

From: Joyce Dillard <dillardjoyce@yahoo.com>
Sent: Thursday, July 26, 2012 7:55 PM
To: !FHFA REG-COMMENTS
Subject: Comments on FHFA 2012–2014 Enterprise Housing Goals `RIN 2590-AA49"
Attachments: LA City Annual Report 2010.pdf

You ask:

FHFA requests comment on whether the housing goals regulation should be amended to address the possibility that a multifamily mortgage financing the conversion of a property from affordable rents to market rate rents could be treated as affordable under the Enterprise housing goals.

Never.

What we see, in the City of Los Angeles, is multiple projects qualifying for affordable housing. What we do not see is BUILT or MAINTAINED COVANCES for affordable housing.

Lists are created, in the aggregate, but we (as public) can never see-project by project-what exists as actual inventory.

We suspect that

many units have returned to market value.

One needs to ask if the State of California Regional Housing Needs Assessments (prepared by a Metropolitan Planning Organization MPO) really reflect the housing inventory-current and predicted.

We think not.

Regional allocations do not seem to be part of this rule. They should be as we are seeing a move to extreme density, in multi-family units, without consideration for infrastructure, water and electricity, flooding and traffic.

That is a State issue and the Public have a right to participate.

We are attaching the City of Los Angeles Housing Element Calendar 2009 Annual Progress Report filed with the State of California Department of Housing and Community Development. This is the most current City Council approved document.

The NEPA level environmental process allows us to review planned affordable housing. We are not allowed to see the ownership because of tax credit equity funding.

Also, the State of California, through the California Debt Limit Allocation Committee CDLAC and the California Tax Credit Allocation Committee CTCAC, is part of the approval process. Their jurisdiction is the State, not local or HUD census tracts.

We do not believe that all the projects planned in the NEPA process were fulfilled. We suspect that any denial of tax credits kills the project.

Again, in California, any of those affordable units can be placed in other counties.

This process is designed for those richer incomes who need tax credits and not designed for those parties in need of housing. In the City of Los Angeles, the Citizens Participation Unit has been dissolved, with no replacement. A commission, appointed by the Mayor who advised the Mayor, is focusing attention of the Public Services aspect, but not the Affordable Housing.

This means that Affordable Housing is determined politically, by the Mayor or the individual Council members. Little public input is given and few no there are NEPA notices.

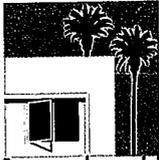
Most projects have been approved through the State CEQA California Environmental Quality Act process long before any NEPA review.

The allocations do not match the need and there is certainly little oversight that could fulfill that need.

Single family housing rarely goes to an individual family but to a non-profit developer to land bank.

Joyce Dillard
P.O. Box 31377
Los Angeles, CA 90031

Attachment:
City of Los Angeles Housing Element Calendar 2009 Annual Progress Report



POLICY & PLANNING UNIT
Los Angeles Housing Department
LAHD

1200 West 7th Street, 9th Floor, Los Angeles, CA 90017
tel 213.808.8809 | fax 213.808.8999
lahd.lacity.org



Antonio R. Villaraigosa, Mayor
Douglas Guthrie, General Manager

December 22, 2010

Ms. Cathy Creswell
Deputy Director
Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

**HOUSING POLICY
DEVELOPMENT, HCD**

DEC 28 2010

RE: Housing Element Calendar Year 2009 Annual Progress Report

Dear Ms. Creswell:

Enclosed is the City of Los Angeles' 2009 Housing Element Annual Progress Report, completed by the Los Angeles Housing Department. Should you have questions or comments, please do not hesitate to contact Ms. Claudia Monterrosa, Director of the Policy and Planning Unit, at (213) 808-8650 or claudia.monterrosa@lacity.org.

Sincerely,

Douglas Guthrie
General Manager

Attachment

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

JUNE LAGMAY
City Clerk

HOLLY L. WOLCOTT
Executive Officer

Office of the
CITY CLERK

Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
General Information - (213) 978-1133
Fax: (213) 978-1040

www.cityclerk.lacity.org

December 20, 2010

HOUSING POLICY
DEVELOPMENT, HCD

DEC 28 2010

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council file
No. 08-0804, at its meeting held December 17, 2010.

City Clerk
kw

DEC 28 2010

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202.)

Jurisdiction City of Los Angeles
Reporting Period 1/1/2009 - 12/31/2009

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

1	2	3	4				5a	6		7	8
			Affordability by Household Incomes					Housing with Financial Assistance and/or Deed Restrictions			
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
10961 W Pico Blvd.	5+	R	45				45		HOME, LTF		N/A
4343 N Toland Way	5+	R	43	2			45		MHP, CDBG, HOME, LTF		N/A
8557-8613 Columbus Ave.	5+	R	63				63		MHP, CRA, HOME, LTF		N/A
831 W 70th St.	5+	R	34	14			48		CRA, HOME, LTF		N/A
240 S Westlake Ave.	5+	R	88	25			113		DWP, HOME, LTF		N/A
440-458 S Hartford Ave.	5+	R	53	21			74		Central City West, LTF		N/A
535 W 41st St.	5+	R	31				31		HOME, LTF		N/A
434 So. San Pedro St.	5+	R	66	5			71		PVBval, HOME, LTF		N/A
(9) Total of Moderate and Above Moderate from Table A3			▶		0	1,474	1,474				
(10) Total by income Table A/A3			▶		67	1,474	1,964				
(11) Total Extremely Low-Income Units*			▶		423						

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction: City of Los Angeles
Reporting Period: 1/1/2009 - 12/31/2009

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1). This program does not apply to the City of Los Angeles.

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate**	438	32	1,004			1,474	

* Note: This field is voluntary

**The City of Los Angeles does not collect data to distinguish Moderate and Above Moderate permitted units. Data included in the Above Moderate category could include Moderate income units.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Los Angeles
Reporting Period 1/1/2009 - 12/31/2009

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Income Level	RHNA Allocation by Income Level	Permitted Units Issued by Affordability										Total Units to Date (all years)	Total Remaining RHNA by Income Level	
		2006 Year 1	2007 Year 2	2008 Year 3	2009 Year 4	Year 5	Year 6	Year 7	Year 8	Year 9				
Very Low	Deed Restricted				423								423	26,815
	Non-deed restricted													
Low	Deed Restricted				67								67	17,428
	Non-deed restricted													
Moderate	Deed Restricted													19,304
	Non-deed restricted													
Above Moderate					1,474								1,474	47,365
Total RHNA by COG. Enter allocation number:														
Total Units					1,964								1,964	110,912
Remaining Need for RHNA Period														

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 Section 6202)

Jurisdiction City of Los Angeles
Reporting Period 1/1/2009 - 12/31/2009

Table C
Program Implementation
Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Homebuyer Assistance: Purchase Assistance		366 loans for low-income homebuyers 200 loans for moderate-income homebuyers 72 loans for above moderate-income homebuyers	2006-2014	Loans Funded: Low Income - 29; Moderate Income - 6;
Homebuyer Assistance: MCCs		168 MCCs for low-income homebuyers 252 MCCs for moderate income homebuyers	2006-2014	MCCs Issued: Low Income - 32; Income - 35 Moderate
For-Sale Developer Assistance: Forward Commitment		Contracts for 30 moderate income homebuyers Contracts for 85 above-moderate income homebuyers	2006-2014	Contracts for: 30 moderate income homebuyers; Contracts for 85 above moderate income homebuyers
For-Sale Developer Assistance: Small Sites Development Opportunities		Finance for-sale developments, providing 44 low-income homeownership units	2006-2014	Allocated funding to assist 24 low-income households to purchase homes in new, for-sale developments.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 Section 6202)

