

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction LOS ANGELES

Reporting Period 01/01/2016 - 12/31/2016

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor’s Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044





1515 S Colby Ave	5+	Renter	5	0	0	51	56	0		DB	
3675 S Dunn Dr	5+	Renter	1	0	0	17	18	0		DB	
5837 W Sunset Blvd	5+	Renter	4	0	0	75	79	0		DB	
1549 S Beverly Dr	5+	Renter	1	0	0	13	14	0		DB	
3752 S Veteran Ave	5+	Renter	2	0	0	14	16	0		DB	
850 S Crenshaw Blvd	5+	Renter	4	0	0	40	44	0		DB	
1312 W 8th St	5+	Renter	3	0	0	33	36	0		DB	
644 N Hobart	5+	Renter	1	0	0	11	12	0		DB	
6636 N Irvine Ave	5+	Renter	0	1	0	5	6	0		DB	
3515 W Hyde Park Blvd	5+	Renter	6	0	0	45	51	0		DB	
11011 W Otsego St	5+	Renter	20	0	0	124	144	0		DB	
11828 W Runnymede	5+	Renter	2	0	0	24	26	0		DB	
5501 N Laurel Canyon Blvd	5+	Renter	0	6	0	40	46	0		DB	
10300 W Venice Blvd	5+	Renter	3	0	0	34	37	0		DB	
14934 W Burbank Blvd	5+	Renter	1	0	0	11	12	0		DB	
11210 W Sardis Ave	5+	Renter	2	1	0	25	28	0		DB	
8715 N Tobias Ave	5+	Renter	0	5	0	22	27	0		DB	
7860 N Simpson Ave	5+	Renter	49	0	0	1	50	0	HOME, LA COUNTY, FHLB(AHP), CTCAC	DB	
550 W 12th St	5+	Renter	84	0	0	1	85	0	HOME, MHSA, HCD(IIG), HCD(AHSC), HCD(MHPS H), CTCAC	DB	
3411 S Crenshaw Blvd	5+	Renter	38	10	0	1	49	0	CDBG,	DB	

									HCD(IIG), CTCAC		
10748 W Riverside Dr	5+	Renter	1	0	0	12	13	0		Parking Reduction	
6200 W Hollywood Blvd	5+	Renter	0	12	38	447	497	0		Zone Variance	
6928 N Agnes Ave	5+	Renter	0	0	1	5	6	0		Zone Variance	
1919 W Court St	5+	Renter	23	23	0	0	46	0		Zone Variance	
14920 W Astoria St	5+	Renter	0	31	69	1	101	0		DB	
14055 W Archwood St	5+	Renter	2	0	0	34	36	0		DB	
5525 N Case Ave	5+	Renter	12	0	0	78	90	0		DB	
4814 W Oakwood Ave	5+	Renter	0	1	0	10	11	0		DB	
2645 S Crenshaw Blvd	5+	Renter	8	0	0	21	29	0		DB	
1015 W E St	5+	Renter	14	73	0	0	87	0		DB	
1116 W D St	5+	Renter	14	73	0	0	87	0		DB	
1077 W 38th St	5+	Renter	11	58	0	71	140	0		DB	
2451 Colorado Blvd	5+	Renter	0	16	0	25	41	0		DB	
111 S Lucas Ave	5+	Renter	0	88	35	2	125	0		DB, Parking Reduction	
4121 N Eagle Rock Blvd	5+	Renter	45	0	0	0	45	0	HOME, LA COUNTY, HCD (MHP), CTCAC		
2003-2027 S Oak St	5+	Renter	19	9	0	0	28	0	HOME, LAUSD, HCD(IIG), CTCAC		
12415 N San Fernando Blvd	5+	Renter	62	38	0	0	100	0	HOME, CDBG,		

