that rental housing is maintained and repaired and that it is safe, habitable, and free of blight. When owners do not respond promptly to a Notice to Comply to correct cited violations, a property or unit may be placed into REAP. It allows tenants to pay a reduced rent into an escrow account managed by the City and use the funds deposited to make repairs. The property owner may only start receiving the full rent after demonstrating that all cited violations were corrected, receiving an advisory opinion from a Tenant Outreach Service Provider, and passing agency checks with other enforcement departments. Once the property satisfies all the requirements, LAHD recommends removing the property from the REAP program to the City Council.

- 7/1/2025–6/30/2026, an estimated 150 REAP cases will be accepted and opened, while 175 cases will be closed following the resolution of the property violations. An average REAP property has 4 to 5 units; properties tend to be older, situated in the historic core of the City. The program will continue to support the maintenance of affordable housing.

Persons Living with HIV/AIDS

HOPWA staff will continue to work to identify and commit funds for the development of new units dedicated to providing permanent supportive housing for HOPWA-eligible individuals and families. Specifically, HOPWA will commit additional funds to the construction of new affordable housing in the Los Angeles service area.

HOPWA

LAHD has executed a new contract for online client file management that will improve performance and client outcome tracking. The new platform will streamline both client intake and data reporting. Additionally, HOPWA is working with the LA Continuum of Care and the LA 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 HOPWA Housing Specialists in serving a client population with increasingly intense service needs.

HOPWA will increase the Scattered Site Master Lease program to better serve individuals who have barriers to locating housing and holding or maintaining their lease. LAHD will allocate funding to the First Street North residential project. 17 units will be added to the HOPWA SSML

program, which will be administered by one of the project sponsors, APLA Health and Wellness. These 17 units will be reserved solely for HOPWA clients who are eligible for the SSML program. In addition to sourcing eligible tenants for the 17 units and administering the SSML program, APLA Health and Wellness will also provide case management services to those tenants via a Supportive Services Coordinator, who will support clients in maintaining their housing and providing linkages to community resources as needed. APLA Health and Wellness has been successfully administering HOPWA funded RSC and SSML services for more than 10 years. The Little Tokyo building will be in a desirable location near local amenities, which will greatly benefit HOPWA clients. The project is currently under construction and is anticipated to be ready for occupancy by March 2026.

Foreclosure Registry

The Program's goals and mission offer protection for residents in rental properties in foreclosure, including single family homes, through requiring lienholders to file annual registration of both new and ongoing foreclosure properties. Lienholders must also participate in monthly inspections and the filing of reports on conditions of the property as observed during that inspection to the Los Angeles Housing Department (LAHD). By enforcing requirements outlined in the Foreclosure Registry Ordinance (LAMC Chapter XVI Article IV), this Program protects residential neighborhoods from blight and other public safety and health issues that can result from the lack of adequate maintenance and security of properties in foreclosure, including abandoned properties and vacant lots. These properties may also be referred for inspection to either the LAHD or the Los Angeles Department of Building and Safety (LADBS) to ensure that they are being maintained in a clean and sanitary condition. Overall, this program aims to promote the safety and preservation of the health of its city residents.

Urgent Repair

When property owners fail to immediately address critical habitability problems that constitute a present, imminent, extreme, and immediate hazard or danger, the Los Angeles Housing Department's Urgent Repair Program will intervene to address repairs of uninhabitable conditions to restore rental units to a safe and livable condition, thereby preventing displacement of tenants from their units. The program will continue to support the maintenance of affordable housing.

Actions planned to reduce lead-based paint hazards

LAHD is sunsetting the lead program and will not reapply for additional grant funding from the HUD Office of Lead Hazard Control. As such, LAHD staff will refer constituents to other lead

hazard remediation programs such as the County's Lead Free Homes Program or the Corporation for Responsible Development who received an Environmental Protection Agency grant.

Actions planned to reduce the number of poverty-level families

Public Housing Authority Programs

Family Self Sufficiency (FSS) Program

The Housing Authority of the City of Los Angeles (HACLA) was awarded \$1.5 million for the Family Self-Sufficiency (FSS) program. This is the largest grant amount awarded by the U.S. Department of Housing and Urban Development (HUD) in the state of California and third largest in the nation. FSS is a program designed to assist Section 8 participant families in identifying and reaching their educational and career goals by connecting them to services and resources in the community that can help them achieve economic self-sufficiency. Upon enrollment in the program, FSS families have access to job search assistance, referrals to available job training, employment opportunities, and ongoing case management services. The FSS Program gives participant families the possibility to qualify for a special savings (escrow) account and the opportunity to apply for the Section 8 Homeownership Program. As of December 31, 2024, there are 411 families who are enrolled in the program utilizing 78% of the slots.

Employment Programs

Watts/LA WorkSource

The Watts/LA WorkSource Center has operated for over 30 years and prides itself in serving the most vulnerable populations, often enrolling clients who lack basic skills and providing case management, life coaching, and job development as they obtain their high school diploma, job training, vocational skill building and barrier removal with an ultimate goal of job placement. The Center serves both public housing and Section 8 clients as well as other clients who do not always qualify for government subsidized housing assistance but are still economically unstable. In FY25-26, HACLA expects to expand services through additional grant opportunities and expects to serve a minimum of 1,000 adults and 400 youth with service navigation, job training, placement and retention services, with a focus on the fields of health, construction, and transportation. The Watts/Los Angeles Center moved to its new location on 2212 E Imperial Highway in November 2025, which greatly expanded its resources and capacity to serve clients with an integrated service delivery approach. The new location includes space for co-locating partners: CA Department of Rehabilitation (DOR), CA Employment Development Department

(EDD), and LAUSD Division of Adult and Community Services (DACE).

Section 3

Section 3 of the Housing and Urban Development Act of 1968 (codified at 24 CFR Part 75, hereinafter, Section 3), requires that economic opportunities, most importantly employment, generated by certain U.S. Department of Housing and Urban Development (HUD) financial assistance shall be directed to low and very low income persons, particularly those who are recipients of government assistance for housing, or residents of the community in which the Federal assistance is spent. HACLA adopted a Section 3 Policy to implement the regulations, and in addition to HUD requirements, has elected to impose additional requirements on its contracting activities when deemed in the best interest of the residents and communities we serve. Under HACLA's Section 3 Policy, most vendors are subject to 30% Section 3 worker hiring, 10% construction and 3% non construction contract subcontracting and labor hour benchmark goals. To effectively administer the program, HACLA manages a Section 3 Worker registry to refer to vendors for hiring needs. HACLA also manages a Section 3 Business Registry to ensure Section 3 Businesses are awarded contracts and subcontracts to the extent feasible. HACLA will continue its efforts to maximize employment and other economic opportunities to Section 3 Workers and residents it serves under the Section 3 Program. As in previous years, we expect to exceed the minimum numerical goals and have a long lasting impact in the communities we serve by providing them skills, career path and long term employment for self sufficiency and educational advancement.