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
For-Sale Developer Assistance: In-fill Housing Development	45 for-sale moderate income units and 5 low income units annually	2006-2014	Status Pending.
For-Sale Developer Assistance: New Housing Opportunities	45 for-sale moderate-income units and 5 for-sale low-income units annually in the CRA/LA Downtown project areas	2006-2014	Status Pending.
For-Sale Developer Assistance: Response to Housing Opportunities	25 for-sale moderate income units and 25 for-sale low income units annually in CRA/LA project areas.	2006-2014	Status Pending.
For-Sale Developer Assistance: Small Lot Subdivision	314 market-rate units within small lot subdivisions annually	Developer Workshop - 2010; Simplified forms and procedures - 2011; Individual developer consultations - 2006-2014	Six cases filed in 2009, totaling 32 units.
Mortgage Revenue Bond Financing for New Rental Housing	75 low-income rental units and 300 above moderate income units annually, through CRA/LA	2006-2014	No new rental housing was funded uniquely through the Bond Program in 2009, due to the statewide suspension of Prop 1C bonds for the majority of the reporting period.
AHTF for New Rental Housing	4,789 very low income units 479 low income units	2006-2014	In 2009, the AHTF financed the construction of 11 new housing projects, consisting of a total of 541 Units (6 of these projects were also funded by the CRA/LA). This is not inclusive of 56 units in the Mosaic Apartments, a CDBG-R funded project that is being overseen by the LAHD, in cooperation with the CRA/LA.
New Rental Housing Opportunities	70 very low income, 70 low income, and 60 moderate income rental units annually	2006-2014	Status Pending.
Response to Rental Housing Opportunities	50 very low income, 50 low income, and 50 moderate income rental units approved annually in CRA/LA project areas.	2006-2014	Status Pending.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 Section 6202)

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe Progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the Status of Program Implementation
Name of Program	Timeframe in H.E.
Project-Based Rental Assistance	1,074 (430 extremely low, 644 very low income) households housed through project-based rental assistance vouchers 745 low income units of rental housing
New Generation Fund - New Affordable Housing	2006-2014
Housing for Senior and Disabled Persons	Support the construction of 2,560 new units
	50 units for very low income seniors annually; 50 units for very low income disabled persons annually
Housing for All Household Sizes and Types	2008-2014
Innovative Housing Unit Design	75 large family low income units and 75 small low income units
	50 very low income units of alternative multi-family housing; 50 very low income units with universal design elements; Provide assistance to developers and property owners during project review
Alternative Multi-Family Development	2006-2014
	20 second units on lots annually, including 6 low income units, 7 moderate income units and 7 above-moderate income units.
New Programs to Increase the Production of Affordable Housing	December, 2008
Small Sites for Affordable Housing	Introduce Motion
	Report to the Mayor and City Council, Draft ordinance, policies, procedures as determined in Study
Adaptive Reuse	Report on impediments and analysis of requiring affordable component - 2009 Revised ordinance - 2010 Facilitate proposed developments - 2006-2014
	Building permits issued for 69 units.
	No buildings came on line - 2008 574 client vouchers utilized - 2009
	No loans were completed in 2009.
	No cases were filed with DCP for eldercare facilities.
	DCP assisted projects regarding land use entitlement status and project readiness status for public funding applications.
	DCP provided developer consultations.
	Building permits were issued for 17 second units on single-family lots.
	Status Pending.
	On hold pending budget and staff resources.

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Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe Progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the	Status of Program Implementation
Name of Program	Objective	Timeframe in H.E.
<p>Redevelopment of City-Owned Property</p>	<p>Post updated inventory at least once a year. Create opportunity for development of: 50 low income rental units through CRA; 188 low income rental; 31 low income rental homeownership units; 15 mod income homeownership units; 15 above-mod homeownership units</p>	<p>2008-2014</p> <p>In 2009, 4 sites were guided through the process of development for affordable housing. A joint RFP was issued with LADOT for the development of a mixed-use project (housing/parking) at the Pico/Robertson intersection; a developer was selected to develop 43 rental units (1 manager, 42 senior). A Joint Development Agreement with a developer was developed for Avenue 57, a project that would result in 60 large family rental units during the initial phase; and 40 homeownership units in subsequent phases (due to deteriorating market conditions involving the development of for-sale housing, the homeownership phase will be delayed). In addition, Council approved the issuance of a joint RFP with LADOT for a site at the Wilcox/Schrader intersection in Hollywood; a Request for Information (RFI) was issued by LADOT with 13 respondents showing interest; a minimum of 60 rental units will be developed. Finally, the former site of an animal shelter in West LA will be developed for affordable housing, but the Council Office has put a temporary hold on the project to conduct input meetings.</p>
<p>Industrial Land: Redevelopment Opportunities</p>	<p>Complete Industrial Land Use Study and 16 Community Plan Updates; Adopt regulations requiring affordable housing set-aside with redevelopment of industrial land; Create opportunity for development of 400 market rate work force housing units and 100 affordable housing units during the planning period, including 25 extremely low-income units, 25 low-income units, and 25 moderate-income units</p>	<p>Industrial land use recommendations within Community Plans are in development.</p> <p>Industrial land survey - 2007 Identify housing potential - 2008 Industrial land use recommendations in 16 Community Plans - 2009-2014</p>

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Housing Element Implementation
 (CCR Title 25 Section 6202)

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
<p>Name of Program</p> <p>Redevelopment of Brownfield Industrial and Commercial Sites</p>	<p>Environmental clean-up of at least five brownfield sites. Create opportunity for 100 units, including 10 very low and 10 low income units</p>	<p>2008-2011 site identification, acquisition and clean-up 2011-14 development of up to 100 units</p>	<p>Applications filed for land use entitlements for expansion of the Jordan Downs housing development near Watts into adjacent parcels that used to contain steel mills. The 21-acre former industrial site will be redeveloped by HACLA, including up to 400 units of public housing and workforce housing along with amenities and employment uses. However, brownfield funding for site clean-up was denied.</p>
<p>Public Facilities Zoned Land: Joint Use Opportunities</p>	<p>Create opportunities for 50 very low and 50 low income units during the planning period</p>	<p>Identify potential LAUSD sites - 2008-2008 Secure entitlements for housing on 2 LAUSD sites - 2008-2011 Propose 5 sites to LAUSD Board - 2010-14</p>	<p>Applications were filed for land use entitlements for two joint-use developments for a total of 178 rental units. Of these, one case on an LAUSD site was approved (Glassell Park joint-use development), for 50 rental units (35 2-bedroom units, 15 3-bedroom units). The second case is pending. Two LAUSD sites were identified for joint-use development of workforce housing. Norwood Elementary School in South Los Angeles and Selma Elementary School in Hollywood.</p>
<p>Infill Opportunities</p>	<p>Assist planners and developers to identify 10 new locations for residential development annually</p>	<p>Identify software needs and costs - 2011 Create pilot on ZIMAS - 2012</p>	<p>DCP continued to explore software needs and costs to support the Infill Scenario Mapping System tool.</p>
<p>Infill Opportunities: Downtown Center</p>	<p>Create locations for 700 housing units, including 40 moderate, 30 low, and 30 very low income units</p>	<p>2008-2014</p>	<p>No building permits issued in 2009 for housing in Downtown Center.</p>
<p>Coordination of Infrastructure Improvements</p>	<p>Facilities financing plan in up to 8 updated Community Plans</p>	<p>Develop template for community plan-specific infrastructure needs - 2009 Matrix of infrastructure costs - 2010 Create financing methodology and adopt with new Plans - 2011-2014</p>	<p>A facilities chapter for each of six new Community Plans is in development. The Facilities Chapter will identify existing infrastructure programs/plans/services and projects to be implemented by various agencies. Financing Plans are not being prepared due to lack of funding necessary to conduct the required studies for such plans.</p>
<p>Permanent and New Funding Sources for the AHTF</p>	<p>100 million annually</p>	<p>2006-2014</p>	<p>In 2009, a preliminary study on the feasibility of charging developer fees was conducted by LAHD staff and reviewed by the Director of Major Projects. Further research into this item was placed on hold in mid-October 2009.</p>

ANNUAL ELEMENT PROGRESS REPORT
 Housing Element Implementation
 (CCR Title 25 Section 6202)

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeline in H.E.	Status of Program Implementation
Advocate for State and Federal Housing Funds		Support State and Federal bills that provide funds for affordable housing development in Los Angeles City in each legislative session	2006-2014	Status Pending.
Affordable Housing Public Benefit Fee		Complete nexus study to establish a Public Benefit Fee; Adopt amendments to the Zoning Code to Implement a Public Benefit Fee; Target \$20 million in fees collected to support affordable housing development and/or infrastructure improvements	Nexus Study - 2009 Adopt Ordinance - 2010 Collect Fees - 2010 - 2014	Nexus study was initiated in August 2009.
Downtown TFAR Public Benefit Fee		\$20 million for affordable housing development	2007-2014	No building permits issued in 2009 for housing in Downtown Center.
Off-Site Parking Options		Reduce the cost of housing production by reducing the cost of parking in 10 neighborhoods	Draft State Building Code amendments for robotic parking structures - 2010 Amend State Building Code amendments for robotic parking structures - 2012 Robotic parking for 10 projects - 2010-2014	Continued collecting funds for the Venice parking impact trust fund.
Cooperative Labor Agreements and Cooperative Materials Purchasing Agreements		Demonstration cooperative agreement for labor and/or materials among several residential developers	2009-2014	Status Pending.
Land Ownership Alternatives		Demonstration project with one or more developers employing alternative land ownership structures.	2010-2014	Status Pending.
Case Management and Case Processing Assistance		Assist 50 projects per year	Identify roles; program structure, fees; train staff - 2007 - 2009 Individual developer consultations - 2006-2014	Over 100 projects were assisted.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 Section 6202)