									HCD(IIG), HCD(AHSC) , MHSA, CTCAC		
340 N Hawaiian Ave	5+	Renter	10	77	0	0	87	0	HACLA, CTCAC		
307 N Wilmington Blvd	5+	Renter	13	74	0	0	87	0	HACLA, CTCAC		
535 W El Segundo Blvd	5+	Renter	74	0	0	1	75	0	HOME, HCD(IIG), HCD(VHHP) , HCD(MHPS H), HCD(AHSC) , CTCAC		
345 N Westmoreland Ave	5+	Renter	64	0	0	0	64	0	HOME, HCD(MHPS H), CTCAC		
<b>(9) Total of Moderate and Above Moderate from Table A3</b>					143	12231					
<b>(10) Total by Income Table A/A3</b>			718	604	143	12231					
<b>(11) Total Extremely Low-Income Units*</b>			0								

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**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 in 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)

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	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

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**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 <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	1644	1037	6915	80	0	9676	0

\* Note: This field is voluntary

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

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	20427	212	856	893	718	0	0	0	0	0	2679	17748
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	12435	593	867	536	604	0	0	0	0	0	2600	9835
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		13728	40	47	45	143	0	0	0	0	0	275	13453
Above Moderate		35412	6798	13047	15833	12231	0	0	0	0	-	47909	0
Total RHNA by COG. Enter allocation number:		82002											
Total Units    ▶    ▶    ▶			7643	14817	17307	13696	0	0	0	0	0	53463	
Remaining Need for RHNA Period    ▶    ▶    ▶    ▶    ▶													41036

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

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**Table C**

**Program Implementation Status**

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Predevelopment/Acquisition Financing for the Development of Affordable Housing	Facilitate predevelopment and/or acquisition financing for approximately 500 units annually.	2013-2021	A total of 433 units were financed during this fiscal year.
New Production of Affordable Housing	Add 500 units annually to the City of Los Angeles affordable housing stock; 30% of units to be Permanent Supportive Housing (PSH); Construct housing for seniors, the disabled and large families.	2013-2021	A total of 1,322 Units began construction, of which 443 were Permanent Supportive Housing (PSH) and the remaining 879 were family/ senior housing.
Systematic Code Enforcement Program (SCEP)/Gateway to Green	Inspect 180,000 multi-family residential rental units annually for compliance with state health and safety codes and the Los Angeles Housing Code; Achieve code compliance with habitability standards within 120 days of systematic inspection; Initiate contact for complaint inspections within 72 hours of complaint receipt 80% of the time; Launch Gateway to Green Program in 2014.	2013-2021	In CY 2016, SCEP inspected 191,374 multifamily residential rental units; achieved 96% code compliance within 120 days of inspection; initiated contact for complaint inspections within three business days 92% of the time; to date, the Department has completed 62,257 Gateway to Green energy surveys, and identified 42,188 properties with energy saving potential.