Youth Jobs

Over 50% of the residents in HACLA's public housing development are youth. Many of the youth who live in public housing developments play a major role in the care and facilitation of household chores and duties for their siblings or ill parents. The year round Youth Employment Program serves dislocated and other system involved youth who are directly impacted by joblessness and/or underemployment in their community. Youth employment programs for this specialized population is imperative. Oftentimes, the money that youth make pays for their basic needs: school supplies, clothing, snacks after school, and assists with household bills in some cases. Combining the Youth Employment Program with college prep and Industry Job Fairs is a huge asset in keeping young people inspired and away from gangs and other destructive behaviors.

The Youth Employment Program is the HACLA WorkSource Center's largest program. HACLA has a formalized tiered structure designed to capture youth early in their career aspirations. Starting in middle school (11-13), high school (14-18) and beyond (18-24), youth are engaged in

a series of workshops and trainings to probe their thinking about their future, learn tangible tools for financial literacy and balancing personal responsibilities with long term aspirations. Youth aged 12-14 receive introductory panels and workshops on college and career goals. Youth aged 14-24 are enrolled to obtain work experience and exposure to various sectors such as: construction apprenticeship, maintenance and property management, healthcare and allied healthcare careers, exposure to technology industries, and other customer service/hospitality skill building opportunities. This sector experience and exposure is obtained through programs such as the Digital Ambassadors, WIOA, Youth Employment, and Section 3. Youth who are eighteen (18) and over are referred to the City's Targeted Local Hire jobs which provides career opportunities in the public sector for entry level Union Jobs within the City of Los Angeles, others are referred to Community Colleges and other private entities for long term employment, some go directly into the military or the trades, and some seek to start their own businesses through our partnerships with the City of LA Business Source System.

The HACLA Workforce Development Unit staff also collaborates with and does outreach at the various Youth Detention Facilities to talk about career development and career pathways for system involved youth to probe youth to set goals. These events include various homeless shelters and strategic partnerships that have been long established. Youth are able to access mental health support and other barrier removal services as well as receive guidance on various career pathways.

In 2025-26, HACLA anticipates continuing to focus efforts on providing meaningful Work Experience for our youth to better prepare them for the workforce, consider career pathways, and provide additional household income for their families.

Digital Ambassador Program

HACLA was awarded several grants to support digital equity needs, upgrade technology in HACLA's computer labs and to hire Digital Ambassadors. Digital Ambassadors are HACLA residents who receive digital skills training to assist other residents on how to navigate digital tools and resources. With access to the internet and stronger digital literacy skills our households can compete for a broader range of jobs and have improved access to information on services, education and health. The Digital Ambassador Program also offers a unique career pathway into technology, a growth sector with higher paying jobs. As we head into 2025-26, HACLA expects to expand this program from its current 22 Ambassadors to 50 Ambassadors a year being trained and deployed.

CareerConnect Program

Career Connect Digital Ambassadors are committed to empowering formerly unhoused residents by providing access to devices and essential digital skills, helping them advance in their personal and professional journeys. These Ambassadors will rotate weekly across 10 hotels and motels transitional housing sites in the LA area, delivering customized support through targeted digital literacy classes, workshops, and one on one assistance. Their work is closely integrated with onsite case management teams to ensure services are tailored to residents' unique needs. They will be conducting workshops via a popup computer lab.

This initiative marks a significant expansion of our HACLA Digital Ambassadors program in partnership with the City of Los Angeles and Mayor Bass' Office Inside Safe Program reinforcing our shared commitment to digital equity and inclusion.

Resident Opportunity for Self Sufficiency (ROSS)

HACLA was awarded the HUD ROSS grant in FY2023 for its largest public housing site, Nickerson Gardens. ROSS is a three year grant and allows for the provision of supportive services to residents to support self sufficiency goals. The grant seeks to address long term barriers to poverty with a distinct focus on skill building, career development, educational enhancement, and the development of social support networks. The grant pays for a full time staff person to develop engagements and directly case manage households to improve their economic status.

Choice Neighborhoods Initiative (CNI)

Through the Jordan Downs redevelopment, HACLA has invested millions in human capital. This includes developing a two tiered case management program, offering residents direct service connection, intervention and safety net resources to improve housing stability, and job training and placement. A team of service providers are networked with our Watts/LA WorkSource Center and we have one full time Life Coach on site solely focused on job and career pathways. This program is expected to continue through FY25 and provide support to improve household incomes and provide economic equity. A similar program is being developed at our Rancho San Pedro housing development, which is currently undergoing redevelopment.

HACLA, along with its development partners, formed the One San Pedro Collaborative to redevelop Rancho San Pedro and established the Alliance of nonprofit partners to improve service delivery to residents and provide household level interventions to help families with basic resources, improved health, and jobs. The One San Pedro project has also brought new resources, including a car share and bike share program to the site in order to also address transportation barriers that can lead to poor health and economic outcomes.

Education Programs

Head Start

HACLA has agreements with four service providers, Children's Institute, Foundation for Early Childhood Education, Mexican American Opportunity Foundation, and Volunteers of America that provide services to children ages 0-2 and/or 3-5. These services providers administer the Head Start programs at twelve (12) public housing sites. Given that early education is a primary factor to developing the skills needed to enter the pipeline toward higher education and improved economic outcomes. Through our Head Start partnerships HACLA can offer our residents preferential admittance to these critical early childhood programs. As of 2024, 418 Head Start slots are available to HACLA residents across twelve (12) sites. In February 2024, HACLA hosted a Head Start Round Table discussion to check in on the progress of each party at their respective sites, reflect on the accomplishments and challenges of 2023 and plans for 2024. Overall, the Head Start programs conveyed 1) a commitment to resident enrollment as their priority, 2) outreach and enrollment of nonresidents is needed to maximize enrollment, and 3) retention of participants is strong.