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe Progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the	Status of Program Implementation
Name of Program	Objective	Timeframe in H.E.
Employer-Assisted Housing	Create 50 moderate and 50 above moderate housing units as demonstration project with one employer	2008-2014 Status Pending.
Systematic Code Enforcement Program (SCEP)	Inspect 1,629,553 rental units	2006-2014 Inspected 173,966 units.
Single Family Rehabilitation	3,052 extremely low income units; 2,050 very low income units; 1,178 low income units	2006-2014 Units Rehabilitated: 1,014 Extremely Low Income; 648 Very Low Income; 298 Low Income
Residential Rehabilitation	189 very low income units; 290 low income units	2006-2014 Status Pending.
Utility Maintenance Program	Prevent the vacation of 2,050 master-metered apartment buildings	2006-2014 Status Pending.
Residential Rehabilitation of Obsolete Public Housing	Complete revitalization of Harbor View and Jordan Downs; 77 above moderate-income, 200 moderate-income, 25 low-income, and 103 very low-income units in the Harbor View Development; 280 extremely low income, 280 very low income, and 140 low income 1 for 1 replacement Public Housing units; 700 workforce housing units and market rate homeownership; 700 market rate rental units in the Jordan Downs Development	2006-2014 Phase 1 (Harbor Village) and Phase 2 (Wilmington Townhomes) of the Dana Strand redevelopment have been completed with 94 units of public housing and 146 units of affordable housing. Predevelopment activity continues for Jordan Down.
Residential Hotel and Single Room Occupancy (SRO) Hotel Preservation	Acquisition and rehabilitation of SRO hotels	2008-2014 One application was filed with DCP and approved for the rehabilitation of a structure into SRO units.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe Progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Regulation of Conversion and Demolition of Residential Hotels	Preserve 15,000 residential units in 315 hotels or convert to affordable units	2008-2014	Established and maintained procedures for review, analysis, and tracking of RHO claims including determination appeals. Processed 44 RHO exemption claims. Of 318 total properties under review the status of 246 Hotel/Motels were reviewed and identified of which 244 are designated as Residential Hotels including 13, 424 units. The next review will identify the number of residential units in these properties.
Section 8 Moderate Rehabilitation Single Room Occupancy	Maintain Section 8 rental assistance for existing 1,300 participating SRO units	2006-2014	Maintained 1,300 participating SRO Units
Mobile Home Park Preservation	Assist 100 mobile park tenants; 250 market-rate mobile home park pads in residential areas preserved	Council motion to amend relocation assistance ordinance - 2008 Adopt revised ordinance - 2009 Ordinance regarding tenant relocation assistance on hold pending budget and staff resources.	No cases were filed or approved in 2009 regarding mobile home parks.
Preservation of Affordable Housing	Preserve affordability in up to 15,850 expiring units	2006-2014	The LAHD initiated a plan to conduct a robust data collection effort on affordable housing and enhance LAHD's Affordable Housing Database which tracks expirations and terminations of affordability. LAHD also initiated the development of NOFA scoring criteria to identify most critical at-risk housing that solicits AHFF financing. Further, the LAHD conducted monitoring activity to enforce the State's notification requirement law. This action resulted in the renewal of 4 properties/356 units. Lastly, HACLA converted 135 units in 2 buildings from expired Project-based contracts to a new Project-Based Voucher contract.
Preservation of the Rental Housing Stock - Condominium Conversions	Propose Zoning Code amendment Complete study; Draft ordinance	2009 Completed Study - 2009 Ordinance to City Planning Commission - 2010 Ordinance to City Council - 2010	On hold pending budget and staff resources. On hold pending budget and staff resources.
Demolitions - Preservation of Community Character	Complete study; Draft ordinance	Completed Study - 2009 Ordinance to City Planning Commission - 2010 Ordinance to City Council - 2010	On hold pending budget and staff resources.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 Section 6202)

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
Preservation of Rent-Stabilized Housing Units	Preserve 633,000 RSO units	2006-2014	Processed and closed the following owner applications: 301 Capital Improvement Program; 2 Primary Renovation; 1 Luxury Exemption; 40 Just and Reasonable. Code processed 79 Tenant Habitability Program applications in 2009 which provided tenant protections & temporary or permanent relocation for tenants in properties undergoing renovation/repairs.
RSO Enforcement	Refer 60 cases to the City Attorney annually	2006-2014	Referred 142 cases.
Preservation through Transfer of Ownership	Rehabilitate 20 substandard housing units per year	2006-2014	Status Pending.
Mortgage Revenue Bond Financing for Rehabilitation of At-Risk Rental Housing	Rehabilitate 524 low-income units annually	2006-2014	In 2009, 1 preservation project was issued tax-exempt bonds. Academy Hall consisted of 46 low and very-low income units.
Affordable Housing Trust Fund (AHTF) - At-Risk Rental Housing Rehabilitation	Rehabilitate 113 low-income units annually	2006-2014	In 2009, 1 preservation project was awarded funding through the AHTF. Casa Griffin will consist of 40 low and very-low income units.
Public Housing Annual Inspections	All public housing units inspected annually; All Section 8 units inspected annually	2006-2014	Annual inspections of all 6,850 public housing units were conducted in 2008 and 2009. Due to department reorganization, beginning 2009 for the public housing program, the HACLA contracted with an outside contractor to conduct all inspection according to HUD's UPSCS protocol. In 2008, 85,386 Section 8 unit inspections were conducted and 86,549 in 2009.
Lead-Safe Housing: Privately Owned Housing Units	complete lead abatement in 90 extremely low income units; complete abatement in 135 very low income units; complete abatement in 225 low income units	2006-2011	Households/Units Assisted: Extremely Low Income - 59; Very Low Income - 46; Low Income - 30
Lead-Safe Housing: HACLA Housing Units	Abate lead-based paint hazards in 35 units annually. All Section 8 units inspected annually	2008-2014	In 2008, 64 units were tested and 64 abated. In 2009, 11 units were tested and 62 abated.

ANNUAL ELEMENT PROGRESS REPORT
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Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Housing Programs Progress Report - Government Code Section 65583. Describe Progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the Status of Program Implementation
At-Risk Affordable Housing Tenant Outreach and Education		involve up to 8,000 residents of identified at-risk units in preservation efforts.	2006-2014	LAHD conducted outreach and education to 1,667 families located in 45 at-risk properties; renewals of subsidies and prevention of possible evictions or illegal rent increases was achieved. Outreach properties included those with expiring HAP contracts, opt-out properties and properties with low REAC scores, as well as properties converting to enhanced section 8 vouchers.
Preserve Affordability Covenants of At-Risk Units		Monitor all 15,850 units with expiring covenants; Extend and preserve affordability of up to 2,000 at-risk units	2006-2014	The LAHD initiated a plan to conduct a robust data collection effort on affordable housing and enhance LAHD's Affordable Housing Database which tracks expirations and terminations of affordability. LAHD also initiated the development of NOFA scoring criteria to identify most critical at-risk housing that solicits AHFF financing. Further, the LAHD conducted monitoring activity to enforce the State's notification requirement law. This action resulted in the renewal of 4 properties/356 units. Lastly, HACLA converted 135 units in 2 buildings from expired Project-based contracts to a new Project-Based Voucher contract.
Mortgage Revenue Bond Financing-Rehab. Of Affordable Rental Housing		Rehabilitate 540 very-low income units	2006-2014	No non-preservation rehab projects were funded uniquely through the Bond Program in 2009, due to the statewide suspension of Prop 1C for the majority of the reporting period.
Urgent Repair Program		Prevent the vacation of 4,509 market-rate apt buildings due to life-safety housing code and CA health and safety code violations	2006-2014	During calendar year 2009, LAHD's Urgent Repair Program ensured the timely repair of hazardous Code violations for 642 cases. Without LAHD's intervention, these tenants would be subjected to unacceptable living conditions for extended periods of time.
Nuisance Abatement in Vacant Residential Buildings		Respond to 31,000 nuisance complaints on residential properties annually	2006-2014	Respond to 2,500 nuisance complaints on residential properties annually. DCP received several complaints and referred them to OCA LADBS in 2009. Responded to 496 nuisance complaints on residential properties in 2009. 460 nuisance issues on residential properties were resolved in 2009.
Citywide Nuisance Abatement Program		1,200 chronic problem properties and nuisance issues resolved annually.	2008-2010	1,173 chronic problem properties and nuisance issues were resolved in 2009.