Additionally, HACLA has agreements with two child development centers offering residents up to 50 slots: International Institute at Estrada Courts and California Children's Academy at San Fernando Gardens.

After School Programming

Through a large variety of partnerships, HACLA actively programs its on-site gym facilities to be a space for enrichment, recreation and learning. Our gym providers all provide after school tutoring on a daily basis during the school year and are open during school breaks and the summer. This enables HACLA family to ensure our school aged learners are engaged academically and physically year-round. Eleven of our youth development service providers receive funding directly from HACLA for their operations and are the primary providers of youth and family services at our larger public housing sites. In all cases but one who operates on property they own adjacent to our public housing site.

College / Secondary Education Attainment

HACLA partners with a variety of entities to support residents in their educational goals. The service providers are located onsite and support school age children and adults pursuing improved educational skills, entry into trades, community colleges, and four-year college/university enrollment. The Southern California College Access Network (SoCalCAN),

who has partnered with HACLA to produce the Project SOAR Program, has expanded their service footprint to include Jordan Downs in 2025. Project SOAR staff partner with other services providers on site to ensure that as many residents as possible have access to their services. Project SOAR is an integral part of the Build Hope Inc. Scholarship and provides counseling and assistance to our scholars during their higher education journey.

Project SOAR Locations at HACLA public housing developments,

- Avalon Gardens
- Estrada Courts
- Gonzaque Village
- Jordan Downs
- Nickerson Gardens
- Pico Gardens
- Ramona Gardens
- William Mead

Paired with our Build Hope Inc. Scholarship which provides up to \$5000 a year to youth who are taking a full load of courses at a four-year, two-year or technical training school, these programs are intended to encourage our youth to consider higher education and provide them the mentorship and financial support necessary to succeed. During the next two years, HACLA hopes to expand the capacity of these partnerships to reach more youth and adults in our public housing developments.

ESL / Adult Education

HACLA partners with adult schools and community colleges to provide ESL classes, GED opportunities, and extended learning at a number of our sites. These classes are geared towards our harder to hire adults and young adults and are intended to remove barriers to economic equity. The classes are being offered regularly on-site at four of our developments and we expect to expand the partnerships for these services to provide access for more of our households in the next few years.

Support for Entrepreneurship BusinessSource Centers System

BusinessSource Centers, funded by CDBG, are one-stop facilities to access a full range of business services and tools. The centers support job creation and retention in the City by helping entrepreneurs get their businesses started and helping current small business owners stay competitive or expand. Services include financing, business management classes, business consulting, business and marketing plan development, access to capital, credit counseling, digital

services, and workforce development. Services provided by these centers are critical for a strong and equitable economic recovery and job creation and retention. There are currently ten centers strategically located in areas of high need and underinvestment.

Business Incubators

Similar to the BusinessSource Centers System, the business incubators funded by CDBG provide resources to help start-up businesses succeed. The incubator program provides free workspace, mentorship, access to capital, and networking to ultimately create jobs and stimulate the City's economy. The Cleantech Incubator assists start-up companies dedicated to clean, green technologies such as low or zero emission energy, transportation, air quality, sustainability, and smart solutions. Three other incubator programs provide help to start-ups in the fashion, blue technology, and other industries.

Business Response Unit (BRU)

The BRU helps entrepreneurs navigate and comply with the City's requirements and processes to operate a business. It serves as a concierge service to connect business owners to resources, incentives, and services.

Sidewalk Vending Cart Program

The City, in partnership with the Los Angeles County Department of Economic Opportunity, is launching the Sidewalk Vending Cart Program, composed of three parts: technical assistance, a permit subsidy for Department of Public Health permit fees, and financial assistance to purchase food vending carts.

This program was established to help sidewalk vendors navigate and obtain the necessary tools and resources to conduct business in the City. Many vendors operate on tight budgets and may lack the cash flow to cover all of the necessary items needed to start or expand their business. EWDD, along with our partners, intend to fill this gap. The goal of the program is to assist sidewalk vendors who need free resources to establish, retain, or stabilize their businesses.

Overcoming Barriers to Employment

The Los Angeles Regional Initiative for Social Enterprise (LA:RISE) is a collaborative and innovative program designed to find permanent occupations for residents with extremely high barriers to employment, such as previous homelessness or incarceration. With federal funding, the City of Los Angeles, Los Angeles County, nonprofit organizations, and for-profit private employers come together to help prepare individuals on multiple levels for permanent

employment. The program provides paid training and personal support, such as housing, transportation, and legal assistance. This program yields broad benefits: the customer gains self-sufficiency and a reduced chance of reentering homelessness or of recidivism; businesses gain trained employees, and the City moves persons off the streets.

FamilySource Centers

The FamilySource System consists of 19 multipurpose FamilySource Centers (FSC), strategically located in the areas of the city with the highest concentration of poverty. The FSC system is designed to address multiple needs and barriers facing low income customers. It does this by using 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 a cadre of 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. All services are consistent with an emphasis on the development of self sufficiency as an important anti poverty tool. FamilySource service providers can refer and enroll customers in many undersubscribed programs for which they are eligible, including 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 50,000 unduplicated customers per year and produces millions of dollars in increased income and improved academic performance for thousands of youth. Combined, these outcomes improve the present and future for their communities and the city as a whole.

Academic Achievement

The FSC System continues its partnership with the Los Angeles Unified School District (LAUSD) to co locate 19 Pupil Services and Attendance counselors at each of the 19 FSCs. These counselors serve low income families with children from elementary school through high school by providing educational assessments for each student and serving as educational consultants for students, parents, and FSC staff. Funded equally by LAUSD, the FSC LAUSD partnership has goals for each student to increase attendance and academic achievement, culminating in high school graduation and post graduation aspirations and planning.

Access to Higher Education

FSCs have dedicated areas at their centers, called College Corner, 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 are also provided for students in 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. The LA College Promise is a comprehensive strategy designed to support students to complete a higher education degree and or a workforce certificate. It includes priority enrollment and a dedicated support team providing a wide array of academic and student support services. Participants are provided with a computer. Most are eligible for stipends or earn salaries while enrolled in community college.

The Parent Promise workshop sessions offered at each FamilySource assist with providing parents and guardians with accessible information regarding college access, college prep requirements, financial aid, and other topics to familiarize parents with the college process as the FSC works with the youth to encourage that pathway.