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Housing Element Implementation
 (CCR Title 25 Section 6202)

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
REAP		5,820 cases	2006-2014	813 cases consisting of 3,045 units were removed from REAP ensuring that the respective violations were addressed and resolved, thereby improving habitability for those living in REAP properties. 189 utility shut-offs were prevented ensuring continuous uninterrupted service to those most in need. \$47,703 in relocation funds were distributed to relocate a total of 21 tenants in 2009 ensuring that they have a habitable place to live. Outreach services were provided to over 8,200 tenants and 5,500 owners, through over 2,300 phone calls, 3,000 mailings, and 10,000 site visits by independent contractors whose mandate is to educate and inform landlords and tenants improving tenant/landlord relations.
Housing Enforcement (Inter-Agency Slum Housing Task Force)		500 properties subjected to Task Force review and/or prosecution annually	2008-2014	In calendar year 2009, the City Attorney's Housing Enforcement Section reviewed 578 cases submitted by the participating Task Force agencies. *In addition, the City Attorney personnel conducted 264 Pre-Filing Case Management Conferences (PFCMC) with property owners. During the same period, Housing Enforcement filed 256 cases, charging over 1,856 code violations. A total of 58 cases were returned to agencies for supplemental investigation and 67 cases were returned due to pre-filing compliance. *This effort resulted with 2,468 rental units brought into compliance often via post-conviction court hearings.
New Ownership of Substandard Housing		Adopt a receivership program; Place 25 properties into receivership annually	2006-2014	Status Pending.
American Dream Program		Place 25 properties into American Dream Program annually	2006-2014	Status Pending.
Expedited Residential Recovery		In the event of a natural disaster, issue entitlement approvals within 4 weeks of application for reconstruction	2006-2014	There were no natural disasters in 2009; therefore there was no activity in 2009.
Emergency Allocation of Residential Reconstruction Funds		In the event of a natural disaster, issue loans and grants within 4 weeks of application for reconstruction funds	2006-2014	No natural disaster occurred in 2009 that would trigger this program; however, the LAHD's Catastrophic Disaster Response Team's (CDRT) Permanent Housing Committee is currently updating the LAHD's Emergency Plan to address recovery processes that will be followed in such an event.

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Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Resources for Preservation of Affordable Housing		Preserve affordability in up to 15,850 expiring units; expand resources for program admin; expand resources for the preservation of affordable housing	2006-2014	The City of L.A. secured a 1 million dollar grant from the MacArthur Foundation for the development and expansion of initiatives to preserve and improve the existing stock of affordable, rental housing. Funds were awarded to both LAHD and CRAALA; LAHD used its share to begin enhancement of the affordable housing preservation program data system, as well as improve interagency coordination; CRAALA will use their share to outreach to nonprofit developers of SRO units in the Skid Row area. HACLA used administrative fees provided by HUD to identify enhanced vouchers and regular vouchers. HACLA also organized conferences with building owners/management companies, as well as conducted tenant meetings to discuss tenant options, tenant interviews, as well as issue section 8 vouchers to tenants.
Advocate for Affordability Preservation Funds		Support state and federal bills that provide funds for preserving affordable housing in each legislative session	2008-2014	Recommended the support of the following bills/law: (1) HR 4868 (Frank)—Housing Preservation and Tenant Protection Act of 2010. Track and support federal legislation that will increase resources and regulatory modifications for the preservation of federally-assisted affordable housing at risk of conversion to market-rate. (2) SB 454 (Lowenthal)-supported (what is now law) regarding advance written notification of expiring or terminating action of affordability restrictions. Sunset date was lifted; law makes this notification permanent.
Tenant and Tenant-Approved Nonprofit Buyouts of At-Risk Buildings		Create an effective strategy to assist in tenant and tenant-approved nonprofit buyouts of affordable housing projects where at risk units would remain affordable under tenant or nonprofit control. Identify the possible funding sources, including a recommended set-aside of funding resources appropriate per year.	2009-complete the study; 2010 develop ordinance	On-hold.

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Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Los Angeles Interagency Preservation Working Group	Citywide and subregional efforts to create strategies for preserving at-risk housing; Regular reports on strategies identified.	2008-2014	Two meetings were convened with the collaboration of the Los Angeles Preservation Working Group. The two meetings served to track and preserve at-risk housing and share at-risk lists. Attendees included LAHD, HUD, CRA/LA, affordable housing, tenant and legal services advocates.	
New Generation Fund - Preservation of At-Risk Housing	Support preservation of 640 low income units	2008-2014	No loans were completed in 2009.	
RSO	Maintain registration of 633,000 units annually. Protect tenants from unreasonable rent increases while providing landlords with a just and reasonable return.	2006-2014	Continued to regulate and preserve 633,000 RSO units through the annual registration of all units; publication of annual allowable rent increase & periodic "RSO Alerts"; investigation & closure of 6,854 RSO-related complaints; receipt & processing of 354 no-fault eviction declarations; participated in monthly property management training classes for owners providing RSO information & requirements; processed 303 rent adjustment applications and 40 Just & Reasonable rent adjustment applications; completed a comprehensive review of the RSO on the rental housing market & forwarded analysis & recommendations of the results to the Mayor & City Council.	
Housing Choice Voucher Program	Maintain 37,000 Section 8 vouchers for very low-income households.	2006-2014	43,734 vouchers in use - 2008 49,768 vouchers in use - 2009	
Section 8 Vouchers for Disabled and Elderly Households	Continue to provide 518 vouchers	2006-2014	21,867 vouchers used by elderly/disabled - 2008 22,384 vouchers used by elderly/disabled - 2009	
REO Acquisition	50 REO properties purchased by low income households; 50 REO properties purchased by mod income households.	2006-2014	This program was combined with the NSP- Foreclosed Properties program below.	
NSP - Foreclosed Properties	1,000 mod income units (120% of AMI) or below, acquired, rehabbed and resold/rented; 25% of all funding for very low income units (50% AMI) and below.	2009-2014	Acquired 16 units; Rehabilitated 13 units	
Mortgage Revenue Bond Financing - Affordable Units in Market Rate Housing	Rehab 90 units for very low income households	2006-2014	No market rate projects were funded through the Bond Program in 2009, due to the statewide suspension of Prop 1C for the majority of the reporting period.	

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Historic Preservation	25 units per year in historic structures for moderate income households; Accessible unit(s) in every project	2006-2014	No cases were filed with DCP in 2009 for the rehabilitation or adaptive reuse of historic buildings
Incentives for Affordable Housing in Historic Preservation Overlay Zones	Rehabilitation of 10 homes occupied by low-income households in HPOZs annually	Establish interdepartmental working group to identify potential incentives - 2010 Report to Council on incentives - 2011 Incentives established and posted - 2012	DCP approved 39 single-family homes for Mills Act Historical Property Contracts in 2009 that were in HPOZs.
Mills Act Implementation	25 homes annually	2006-2014	DCP approved 53 single-family homes and 11 multi-family residential properties for Mills Act Historical Property Contracts in 2009. The City will seek legislation to obtain authority to implement this program.
Rent Stabilization Training Program	Develop mechanism to assure disclosure	2009-report to Cci; 2010-adopt new measure	
Property Management Training Program	Training completed for 3,413 management entities	2006-2014	During calendar year 2009, LAHD referred 1,358 property owners who failed to comply with the Department's Orders to repair health and safety Code violations to attend the Property Management Training Program to receive instruction pertaining to property management and maintenance, as well as related rental topics.
Coastal Zone Monitoring	Annual reports on the status of the affordable housing stock in the coastal zone	2006-2014	The annual report on new construction, conversion and demolition of housing in the Coastal Zone areas during 2009 is pending availability of staff resources to complete the research.
Affordable Housing Monitoring	Annual reports on the status of the affordable housing inventory; monitor and enforce compliance with affordability covenants.	2006-2014	Data base is maintained by LAHD Housing Services. The affordable housing roster is updated quarterly; about 4,000 are mailed each year and it is available on LAHD's website.
Citywide Housing Production System	Create new inter-departmental system; Generate reports	2008-2014	Status Pending.
RSO Monitoring	Annual report on the status of RSO properties	2006-2014	Registered or exempted over 638,000 rental units; Tracked 333 applications for removal of 1197 units from the rental market. Monitoring program under development. No annual report mechanism developed.