The FSCs integrated the Children's Savings Accounts Program into their menu of services in PY 2022 2023. The Children's Savings Accounts program provides seed funding for bank savings accounts opened for eligible first graders to fund post secondary education and pre college expenses. These accounts aim to seed a savings mindset into the students and their families to encourage them to add to their savings accounts regularly.

Preventing Homelessness

The FamilySource Centers has incorporated the Solid Ground Homeless Prevention Program within its own scope of work to support housing stability for low income families and prevent homelessness. Solid Ground includes early interventions such as mediation, advocacy, and housing stabilization services to stabilize housing and build a more financially secure future. The City expanded the Solid Ground program from 16 centers to all 19 in Program Year 2023 2024. The end of COVID 19 eviction protections has increased the need for supportive services, financial assistance, benefits navigation, debt counseling, and financial coaching across the City and by expanding Solid Ground, the City was able to assist families at the brink of eviction or homelessness stay in their homes. With recent wildfire disasters affecting low income Angelenos, the FamilySource system anticipates it will need to increase its response in coming months to assist those who were affected due to loss of employment or housing.

Homeless Assistance

At the heart of addressing the needs of families experiencing homelessness or a housing crisis are the Family Solution Centers, which are the entry points throughout the County of Los Angeles for assessment and services that work toward the following:

- Promoting families' access to mainstream benefit programs, including Temporary Assistance to Needy Families (TANF), WIC, and Medicaid through co locating eligibility and enrollment staff at Centers and standardizing processes so that all families are screened for eligible services and assisted with applications.
- Establishing referral protocols and improving services coordination with the FamilySource Centers operated by the City of Los Angeles. In this way, families experiencing homelessness now have facilitated access to the anti poverty services offered at FamilySource Centers, including free tax preparation and access to federal and state earned income tax credits.
- Partnering with Americas Job Center of California (AJCC) to offer specialized employment services to individuals so that once they are re housed, they can sustain their housing long term through access to gainful employment for themselves and their families. LAHSA Employment Services Program (ESP) Liaisons refer participants to Americas Job Centers of California (AJCCs) via email and direct follow up to be enrolled in WIOA or other workforce programs through individually created partnerships where participants receive services that focus on skill and career development that will ultimately allow them to obtain employment, remain employed, and maintain housing. LAHSA and the Department of Economic Opportunity (DEO), Workforce Development, Aging and Community Services (WDACS) are collaborating on a referral program to streamline the process of connecting Rapid Re Housing (RRH), Youth, and Prevention participants to services offered by DEO through the Los Angeles County Americas Job Centers of California (AJCCs). The program, named Home2Work, provides a formal process for LAHSA to refer participants to AJCCs, utilizing the Automated Referral System (ARS). LAHSA will recruit eligible participants by creating a referral through the ARS, and WDACS will review and assign the participants with their local AJCC. The AJCC assigned to the participant will conduct follow up with them every 30, 60, and 90 days from the date of the referral, with the goal of increasing the economic self sufficiency of those referred, through accessibility to workforce programs such as the Workforce Innovation and Opportunity Act (WIOA) to help remove employment barriers, and create employment pathways, all of which will aid in increasing connected participants' income, promoting housing stability, financial independence, and ultimately reduce the number of poverty level families.

- All families connecting with the Family Solution Centers are engaged in a problem solving conversation that aims to address their housing crisis through creative solutions utilizing personal resources and connections.

planned to develop institutional structure

HOPWA

LAHD has executed a new contract for online client file management that will improve performance and client outcome tracking. The new platform will streamline both client intake and data reporting. Additionally, HOPWA is working with the LA Continuum of Care and the LA 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 HOPWA Housing Specialists to serve a client population with increasingly intense service needs.

HOPWA will increase the Scattered Site Master Lease program to better serve individuals who have barriers to locating housing and holding or maintaining their own lease. LAHD will allocate funding to the Little Tokyo Development Project. 17 units will be added to our HOPWA SSML program which will be administered by one of our project sponsors, APLA Health and Wellness. These 17 units will be reserved solely for HOPWA clients who are eligible for our SSML program. APLA Health and Wellness has been successfully administering HOPWA funded RSC and SSML services for more than ten years. The Little Tokyo building will be in a desirable location near local amenities which will greatly benefit our HOPWA clients. In addition, 20 units will be added at various locations for VOALA's SSML program.

Domestic Violence

CIFD's Survivor Services, which administers programming for survivors of domestic violence and human trafficking, continues to advance alignment between victim service providers and other institutions. Program staff collaborate closely with the Los Angeles Homeless Services Authority, Domestic Violence Homeless Services Coalition, County partners through the Domestic Violence Council, and the City's Domestic Violence Alliance. These collaborations develop cross system initiatives to ensure administrator alignment and best practices are maintained across a variety of survivor services throughout the City and County.

A major collaborative initiative that will be developed is centralized access to survivor services. CIFD will participate as an administrator along with County representatives from the Domestic Violence Council and Office of Women's Health, LAHSA representatives from the Domestic Violence System Alignment Unit, and representatives from the Domestic Violence Homeless

Services Coalition. This initiative will address universal assessment, data collection, and system throughput so that the scope of survivor services is better connected across the City and County. Collaborative meetings are held among the administrative group and among in field providers and experts.

CIFD's Survivor Services will additionally increase alignment and collaboration with FamilySource Centers and with the Economic and Workforce Development Department's WorkSource Centers in order to develop cross sector programming. This programming will address financial counseling for survivors and employment navigation, respectively.

CIFD will continue to work closely with the Mayor's Office Domestic Abuse Response Team and law enforcement officials for comprehensive training and collaboration to support survivors.

Affordable Housing Information System

LAHD is replacing an almost 20 year old information system to manage its affordable housing programs and housing asset portfolio, including project application and information tracking, loan tracking, and loan accounting. The new system, currently known as the Affordable Housing Information System or AHIS, will integrate these with additional processes for the entire multifamily and single family loan portfolio, including finance, construction, prevailing wage, loan servicing, and occupancy monitoring. An updated system will allow automation of all LAHD processes, provide better access to data in real time, address processing gaps between system functionality and actual business processes, and improve analytical capability to query reports, which supports operating affordable housing development programs more effectively and efficiently.

To date, extensive requirement gathering has taken place with various business units such as Multifamily, Bonds, and Occupancy Monitoring to ascertain specific unit needs pertaining to the processes mentioned above. These requirements are analyzed and proposed solutions are then created during sprints or mini releases of system functionality. Phase 1 deployment or testing by core team business units is scheduled in the next several months as individual modules are ready for roll out which expedites the initial deployment process.

Los Angeles PSH Preservation Initiative

In 2016, Enterprise Community Partners, a nationwide leading organization in affordable housing, created a PSH Preservation Workgroup consisting of nine leading local affordable housing developers, which has worked to improve understanding of the unique characteristics of properties in the region's at risk portfolio. The PSH Preservation Workgroup contributed to LAHD enhancing the affordable housing preservation program by developing a process to

allocate local and state funds for preservation through a Notice of Funding Availability (NOFA) process. The NOFA process is on hold due to a delay in local funding availability.

ConPlan Unit

A new Information Technology system to improve the operations of the Consolidated Plan is currently in process and should be completed and implemented within the 2023 to 2027 five year cycle. By tracking funds and actions from the application process to monitoring compliance with continued use requirements, the new system will enhance the efficiency and effectiveness of the administration of the ConPlan, particularly for the Community Development Block Grant.

LAHSA

The Los Angeles Homeless Services Authority (LAHSA) continues to evolve its governance structure to effectively address the growing homelessness crisis in Los Angeles. As the administrative entity of the Los Angeles Continuum of Care (CoC), LAHSA oversees funding from federal, state, county, city, and philanthropic partners to support a wide range of homeless services programs for individuals, youth, and families. For the fiscal year 2024 to 2025, LAHSA's budget stands at \$875 million, with 82% allocated to service providers, 5% dedicated to administration, and 13% funding direct programs. As LAHSA continues to grow from a grants administrator to a regional system leader, it remains focused on enhancing the efficiency and effectiveness of its operations to better serve those experiencing homelessness in Los Angeles.

In addition, the City of LA, County of LA, and LAHSA have been working with families, individuals, veterans, and youth throughout the CES process to identify system needs by subpopulation and develop priorities that will result in improved system wide coordination and program performance. This is achieved through workgroups that support ensuring the representation, input, participation, and unique voice of individuals with lived experience of homelessness is incorporated throughout the Los Angeles homeless crisis response system. LAHSA conducts specific outreach to ensure that people with current and former homelessness experience are encouraged to join and participate in the CoC and provides stipends to those individuals or youth who serve on the LAHSA and CoC advisory boards. Best practices and lessons learned from subpopulation workgroups have informed planning and policy advocacy efforts and will continue throughout 2025 to 2026. Ongoing collective learning opportunities are expected to result in a level of consistency in place across all providers and inform planning and program changes that may be needed to effectively serve CES participants.

One such opportunity is how the CES Policy Council addresses prioritization based on the CES Triage Tools (Assessments) to prioritize individuals and households for Permanent Supportive

Housing, to ensure that service providers strategically and effectively target those with the most severe service needs first. In 2020, a multi-year effort began to examine and enhance LA's homeless service system triage tools and processes with a goal of advancing equity, improving system flow, and increasing confidence in the system to support appropriate service connections for those experiencing homelessness. The CES Triage Tool Research and Refinement project emerged and found the VI SPDAT scoring to be accurate at predicting vulnerability and is racially biased. CESTTRR is finalizing a pilot with community partners using a revised version of the tool to assess its effectiveness. Key recommendations on the findings of this pilot will lead to the development of a new tool, with implementation of the revised tool in the future. Across CES subsystems, 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. The CoC has reduced barriers to CES by simplifying the intake process by eliminating the VI SPDAT as a system access requirement; providing translation services in 150 languages for outreach and other providers; scaling up access to pet friendly shelter resources; making replacement ID gathering a system (not participant) responsibility; offering vehicle dwellers the option to engage in services without sacrificing their possessions (such as free RV storage); scaling access to inclusive resources (shelters targeting LGBTQIA+, older adults, single women); and adopting a universal housing application to replace what had been 18 separate applications.

Improvements continue to be made to match individuals to Permanent Supportive Housing through the Coordinated Entry System. In July 2023, the LA County CES Policy Council approved an updated CES PSH Prioritization and Matching Policy that addresses the racial equity barriers identified in existing CES tools to consider multiple factors to ensure vulnerable individuals can still be prioritized and matched to PSH regardless of CES score. The development of a Universal Housing Application created a centralized digital application to simplify the application process for housing resources and reduce the time for participants to move into permanent housing. During the continued implementation of Active System Management, LAHSA has been working with partners to develop a more streamlined process to get people into housing, with a goal of moving individuals into opening buildings in as little as 45 days.

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 service 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. 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 in the program. The program has an allocation of 800 housing choice vouchers.

United to House LA

Approved by Los Angeles voters in November 2022, the United to House LA (ULA) measure established an additional real estate transfer tax on sales and transfers of real property exceeding \$5 million 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. Proceeds from ULA support eleven programs, with 70% going to support affordable housing production and preservation, and 30% funding homelessness prevention programs that provide protections and support to lower-income tenants. Since the transfer tax went into effect in April 2023 through January 31, 2025, ULA has generated over \$567 million in revenue, with monthly revenue collection continuing to trend upwards.

Enhanced coordination will be critical to achieving the goals of Measure ULA, which is to significantly reduce and eliminate homelessness in Los Angeles. To date, Measure ULA has committed approximately \$55.6 million across 9 projects that have leveraged Proposition HHH, Low Income Housing Tax Credits, and other sources to support the construction of 795 new affordable homes.

On December 10, 2024, the City Council adopted the Fiscal Year 2024-2025 ULA Expenditure Plan and ULA Program Guidelines, which set forth parameters and priorities for program activities to be funded by ULA. As part of the implementation of the Program Guidelines, enhanced coordination is planned to increase between public and private, and social services agencies to expand existing affordable housing and homelessness prevention programs and innovate housing models in response to needs. During Fiscal Year 2025-2026, an estimated \$250 million in ULA proceeds will be made available for new construction, preservation, and acquisition or rehabilitation of affordable housing.

Discussion:

Various actions are planned that will benefit and support the low income and homeless residents of Los Angeles. The City will continue the development and preservation of affordable and permanent supportive housing, the enhancement of services to meet the needs of underserved

residents, family support, economic empowerment, and collaborations with numerous partners. The mitigation of lead hazards will continue within the jurisdiction of the County of Los Angeles.