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Inventory Update	Annual report on the status of RSO properties	2006-2014	DCP reported a net gain of 1,228 multi-family dwelling units and a net loss of 51 single family dwelling units citywide in 2009. An annual report on the development of sites in the Site Inventory was not published due to budget constraints. On hold pending budget and staff resources.
Monitor Housing Production Goals	Periodic report on the City's housing production and preservation goals and accomplishments	2006-2014	
Annual Report on the City's Housing Stock	Quarterly and annual reports on residential building activity; Periodic report on changes in the rental housing stock	2006-2014	Quarterly and annual reports for 2009 posted on DCP website.
Monitor the Affordable Housing Incentives Program	Periodic report on affordable housing units produced as a result of land use incentives	Create multi-department systems working group - 2009; Draft of new tracking system - 2010; Final tracking system development; pilot tracking - 2011; Track affordable housing; post results quarterly - 2011-2014	Affordable and market units produced as a result of density bonus requests in 2009 tracked by LAHD.
Advocacy for State and Federal Data Production	Support State and Federal bills that provide for the production and collection of data that supports the City's planning needs	2006-2014	No activity in 2009 by DCP.
Collaboration on Data Production and Collection	Additional data from Federal, State, regional and County agencies; Homeless Count with City of Los Angeles data	2006-2014	DCP maintained on-going collaborative efforts with federal, state, and county agencies, in particular regarding the 2010 Census preparation efforts (see "Program C, Census 2010," below)
Census 2010	Census forms and methodologies that better reflect the City's needs	2006-2010	DCP, with ITA technical staff and CAO's consultant, submitted 120 Census Tract modifications under the Participant Statistical Areas Program (PSAP), regarding boundaries for reporting 2010 Census data. For the Local Update of Census Addresses (LUCA), DCP, with ITA, reviewed and commented on the address list of residential housing units and group quarters that the Census Bureau used to deliver questionnaires.

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Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Needs Assessment by Community Plan Area	Adopt revisions of Community Plans that include the designation of appropriate locations and densities of housing; Adopt Implementation measures to assure that such sites are designated and zoned appropriately. Develop different scenarios for each community to reach fair share goals in the Community Plans where updates will not be completed by 2014. Conduct public participation process to discuss and select the preferred scenario.	2006-2014	Seven community plans were in development.
Database for Evaluating Housing Needs	Database of current socioeconomic and demographic data; Periodic reports of socioeconomic and demographic data	2006-2014	DCP maintained database and produced reports upon request.
Adjust Production and Preservation Goals on a Periodic Basis	Periodic adjustment of housing production and preservation goals and program priorities	2006-2014	Funding towards the development of at-risk multifamily housing developments was suspended during the second round of 2009 AHTF NOFA funding. However, due to the fact that the LAHD had received funding under the MacArthur Foundation Grant, such projects, and the appropriate method for ranking these projects began to be re-evaluated in accordance with the grant requirements. On hold pending budget and staff resources.

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Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
<p>Density Bonus</p>	<p>Adopt amendments to the Zoning Code to reflect current State density bonus law; Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate implementation of the most recent density bonus requirements; 45 very low income units annually; 129 low income units annually; 118 moderate income units annually</p>	<p>2006-2014</p>	<p>Ordinance adopted in February 2008. Affordable Housing Incentives Program Guidelines under development. Covenants were executed for 53 developments totaling 2,066 units, of which 774 units were affordable units. Of the 53 developments, 15 were 100% affordable housing developments providing 646 affordable units (83% of the total affordable units).</p>
<p>Downtown Affordable Housing Bonus</p>	<p>Adopt amendments to the Zoning Code to implement incentives in Downtown; 40 moderate, 30 low, and 30 very low income affordable units annually</p>	<p>Adopt ordinance - 2007 Post on web site and disseminate to developers-2008-2014 Individual developer consultations - 2008-2014</p>	<p>Ordinance adopted in August 2007 (Ordinance No. 179076). DCP staff provided developer consultations during 2009.</p>
<p>Affordable Housing in the Coastal Zone (Mello Act Implementation)</p>	<p>Adopt amendments to the Zoning Code to implement inclusionary and replacement housing requirements in the Coastal Zone; Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate implementation of affordable housing requirements in the Coastal Zone; 45 very low income units; 30 low income units; 50 moderate income units</p>	<p>2006-2014</p>	<p>No amendments to the zoning code or the Affordable Housing Incentives Program Guidelines in 2009.</p>

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Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
<p>Expedite Affordable Housing Projects</p>	<p>Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate implementation of expedited processes for affordable housing development. Prioritize affordable housing projects to expedite processing of permits and any related entitlements; Reduce building permit processing time by up to 3 months; Reduce entitlement processing time by up to 3 months</p>	<p>2010-2014</p>	<p>No activity planned for 2009.</p>
<p>Community Plan Affordable Housing Targets</p>	<p>Break down the citywide RHNA housing goals plus other unmet housing needs (fair share goals) among the 35 community plans by affordability level and units.</p>	<p>2008-2014</p>	<p>Seven community plans were in development.</p>
<p>Neighborhood Level Affordable Housing Programs</p>	<p>Central City West: 670 low-income units; Playa Vista: 190 moderate-income for sale and 100 low-income rental units in Phase 1, and 125 moderate-income for-sale and 83 low-income rental units in Phase 2; Warner Center: 1200-1300 workforce housing units (200 per year for the next 6 years) by 2014</p>	<p>2006-2014</p>	<p>Playa Vista: No activity in 2009. Warner Center: No activity in 2009. Central City West: 31 new affordable units approved. Rehabilitation of an existing building to 75 SRO units approved.</p>

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Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
<p>Redevelopment Project Area Housing Programs</p>	<p>Adopt inclusionary affordable housing requirements within each redevelopment project area's Five Year Plan in conformance with the Community Redevelopment Law</p>	<p>2006-2014</p>	<p>Status Pending.</p>
<p>Redevelopment Project Area Workforce Income Housing Programs</p>	<p>Adopt Workforce Income Housing Program Guidelines</p>	<p>2008-2014</p>	<p>Status Pending.</p>
<p>Preservation Barriers Assessment</p>	<p>Identify development standards that pose compliance difficulties for preservation projects; Adopt amendments to the Zoning Code to alleviate challenges</p>	<p>2006-2014</p>	<p>On hold pending budget and staff resources.</p>
<p>Streamlined Review Process for Redevelopment Project Areas</p>	<p>Reduce entitlement processing time for residential development by at least 3 months.</p>	<p>2006-2014</p>	<p>DCP staff coordinated project review with CRA/LA staff to streamline and avoid duplication of effort, including the preparation of environmental review documentation that both agencies use in the respective agency review and approval procedures.</p>
<p>Improvements to Entitlement Processing</p>	<p>Complete fee study of entitlement processing costs; Amend the Zoning Code to implement full cost recovery; Reduce entitlement processing time for residential development by at least 3 months; Reduce the number of City departments involved in approving and signing-off for building permit issuance</p>	<p>Issue request for proposal for consultant - 2008 Fee study completed and approved by Council - 2009 Ordinance adopted with new fees - 2010 Streamlined procedures designed by interdepartmental working group - 2008-2009 System for condition clearance designed, tested, implemented - 2009-2014</p>	<p>A fee study was completed, followed by City Council adoption of an ordinance in August 2009 establishing a full cost recovery fee structure for processing of DCP applications (Ordinance No. 180847). DCP developed and activated the Condition Development and Management System (CDMS) in 2009 to facilitate identifying conditions placed on projects and clearing conditions. An inter-departmental working group continued to work on coordination across departments in order to streamline development review procedures.</p>

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Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Development and Design Standards		Reduce need for entitlements for residential development projects. Include development and design standards in 16 Community Plans	2008-2014	Seven community plans were in development.
Zoning Code Reform		Adopt Zoning Code amendments to streamline the review and approval process Adopt various packages of grouped code amendments	2008-2010	During 2009, six Zoning Code amendments were in development, with presentation to the City Planning Commission in 2010 and final City Council adoption anticipated in 2011. The purpose of the amendments is to simplify and streamline the review of applications for land use approvals. The amendments include: single and multiple approvals; findings; planned unit developments; administrative exceptions; plan approvals; specific plan/supplemental use district streamlining.
Amend the Zoning Code to Facilitate Non-Conventional Housing		Adopt amendments to the Zoning Code to accommodate innovative multifamily types	2008-2014	During 2009, an amendment regarding community care facilities, group living and congregate living arrangements was under study, with presentation to the City Planning Commission in 2010 and final City Council adoption anticipated in 2011.
Update the Los Angeles Building Code Complete Community Plan EIRs		Adopt the CBC Minimal environmental review (i.e., Negative Declaration) required for residential development projects	2006-2008 2008-2014	Status Pending. Seven community plans and corresponding EIRs were in development in 2009.
Modifications to Small Lot Subdivision Process		Identify development standards, code requirements, and procedures that pose compliance difficulties for small lot subdivisions Adopt amendments to the Zoning Code to alleviate challenges	2006-2014	On hold pending budget and staff resources.
Modifications to Second Unit ("Granny Flat") Process		Identify development standards and code requirements that pose compliance difficulties to Second Unit Process; Adopt amendments to the Zoning Code to alleviate challenges	2008-2014	Workshops were held in late 2009 to solicit public input regarding the accommodation of accessory dwelling units in residential neighborhoods. Research regarding potential Zoning Code amendments was anticipated in 2010.