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.

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	4,232,439
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:	4,232,439

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.	0.90%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(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, transaction 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 the 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 the 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:

1. Rehabilitation is the primary eligible activity and the hard costs of rehabilitation are at least \$40,000 per unit;
2. 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;
3. The new investment is being made to maintain current affordable units, create additional affordable units, or both;
4. 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 CTCAC, 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.
5. Funds may be used for this purpose throughout the city; and,
6. 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 following URL for the ESG Written Standards:

<https://www.lahsa.org/documents?id=9327-esg-written-standards-updated-may-2018->

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 that have 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. The CoC has reduced barriers to CES by simplifying the intake process by eliminating the VI-SPDAT as a system access requirement; providing translation services in 150 languages for outreach & other providers; scaling up access to pet-friendly shelter resources; making replacement ID gathering a system (not participant) responsibility; offering vehicle dwellers the option to engage in services without sacrificing their possessions (e.g. free RV storage); scaling access to inclusive resources (shelters targeting LGBTQIA+, older adults, single women); and adopting universal housing application to replace what had been 18 separate applications.

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. In January 2023, LAHSA implemented changes to its Request for Proposals (RFP) process, based on the results from a survey of its providers, 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 and the City's RAMP LA procurement platform. Funding Opportunities are also announced at various countywide meetings and disseminated through linkages on social media.

Nonprofit agencies must first be certified as qualified bidders for the funding sources LAHSA administers 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 and become prequalified to apply for our funding opportunities. The process evaluates a nonprofit agency's legal entity status ensuring they are in good standing with federal, state, and local governments, evaluates compliance with HUD-ESG regulations, and their experience in providing housing and/or supportive services to persons

experiencing homelessness.

Agencies that do not pass the RFSQ evaluation process are offered technical assistance and capacity building services to help them become certified. 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 entering into a contract with LAHSA.

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.

LAHSA adopted funding principles that include recommendations from the LA CoC Board. LAHSA is committed to funding programs whose performance meets or exceeds the following performance standards:

- Programs with a housing emphasis;
- Programs that are housing first;
- Programs that provide services based upon trauma-informed care principles;
- Programs that incorporate harm reduction policies and practices into their services;
- Programs that are connected to the LA County Coordinated Entry System (CES), and use CES to match clients to the most appropriate housing resource;
- Programs that target veterans, families, youth, and chronically homeless persons;
- Programs fully using the Homeless Management Information System (HMIS) or are committed to using HMIS;
- Permanent Supportive Housing Programs;
- Programs that are outcome-driven with performance standards that meet or exceed HUD requirements;
- Promote fair-share funding distribution to solve local community homelessness;
- Programs that demonstrate community and continuum integration as part

of a system of care;

- Programs that are cost effective and reflect local best practices (cost per bed/unit);
- Programs that house people in the community where they became homeless; and
- Programs that demonstrate ability to be fully operational within a reasonable amount of time.
- 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 (representing the Adult, Family, and Youth systems), 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. These opportunities support ensuring the representation, input, participation, and unique voice of individuals with lived experience of homelessness are incorporated throughout the Los Angeles homeless crisis response system. 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 interested individuals.

The CoC also outreaches to individuals with lived experience for engagement in leadership and decision-making where involvement beyond LEAB/HFYLA members is necessary. For example, the new Skid Row Action Plan (SRAP), an initiative led by the Department of Health Services Housing for Health (HFH) and the Chief Executive Office Homeless Initiative (CEO-HI) following a directive from the County Board of Supervisors, was developed through an in-depth community stakeholder process and is currently in the implementation phase.

The County outreached to known Skid Row community leaders, advocates, and shelter

and PSH providers to increase awareness among people with lived experience of homelessness of the opportunity to join the Resident Advisory Committee (RAC). The RAC consisted of 10 members and informed all stages of the SRAP development, including identifying priority focus areas and associated recommendations. The RAC helped to recruit other persons with lived experience to participate in the stakeholder process (e.g., community design sessions, workgroups) via e-blasts, service provider communications, and word of mouth.

After the RAC completed the initial development phase in December 2023, the County began designing community engagement for SRAP implementation, and a report was released in April 2024. The design outlines six Resident Advisory Councils, which will provide members with compensation and facilitate direct communication with the Department of Mental Health (DMH), Department of Health Services (DHS), and the Los Angeles Homeless Services Authority (LAHSA) in order to oversee SRAP. The County is securing funding and finalizing plans to convene these additional advisory councils.

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.

In October 2024, LAHSA released new data dashboards to increase transparency and accountability in the region's homelessness response. These dashboards provide a high-level view of system performance, offering insights into street outreach, interim housing, and key program metrics. They allow users to track the number of individuals served, program effectiveness, and resource allocation across Los Angeles. LAHSA is also implementing a data quality plan to ensure the accuracy and reliability of information recorded in the Homeless Management Information System (HMIS). This initiative marks a significant step toward enhancing public access to information and improving data-driven decision-making.

The performance standards for evaluating each ESG program are as follows:

Augmented Winter Shelter / Emergency Response Program – The following are the deliverables and Key Performance Indicators (KPI) that service providers must achieve that are operating an Augmented Winter Shelter Program / Emergency Response if they operate more than a few days.

- Sufficient Data Quality

- 85% of enrolled participants must have the Navigation Referral Assessment completed within 7 days of obtaining their ID.
- Permanent Supportive Housing opportunities must be declined within 2 days of the match or applications must be completed within 7 days of the match notification

Winter Shelter Program – The following are the deliverables and Key Performance Indicators (KPI) that service providers must achieve when operating a Winter Shelter Program:

- 95% Data Quality
- 50% of enrolled participants must be assessed within 120 days of enrollment.
- 20% of enrolled participants must have their ID within 45 days of enrollment
- 75% of participants must have verification of their social security number within 45 days of enrollment.
- 20% of participants must obtain their social security card within 90 days of enrollment
- 30% of participants must exit to temporary or permanent housing destinations
- Permanent Supportive Housing opportunities must be declined within 2 days of the match or applications must be completed within 7 days of the match notification

Time Limited Subsidies (Rapid Rehousing)- The following are the deliverables and Key Performance Indicators (KPI) that service providers must achieve that are operating a Time Limited Subsidy (Rapid Rehousing) Program:

- Sufficient Data Quality Score
- 95% of contracted slots will be utilized throughout the contract period
- 95% of participants with a move-in date will have a completed Housing Acuity Index every 90 days after move-in. Assessments should only be completed after sufficient rapport has been built with the participant and in alignment with the CES Assessment Policy & Guidance
- 95% of people who can obtain their social security card within 90 days of moving in
- 80% of participants have a completed Housing Retention Plan within 30 days of move-in
- 75% of participants will meet rent share expectations throughout program enrollment
- 75% of participants will exit to permanent housing destinations
- 95% of participants invited to apply to Permanent Supportive Housing opportunities while enrolled in this program will complete the PSH housing application within 7 days of match notification, or will decline within 2 days of match notification

Family and TAY - The following are the deliverables and Key Performance Indicators (KPI) that

service providers must achieve who are operating a family or TAY program:

- 95% Data Quality Score
- 95% of contracted beds must be utilized throughout the contract period
- 50% of all enrolled participants must be assessed within 45 days of enrollment. Assessments should only be completed after sufficient rapport has been built with the participant and in alignment with the CES Assessment Policy & Guidance.
- 95% of all enrolled participants must be assessed within 120 days of enrollment. Assessments should only be completed after sufficient rapport has been built with the participant and in alignment with the CES Assessment Policy & Guidance.
- 85% of enrolled participants must have their ID within 45 days of enrollment
- 75% of enrolled participants must have verification of their social security number within 45 days of enrollment.
- 85% of enrolled participants must obtain their social security card within 90 days of enrollment
- 85% of enrolled participants must have a Housing Navigation Referral Assessment completed within 7 days of obtaining their ID
- 25% of participants must exit to permanent housing destinations
- No more than 30% of participants will be exited to unknown, unsheltered, or “not meant for human habitation” destinations.
- 95% of participants invited to apply to Permanent Supportive Housing opportunities while enrolled in this program will complete the PSH housing application within 7 days of match notification, or will decline within 2 days of match notification.

System Key Performance Indicators (KPIS) were developed in collaboration between various partners, including LAHSA, the California Policy Lab, and the City and County of Los Angeles. KPIs are a standardized set of metrics that measure data collected in LA’s Homeless Management Information System (HMIS) to analyze how Los Angeles’s rehousing system supports people experiencing homelessness through rehousing programs to resolve their homelessness and return to safe, stable, permanent housing. By using standardized metrics, the system is able to use the same language, regardless of funding source or program details. Publicly sharing data helps ensure transparency and accountability in our system.

System KPIs focus on the largest core programs that comprise the homeless services system: Street Outreach, Interim Housing (also known as shelter), Time Limited Subsidies (also known as Rapid Re-Housing), and Permanent Supportive Housing (including tenant-based vouchers and project-based buildings). KPIs are organized by the three primary population systems, for which there is tailored programming to meet the unique needs of households: Adults, Families with Children, and Youth ages 16-24. This system performance data helps us understand how the system is performing, what programs are working, who we are serving, and where we need to

improve.

Discussion:

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

Other Information

Disaster Response & Recovery

In compliance with HUD's Notice #CPD-17-06, the City has developed the following plan to easily access grant funding in the event of a presidentially-declared disaster. The City will reallocate funding for immediate disaster response and long term recovery in accordance with the federal regulations that govern the grant funds. When determining how best to help a community recover from a major disaster, the City will consider the long-term housing, economic development, and infrastructure needs of the community. Grant funds will be used for any of the below activities deemed necessary and approved by the City Council and Mayor.

Meetings with local HUD representatives have been scheduled and held to help with funding the ongoing efforts for those affected by the Palisades Wildfire. Recovery efforts have begun but the City has a long road ahead in this herculean effort.

Community Development Block Grant (CDBG)

CDBG funds will be used for the following activities to primarily benefit residents with low- to moderate-income and in low- and moderate-income neighborhoods where residents and businesses may not have the resources to fully recover without additional assistance:

- Housing rehabilitation; Housing reconstruction; Homebuyer programs replacing disaster damaged residences; Infrastructure improvements; Demolition of buildings; Reconstruction or replacement of public facilities; Small business grants and loans; Emergency, short term assistance when such activities are not fully funded by Federal Emergency
- Management Agency (FEMA), Small Business Administration (SBA), or other sources; Debris removal or an immediate repair to publicly owned utilities, if not fully covered by FEMA and SBA, and qualifying as an interim assistance activity;
- Interim assistance activities to alleviate emergency conditions should the Mayor determine that emergency conditions exist that threaten the public health and safety and require immediate resolution;
- Payment of the deductible amount of a homeowner's hazard insurance as a public service activity. Under 570.207(b)(4), emergency grant payments may be made directly to the insurance provider on behalf of an income-eligible individual or family;
- Other public service activities that would assist those impacted by the disaster. as emergency grant payments over a period of up to three consecutive months to the provider of such items or services on behalf of an individual or family;
- Section 108 Loan Guarantees for post-disaster community needs, such as acquisition of real property (including related public improvements, clearance and relocation), rehabilitation of publicly owned real property (including infrastructure such as streets), housing rehabilitation, public facilities, and economic development activities, and;
- Other activities addressing the below national objectives may also be funded.

Slum & Blight

CDBG funds may be used for slum and blight activities because of disaster events, such as acquisition, clearance, relocation, historic preservation, remediation of environmentally contaminated properties, or rehabilitation of buildings or improvements. Rehabilitation must be limited to eliminating those conditions that are detrimental to public health and safety. If acquisition or relocation is undertaken, it must be a precursor to another eligible activity (funded with CDBG or other resources) that directly eliminates the specific conditions of blight or physical decay, or environmental contamination.

Urgent Need

CDBG funds may be used for the following urgent need activities:

- Housing rehabilitation assistance or emergency public services to individuals or households that do not qualify as low- or moderate-income. The area impacted by the disaster event may not qualify as a principally low to moderate income neighborhood, and disaster recovery activities may be needed citywide;
- Demolition or rehabilitation of commercial or industrial buildings, and;
- Alleviate existing conditions which pose a serious and immediate threat to the health or welfare of the community if the existing conditions are of recent origin or which recently became urgent within 18 months, that the grantee is unable to finance the activity on its own, and that other sources of funding are not available.