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Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe Progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the	Status of Program Implementation
Name of Program	Objective	Timeframe in H.E.
Streamline Affordable Housing Covenant Process	Reduce time needed to prepare affordable housing covenants Reduce time needed to obtain clearance from LAHD for building permits Annual report on covenant production and processing time	2006-2014
InterAgency and Interjurisdictional Coordination	Leverage 7:1 (instead of current 4:1) in additional county, regional, state and federal funds to local funds for residential development	2006-2014
Crime Prevention through Environmental Design (CPTED)	40 residential projects given technical assistance and recommendations annually	2008-2014
Neighborhood Watch	Technical support and assistance to 20 new Neighborhood Watch programs annually	2008-2014
Safer City Initiative	10% reduction in criminal activity on Skid Row annually 400 homeless persons directed to housing and service programs annually	2007-2014
Health-based Buffer Zones for Residential Neighborhoods	Establish appropriate buffers in 12 Community Plans Make modifications to the Zoning Code and project-based mitigation measures as necessary	2008-2014

The format for complete and accurate conditions of approval regarding affordability requirements for proposed developments was under development.

In 2009, the LAHD continued to work with the CRA/LA to analyze inconsistencies in underwriting procedures. During both 2008 NOFAs, a 5% subsidy boost was offered to projects located within CRA/LA project areas, so that their ranking would be positively affected.

DCP referred applicants of proposed developments to LAPD for assistance.

Status Pending.

Status Pending.

Seven community plans were in development. There were no zoning code modifications in 2009. Strengthened project-based mitigation measures, including increased air filtration requirements on residential and other sensitive uses.

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Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
Reducing Construction-Related Pollution	Revised construction-related pollution guidelines Changes to Zoning Code, Building Code and project based mitigation measures as necessary	2008-2014	On hold pending budget and staff resources.
Increase Access to Parks, Recreation Areas and Green Spaces	Increased accessibility to parks and open spaces designated in 16 Community Plan Updates	2008-2014	Seven community plans were in development.
Zoning and Neighborhood Implementation Tools for Mixed Use Development	1,000 housing units in mixed use developments Identify targets in all Community Plans Adopt ordinances if appropriate	2008-2014	13 cases were filed for zone changes to Residential Accessory Services (RAS) zones, including more than 525 housing units. 7 community plans were in development.
Healthy Neighborhoods	Adopt Healthy Neighborhood Policy with guidelines for sustainable practices and implement policy 30 units for extremely low income (30% AMI) annually; 90 units for very low income (50% AMI) annually; 130 units for above-moderate income (up to 200% AMI) annually	2009-2014	Status Pending.
Childcare Facilities	5 childcare facilities and 375 slots in residential projects 6 childcare facilities and 450 slots in commercial development and/or near transit	2008-2014	DCP tracking of the development of childcare facilities (including the number of facilities and the number of slots) on hold pending budget and staff resources.
Million Trees LA - Public Property and Rights of Way	300,000 trees planted on public property and public right-of-ways	2006-2014	Status Pending.
Walkability Checklist	Integrate Walkability Checklist into the project review process	2006-2014	Walkability Checklist was integrated into the project review process

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Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe Progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the	Status of Program Implementation
Name of Program	Objective	Timeframe in H.E.
Urban Design Studio	Establish Urban Design Studio as a division within the DCP. Maintain Urban Design Studio with an annual operating budget. Increase staff to run Urban Design Studio.	2006-2014 Urban Design Studio established and maintained. No increase in staff due to budget constraints.
Stormwater Collection and Mitigation	Adopt on-site stormwater design guidelines. Integrate on-site stormwater design guidelines into project review process.	2008-2014 A draft low-impact development ordinance was prepared, with consideration by the Board of Public Works and City Council anticipated in 2010.
Green Streets	Adopt stormwater design guidelines for public rights of-way. Integrate stormwater design guidelines into project review process regarding needed off-site improvements.	2008-2014 An inter-departmental Green Streets Committee worked throughout 2009 to develop stormwater design guidelines and Green Street Standard Plans that identified new parkway swale cross-sections, materials and outlets for the public rights-of-way.
Landscape Design	Integrate Landscape Ordinance into project review process.	2008-2014 The Landscape Ordinance continued to be part of the project review process throughout 2009.
Reduced Requirements for Housing near Transit	Adopt revised traffic impact study policies. Reduce traffic mitigation requirements for housing near transit.	2006-2014 Completed in June 2007
Transit Oriented District Studies	Complete 10 transit oriented district studies. Incorporate study recommendations into the Community Plans.	2008-2014 Complete TOD plan for La Cienega/Jefferson TOD - 2007 Council authorization to fund 9 TOD plans - 2007 Contracts approved for consultant teams - 2008 Complete 9 TOD plans; adopt ordinances - 2008-2009 Nine TOD Plans were under development.

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Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Innovative Parking Strategies		Complete studies of parking alternatives including maximum and shared parking feasibility study. Incorporate parking study recommendations into Community Plans and the Zoning Code where appropriate.	2008-2014	On-going meetings with stakeholders were held.
Congestion Management Program Land Use Strategy		Report on all projects developed and all demolitions around major transit stations and transit corridors annually; Certify compliance with the Los Angeles County Congestion Management Program annually	2008-2014	Congestion Management Program report and certification of compliance with the Los Angeles County Congestion Management Program was adopted by City Council on August 4, 2009.
Jobs/Housing Balance Incentives; Residential Exemption in Transportation Specific Plans		Add fee exemption for residential units to Transportation Specific Plans that govern employment centers	2008-2014	On hold pending budget and staff resources.
Education about Growth, Housing Need, Mixed-Use and Mixed-Income Neighborhoods		100 presentations; Develop training curriculum; Quarterly training workshops throughout the City of Los Angeles; 100 participating neighborhood council members and community organization members annually	2008-2014	On hold pending budget and staff resources.
Targeting Growth in Community Plan Areas		Identify targeted growth areas and incorporate appropriate land use designations in 16 Community Plans; Identify targets in all Community Plans	2008-2014	Seven community plans were in development.

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Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Element Relationship to Land Use Entitlement and Long-Range Planning		Report to City Planning Commission	December, 2008	No activity in 2008.
Priority Plan Check and Expedited Permitting for Green Building Projects		Reduce plan check and permit process time for any LEED-Silver residential projects	2006-2014	Status Pending.
Entitlement Case Management and Expediting for Green Building Projects		Reduce plan check process time for 100 LEED-Silver residential projects	2008-2014	Through the fee-based expedited processing, DCP provided reduced entitlement processing time for 25 LEED Silver residential projects in 2009.
Sustainable Practices: Green Team		Establish Green Team Standard of Sustainability; Establish and maintain Standard of Excellence; Develop and implement ordinances as necessary	2008-2014	Green team was established in 2008 and continued to meet once a month in 2009.
Reduce Impediments to Innovative Design		Improved and streamlined procedures	2008-2014	Status Pending.
Financial Incentives to Conserve Water		Installation of high efficiency clothes washers in 5,000 households per year	2006-2014	Status Pending.
Manage Water Resources		Adopt changes in procedures as needed to allow stormwater reuse; Facilitate integration of stormwater capture into site plan review	2009-2014	Status Pending.
Incentives to Conserve Energy		50,000 low income households obtain more energy-efficient refrigerators; 2,000 households retire non-energy efficient refrigerators annually	2006-2014	Status Pending.
Loans for Energy Conservation in Affordable Housing Development		2,900 affordable housing units with energy efficient systems	2006-2014	Status Pending.