HOME

HOME funds may be used for the following activities:

- Repair, rehabilitate or rebuild properties damaged by a disaster or construct new housing to meet post-disaster housing needs;
- Provide direct homeownership assistance to households affected by a disaster to enable them to purchase a new home, and;
- Provide tenant-based rental assistance (TBRA) to households displaced by a disaster for households that cannot receive FEMA assistance to rent housing units.

Emergency Solutions Grant (ESG)

ESG funds may be used for the following activities:

Assistance to both homeless persons meeting the definition of homeless at 24 CFR 576.2 and persons at risk of homelessness after a disaster;

Rehabilitate an emergency shelter damaged during the disaster if the shelter does not have insurance or there is a gap in funding to repair the shelter, and All other resources available to repair the facility are exhausted.

HOPWA

HOPWA funds may be used to address both the short term and long term housing and service needs of low income persons living with HIV/AIDS and their families impacted by a disaster event, as follows:

- Construction of community residences or single room occupancies (SROs);
- Rehabilitation of existing structures to provide emergency, transitional or permanent housing;
- Operating expenses for facility based housing;
- Leasing of entire facilities or master leasing of individual scattered site units;

- Tenant-based rental assistance;
- Payment of security deposits and utility hookup fees to secure permanent housing;
- Short-term Rent Mortgage and Utility Assistance (STRMU) for up to 21 weeks of assistance in a 52 week period;
- Housing information services to assist with locating available housing; and
- Supportive services.

Reallocation Process

Funding will be reallocated first from projects that have not yet begun to incur costs. The second priority for reallocation will be to select projects that can be re-purposed, re-scoped or re-located to address the disaster.

Duplication of Benefit

Before making assistance available, the City will verify that a proposed activity will not be funded by FEMA, the SBA or private insurance, and that advance payments from these or other sources will not duplicate the grant assistance, in accordance with federal regulations. A review will be conducted of documentation on household's eligibility, financial resources, support networks, and other assistance available or reasonably anticipated for the same purpose as the grant assistance.

Regulatory & Statutory Waivers

In a FEMA major disaster declaration, the City will ask HUD to suspend CDBG and HOME statutory requirements and waive regulatory requirements as identified in Notice #CPD-17-06, or in addition to those identified, to make grant funds available for disaster recovery activities as deemed necessary. The City will submit these disaster suspension and waiver requests to the HUD field office and include a well-documented justification citing the good cause for the suspension or waiver being requested (e.g., why it is necessary for disaster relief/recovery).

CDBG-Section 108 for Economic Development

A principal method by which the City is able to attract developers, businesses, manufacturers and other organizations to invest in low-moderate income communities is the Section 108 Loan Guarantee Program. The Section 108 Loan Guarantee is a component of the Community Development Block Grant (CDBG) program; future CDBG funds serve as backup security for loans made. The City seeks to more effectively utilize this program for economic development, such as the expansion, retention or creation of for-profit business or industry, including commercial, retail and manufacturing.

In the Fiscal Year 2025-2026, the Section 108 Loan Guarantee program has approximately \$232 million in funds available. An amount will be available for gap financing of large commercial and industrial real estate projects intended to stimulate economic growth, particularly in underserved communities. An eligible project must principally benefit low/moderate income residents by creating jobs or by providing goods and services in a low/moderate income area. Funds could be used to acquire, rehabilitate, remediate, renovate, and/or redevelop property that will result in business creation and expansion. Section 108 loans may range from \$500,000 to \$30,000,000 and are a great financing tool to:

Provide reasonably priced capital where conventional loans are not an option.

Apply to a wide range of projects.

Offer competitive fixed and variable rates.

Offer flexible repayment terms, e.g., up to 20 years, and interest-only options.

Provide financing on a non-competitive basis.

Accept applications continuously.

Offer flexible collateral options when available. Types of eligible activities include:

Clearance, demolition, and remediation of properties with known or suspected environmental contamination.

Site preparation, including construction, reconstruction, installation of public and other site improvements, utilities or facilities.

Elimination or prevention of slum and blight conditions. Examples of approved Section 108 projects:

Renovation of an unused industrial space into a mixed-use facility with office, medical, and arts space.

Redevelopment of a former closed department store into a business incubator.

Acquisition of old buildings in a blighted community and renovation into many thriving businesses.

Remediation and redevelopment of an old industrial site into an employee-owned cooperative greenhouse.

Historical Preservation and major renovation of an obsolete building to bring back its former luster and operate as a thriving business.

CDBG-Section 108 for Housing Development

In support of the goals to both develop and preserve affordable housing, the City wishes to facilitate investment to increase the stock of affordable housing through the Section 108 Loan Program.

Eligibility activities include the following:

Acquisition of improved or unimproved real property in fee or by long-term lease.

Rehabilitation of real property owned or acquired by the public entity or its designated public agency.

Relocation payments and other relocation assistance for individuals, families, businesses, non-profit organizations, and farm operations who must relocate permanently or temporarily as a result of an activity financed by guaranteed loan funds, where the assistance is:

Required under the provisions of §570.606(b) or (c); or

Determined by the public entity to be appropriate under the provisions of §570.606(d).

Clearance, demolition, and removal, including movement of structures to other sites and remediation of properties with known or suspected environmental contamination, of buildings and improvements on real property acquired or rehabilitated pursuant to paragraphs (a) and of this section. Remediation may include project-specific environmental assessment costs not otherwise eligible under §570.205.

Site preparation, including construction, re-construction, installation of public and other site improvements, utilities or facilities (other than buildings), or remediation of properties (remediation may include project-specific environmental assessment costs not otherwise eligible under §570.205) with known or suspected environmental contamination, which is:

Related to the redevelopment or use of the real property acquired or rehabilitated pursuant to paragraphs (a) and (b) of this section, or

For an economic development purpose. Housing rehabilitation eligible under §570.202.

Construction of housing by non-profit organizations for home-ownership under section 17(d) of the United States Housing Act of 1937 (Housing Development Grants Program, 24 CFR part 850).

Acquisition, construction, re-construction, rehabilitation or historic preservation, or installation of public facilities (except for buildings for the general conduct of government) to the extent eligible under §570.201(c), including public streets, sidewalks, other site improvements and public utilities, and remediation of known or suspected environmental contamination in conjunction with these activities. Remediation may include project-specific environmental assessment costs not otherwise eligible under §570.205.