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Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
Encourage Energy Conservation through Pricing	10,000 residential customers on the TOU rate	2008-2014	Status Pending.
Green Power for a Green LA	25,000 households choosing alternative energy sources	2006-2014	Status Pending.
Million Trees LA - Private Property	700,000 shade trees planted citywide	2006-2014	Status Pending.
Building Design for Energy Efficiency	Guidelines developed and updated; Integrate guidelines into all project reviews	2008-2014	Guidelines continued to be made available on-line at www.environmentla.org . LEED guidelines regarding energy efficiency in residential buildings were integrated into project reviews.
Building Design for Improved Air Quality	Guidelines developed and updated; Integrate guidelines into all project reviews	2008-2014	Guidelines continued to be made available on-line at www.environmentla.org . LEED guidelines regarding indoor air quality in residential development were integrated into project reviews.
Loans for Conservation	700 loans to households for installing solar systems	2008-2014	Status Pending.
Incentives to Encourage Green Building Solutions in Existing Buildings	Develop green building incentives program for existing buildings	2006-2014	Status Pending.
Recycle Construction Waste	Establish incentive program for source separation of construction and demolition waste Establish rebate program for construction and demolition waste take to a City-certified waste processor Adopt ordinance to require construction and demolition waste to be taken to a City-certified waste processor	2006-2011	Status Pending.
Sustainable Building Materials	Issue and maintain guidelines; Integrate guidelines into project review process	2009-2014	Guidelines continued to be made available on-line at www.environmentla.org . LEED guidelines regarding sustainable building materials were integrated into project reviews.
Recycling Collection in Residential Development	Provide on-site recycling bins and weekly pick-up for all residential developments.	2006-2014	Status Pending.

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Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Information and Referral and Technical Assistance Regarding Sustainable Practices		Develop and maintain an outreach website 1,000 residential development stakeholders (architects, engineers, developers, general contractors, and others) trained in sustainable practices annually; Produce Green Building Report Card annually	2009-2014	DCP held several public presentations in 2009, providing assistance to over 500 stakeholders. The 12 Green Team meetings were open to the public to allow people to ask technical questions. The website, established in 2008, was maintained throughout 2009. Green Building Report Card was not produced due to budget constraints.
Sustainable Practices Demonstration Projects		One multi-family demonstration project and five single-family demonstration projects annually	2009-2014	On hold pending budget and staff resources.
Neighborhood Stabilization Program		6 residential neighborhoods served by program. Adoption of new Community Plans	2008-2014	Seven community plans were in development.
Services in Public Housing		50 residential clients served by educational assistance programs 100 residential clients served by computer training programs 100 youth served by recreational, educational and cultural programs 1,600 residential clients served by career assistance programs	2008-2014	Over 70 youth a week participate in tutoring programs at UCLA. 1178 adults participate in various WIA programs and activities; 90 adults participated in specialized (security and painting) trainings. 700 youth ages 14 - 21 participate in Summer Youth Employment program; 70 enrolled in ROSS RSDM; 1525 youth attended HACLA Technology Centers as part of the ROSS Neighborhood Network Grant, in addition to 229 adults receiving training in technology, 180 participated in basic literacy, GED, or ESL classes, and 25 received their GED. 1,680 participated or attended recreational, educational and/or cultural events.
Improved Street Standards, Streetscapes and Landscaping		Adopt new street standards	2008-2014	DCP led a technical advisory committee and engaged a consultant to prepare draft alternative street designations. Final recommendations from the consultant anticipated in 2010, followed by review and approval process in 2011.

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Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
	Housing Programs Progress Report - Government Code Section 65583. Describe Progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the			
Improved Quality of Bicycle and Pedestrian Paths	Adopt policies in Bicycle Plan, Transportation Element and Community Plans that promote pedestrian and bicycle transit linkages 10 bicycle route segments constructed/improved 100 pedestrian paths improved	2008-2014	An update to the City's Bicycle Plan was under development in 2009.	
Urban Design Standards	Adopt urban design standards in 16 Community Plans	2009-2014	Develop template for urban design chapter of Community Plans - 2008; Incorporate into plans and tailor to each community - 2008-2014	Seven community plans were in development.
Bicycle Facilities	Establish guidelines and development standards 40 bicycle facilities developed in residential projects annually	2009-2014		Policy to require bicycle parking in residential developments was under study as part of the Bicycle Plan update.
Response to Development Opportunities	20 developers and property owners provided with technical assistance annually	2006-2014		Status Pending.
Planning for Neighborhoods	16 updated Community Plans; Implementation tools as appropriate	2008-2014		Seven community plans were in development.
Community and Neighborhood Council Development Review	Duplicate case files provided to CNCs for proposed projects Notifications to CNCs for filed applications bi-weekly; Case filing activity posted on DCP website bi-weekly; Case activity maps posted on DCP website quarterly	2006-2014		DCP continued bi-weekly posting of cases filed by Neighborhood Council and Community Plan areas. DCP maintained the Early Notification System and continued bi-weekly notification to Certified Neighborhood Councils (CNCs) of cases filed. DCP continued to provide duplicate copies of cases filed to CNCs.
SurveyLA - The Los Angeles Historic Resources Survey	Complete citywide survey; Publish results	2006-2012		DCP conducted pilot surveys in 2009 to test survey tools and methods, which laid the foundation for the citywide field surveys to be conducted over a three-year implementation phase beginning in 2010.

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Anti-Mansionization Regulations	Adopt an ordinance to regulate new single-family home construction in flatland areas; Adopt an ordinance to regulate new single-family home construction in hillside areas	Adopt ordinance for flat lands - 2008 Adopt ordinance for hillsides - 2009	Baseline Mansionization Ordinance (for all single-family residential zoned properties not located in a Hillside Area or Coastal Zone) was adopted May 6, 2008. Baseline Hillside Ordinance was in development throughout 2009, with adoption anticipated in 2010.
Neighborhood Preservation - Downsizing	Rezone appropriate areas in 16 Community Plans	2008-2014	Seven community plans were in development.
Homeownership Properties Acquisition Demonstration Project	150 affordable units sold to moderate income families	2008-2014	Status Pending.
Home Ownership on Large Lots in Pacoima	1 pilot project in Pacoima	2008-2014	On hold pending budget and staff resources.
Reasonable Accommodation	Train City Planning Department staff on processing Reasonable Accommodation requests; Produce and disseminate materials regarding Reasonable Accommodation process	2007-2014	Reasonable Accommodation Checklist, a standard DCP application form, was maintained and used to confirm an applicant's qualification for reasonable accommodation provisions. Additional training and development of materials were on hold pending budget and staff resources.
ADA Compliance Officer(s)	Reasonable accommodation provided in all appropriate and covered facilities and programs including residential shelters	2006-2014	Status Pending.
Office of the City Attorney Dispute Resolution Program (DRP)	Refer and resolve 50 housing disputes related to persons with disabilities	2006-2014	Status Pending.

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Name of Program	Objective	Timeframe in H.E.
Citywide Fair Housing Program	Receive 600 fair housing inquiries annually; resolve 480 fair housing investigations annually; conduct 67 fair housing training sessions annually; train 35 new fair housing testers annually; answer 1,400 calls regarding fair housing issues annually through the Fair Housing/Predatory Lending Hotline.	2006-2014
Community Reinvestment	Implement a demonstration program in at least one low or moderate income neighborhood	2008-2014
Responsible Lending Training with Financial Institutions	Implement a demonstration outreach and training program	2008-2014
Housing Information Clearinghouse	Establish a consolidated housing information database on the City's website	2006-2014
Housing Information Services	Identify avenues for dissemination information and distribute information	2008-2014
Don't Borrow Trouble: Education against Home Equity Fraud and Predatory Lending	Answer 60 DBT/predatory lending calls annually through the Fair Housing/Predatory Lending hotline	2006-2014
Education for Buyers and Homeowners	3,000 individuals assisted annually	2006-2014

Status Pending.

Status Pending.

Status Pending.

Status Pending.

HACLA has begun to utilize a new service in collaboration with Housing.LACounty.gov which provides free online listing for property owners and renters.

3,129 homebuyers attended homebuyer education classes.

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Education for Property Owners	Provide education about housing management practices and regulations and promote knowledge of housing rights	2006-2014	Status Pending.
RSO Tenant/Landlord Outreach and Education Program	Complete development of training materials; distribute information	2008-2014	Reviewed and updated training information; conducted 36 (I & E and Public Info.) community outreach presentations providing RSO information to tenants and property owners/managers; distributed information in response to 6,975 public information requests; assisted 66,937 customers at 8 public counters; expanded website information; handled 109,477 public information hotline calls; researched the use of City-operated public access television channel as an additional tool to disseminate RSO information. Conducted RFP process & executed contract to develop comprehensive outreach program. Need legislation to require RSO disclosure upon sale.
Fair Housing Awareness Training Program (Neighborhood Councils)	Establish fair housing education programs Pursue funding for training initiatives	2008-2014	Status Pending.
Fair Housing Research	Complete the AI; identify and implement action items.	2006-2014	Status Pending.
Domestic Violence Shelter Program	Provide 2,850 individuals with access to public services annually; Maintain up to 1,006 shelter and transitional beds annually for domestic violence victims.	2006-2014	Status Pending.
HOPWA Emergency Shelter and Transitional Housing Program	20 existing HIV/AIDS emergency shelter beds funded annually; 152 existing HIV/AIDS transitional housing beds funded annually; 30 new HIV/AIDS transitional housing beds funded annually	2006-2014	Met and exceeded goal, 730 clients assisted.

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Shelter and Transitional Housing Facilities		829 existing emergency shelter beds funded annually; 2,880 existing transitional housing beds funded annually	446 Emergency Shelter beds funded by the City, 1,817 Transitional Housing beds funded by the City. (949 Con Plan and GF, 868 SHP).	2006-2014
Overnight Shelter (Winter Shelter and Year-Round Shelter)		954 temporary shelter beds year round; Serve 30 or more families by vouchers in the Year-Round Shelter program 1,768 temporary winter shelter beds; Serve 200 or more families and 15 or more individuals by vouchers in the Winter Shelter Program	876 temporary shelter beds by the city. People Helping People; 91 families, New Image 219 families, LA Family Housing 143 families. 1,642 temporary winter shelter beds funded in the CoC. 353 families (City), a total of 633 families were given vouchers within LA County.	2006-2014
Resources for Shelters		Distribute goods to 220 or more homeless service agencies and housing providers annually	Status Pending.	2006-2014
Priority Occupancy for Homeless Persons		Adopt citywide policy and amend city codes and regulations to facilitate priority housing occupancy for homeless and special needs households	Status Pending.	2007-2014
Community Based Development Organization (CBDO)		Provide educational/vocational training and employment placement/retention services to 280 homeless persons annually	480 individuals were served for program year 2009.	2006-2014
HOPWA Supportive Services for Persons Living with HIV/AIDS		Provide 13,500 clients with supportive services annually	2,300 clients served.	2006-2014
Rental Assistance for Homeless Persons		Distribute 4,000 Housing Choice Vouchers to homeless households annually	Maintained 4,000 vouchers to homeless households	2006-2014

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Rental Assistance for Homeless Persons with Disabilities	Maintain housing of 2,000 homeless households with disabilities annually	2006-2014	Maintained 2,291 units
HOPWA Rental Assistance for Persons Living with HIV/AIDS	63 extremely low income and 21 very low income households receive TRA annually; 13 extremely low income and 18 very low income households receive PBRA annually; 305 low income households receive STRMU assistance annually	2006-2014	Goals were met for the year.
Citywide Rent-to-Prevent-Eviction Program	Assist 110-125 individuals or families at risk of homelessness annually	2006-2014	237 individuals and families were served for program year 2009.
New Resources for Rental Assistance	Increase the funding base for rental assistance for homeless households and households at high risk of homelessness	2008-2014	Status Pending.
HOPWA Housing Development for Persons Living with HIV/AIDS	Financing commitment to, at minimum, one housing development per year dedicated to serving persons living with HIV/AIDS and their families	2006-2014	\$1.8 million budgetted for development.
Permanent Supportive Housing Program	2,224 permanent supportive housing units financed for homeless households	2008-2014	2 projects with 131 units were funded through the 2009 PHSP NOFA.
New Resources for Housing Serving the Mentally Ill	Pursue funding towards permanent housing units for homeless mentally ill annually	2008-2014	Status Pending.

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Permanent Housing (for persons with disabilities)	Maintain 1,477 permanent supportive housing units for homeless households annually.	2008-2014	1,338 Permanent Housing beds for persons with disabilities funded.
Los Angeles Supportive Housing Acquisition Fund	Support site acquisition and redevelopment of up to 1,500 housing units	2008-2014	Two Loans Approved in 2009: 49-unit project w/ 20 PSH units; 20-unit project w/ 18 PSH units
Homeless Housing and Services Coordination	Citywide and subregional plans to reduce and end homelessness adopted to City Council; Regular reports on financial management; Regular reports on contract management and program implementation	2008-2014	LAHSA has worked with Los Angeles City and County as well as other local government agencies, service providers and other interested stakeholders in the 8 Service Planning Areas (SPA) to develop sub-regional 10 year plans to prevent and end homelessness which address the needs of all sectors of the homeless population. In 2009, this work included the development of 10 year frameworks and program and population priorities by SPA. LAHSA also participated in regular homeless coalition meetings and coordinated the local distribution of public funding sources. LAHSA provides monthly and annual financial data and performance outcomes reports to evaluate program effectiveness. LAHSA provides monthly and annual contract management and performance outcomes reports to evaluate program effectiveness.
Access New Resources and Services for the Homeless	Periodic reports on State and County legislative and budgetary initiatives	2008-2014	Status Pending.
Housing and Services Planning for Persons Living with HIV/AIDS	Regularly updated plan for the use of HOPWA grant funds	2006-2014	The annual CON Plan was completed.
City Homeless Coordinator	Periodic reports on homeless housing and service delivery and recommendations for improvement	2008-2014	Status Pending.
Temporary Housing Facilities for Disaster Response	120 sites available throughout the City within 24 hours of a natural disaster	2006-2014	49-unit project w/ 20 PSH units

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Outreach and Training for Emergency Preparedness and Response	4 fairs during Emergency Preparedness Month annually; 2 Neighborhood Preparedness Ambassadors Trainings annually; Outreach to neighborhood and community groups as requested	2006-2014	20-unit project w/ 18 PSH units
Siting Homeless Housing and Services	Identify locations for housing with supportive services in 16 Community Plans Identify targets in all Community Plans	2008-2014	Seven community plans were in development.
Zoning and Development Standards for Shelters	Adopt amendment to zoning code to facilitate by-right siting of shelter and transitional housing facilities.	2008-2014	Proposed amendment to the Zoning Code (proposed Community Care Facility ordinance) was under development throughout 2009.
Zoning for Health Facilities	Adopt amendment to Zoning Code to remove restrictions on locations of public health and treatment program facilities	2008-2014	Proposed amendment to the Zoning Code (proposed Community Care Facility ordinance) was under development throughout 2009.
Assistance for Homeless Persons in Accessing Housing and Services	Continue funding 1 organization to reach 300 or more homeless individuals Explore expanding outreach funding to community-based organizations within the City	2006-2014	The Weingart Center Association was funded to operate its Downtown Access Center. From 1/1/2009 to 12/31/2009, it served 1,430 individuals. HPRP program design complete in 2009. Under HPRP outreach is conducted via 3 rapid response regional centers as well as a vehicular outreach.
Computerized Information Center/Information & Referrals for Persons with Disabilities	Assist 150 or more clients seeking homeless services and housing resource referrals annually	2006-2014	Status Pending.
HOPWA Centralized Countywide Housing Information Services Clearinghouse	Assist 2,640 clients seeking HIV/AIDS housing information referrals	2006-2014	Met the 2009 goal.

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Name of Program	Objective	Timeframe in H.E.
Awareness of Special Needs Housing (Neighborhood Councils)	Establish outreach curriculum; Pursue funding for training program	2008-2014 Status Pending.

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Homeless Needs Outreach	Disseminate information about the housing needs of special needs populations to 2,000 people.	2008-2014	Seven community plans were under development.
Technical Assistance to Homeless Housing Providers	Technical assistance provided to 20 providers annually	2006-2014	Status Pending.
"Project 50" Pilot Program Targeting the Chronically Homeless	50 long-term chronically homeless individuals housed	2008-2010	Total number of participants was 58. As of December 31, 2009, 46 chronically homeless individuals have remained in permanent housing.