<p>Preservation of Rent-Stabilized Housing Units</p>	<p>Preserve more than 638,000 RSO units; Approximately 330 rent adjustment applications will be processed for over \$13 million in property improvements will be approved annually.</p>	<p>2013-2021</p>	<p>In 2016, 460 rent adjustment applications processed for approximately \$17 million in property improvements.</p>
<p>Monitor and Preserve At-Risk Affordable Housing</p>	<p>Monitor and report on identified assisted affordable housing at-risk of conversion annually through the Annual Progress Report; Involve property owners and residents of identified at-risk units in preservation efforts; Create non-financial strategies and support Citywide and inter-agency efforts to create strategies for preserving at-risk housing.</p>	<p>2013-2021</p>	<p>In CY 2016:</p> <ul style="list-style-type: none"> <li>- The City allocated approximately 10 Million for the preservation of at-risk affordable housing:</li> <li>- \$7.9 million of CRA/LA non-housing Excess Bond Proceeds (EBP) available to Council District 1 for the purpose of extending the affordability of CRA covenants in two specific Redevelopment Areas.</li> <li>- \$2 Million was committed from the General Fund for the purpose of extending at-risk affordable housing covenants throughout the City.</li> <li>- HCIDLA analyzed the records and owners of former CRA/LA-financed, expiring covenanted and HUD Project-based Section 8 assisted housing and conducted an outreach and education campaign to preserve and/or extend affordability in these properties. These properties were considered the most at-risk due to their covenant or rental assistance contracts expiring in 2021.</li> <li>- HCIDLA contacted 70 property owners/management companies with 2,064 units of expiring covenanted affordable housing. HCIDLA initiated a dialogue to find out owners' plans for their properties and offer a buy-down of affordability approach, restructuring of debt or other options to extend affordability.</li> <li>- HCIDLA conducted direct tenant outreach and education to 52 properties with 1,706 units of at-risk housing.</li> </ul>
<p>Urgent Repair Program</p>	<p>Prevent the vacation of 4,500 market-rate apartment buildings due to life-safety Housing Code and the California Health and Safety Code violations.</p>	<p>2013-2021</p>	<p>In CY 2016, 531 cases were referred to the Urgent Repair Program for resolution. Of the 531 cases, 368 were resolved by the owners, and 22 were resolved by the City-approved contractor. The remaining cases are pending resolution.</p>
<p>Rent Escrow Account Program (REAP) Rehabilitation Loan Pilot Program</p>	<p>Provide 20 qualifying small-scale property owners with a low interest, deferred payment loan to rectify Housing Code violations; ensure rental units are properly maintained and provide a safe and healthy residence for the tenants of RSO units; and expedite the removal of properties from REAP. Removing the property from REAP will allow the property owner to restore their source of</p>	<p>2013-2021</p>	<p>The REAP Rehabilitation Loan Pilot Program is still seeking funding.</p>

	rental income. The pilot program will last for 18 months.		
Billing Information Management System	Maintain Billing Information Management System.	2013-2021	Enhanced the functionality of BIMS. BIMS 2.0 will be available December 6, 2017. Property owners will have the ability to pay invoices, manage multiple properties and apply for exemptions, on an online platform. BIMS 2.0 provides the property owners with a comprehensive billing and payment processing for all of the properties they own and provide the Department with a better tool to update its property database.
Due Process Hearing	Conduct 1,300 hearings.	2013-2021	Conducted 2,066 GM and RAC Hearings.
Outreach and Education of Enforcement Programs	Conduct 14 informational workshops.	2013-2021	12 workshops REAP Helpline Calls - 8,638 constituents Outreach Contractors - 9,250 constituents REAP E-mail (hcidla.reap@lacity.org) - 749 Constituents assisted via public counter - 136
Preservation of Affordable Housing	Preserve and/or extend the affordability of 500 units annually currently part of the City of Los Angeles affordable housing stock.	2013-2021	The HCIDLA facilitated the extension of covenants on 12 former Redevelopment Agency (CRA) properties with a total of 414 restricted units set to expire in year 2015 through administrative functions. Due to the HCIDLA's proactive research and time extensive cataloging efforts, these properties were found to have other CRA covenants/restrictions dates going beyond 2015. Initial information transferred to the HCIDLA had indicated otherwise.
Rent Stabilization Ordinance (RSO)	Maintain registration of 638,000 units annually; Protect tenants from unreasonable rent increases while providing landlords with a just and reasonable return; Maintain registration of 6,500 spaces in 57 mobile home parks; 400 landlord declarations of intent to evict will be processed annually; 300 tenant households will be provided approximately \$3 million in relocation assistance through the HCIDLA contractor annually.		RSO status enforced for current inventory of approximately 653,000 RSO units, including rented condominiums. In 2016 there were 939 landlord declarations of intent to evict processed; 658 tenant households were provided over \$9.2 million in relocation assistance.
Neighborhood Stabilization Program - Foreclosed Properties	Implement the provisions of HR 3221, (The American Housing Rescue and Foreclosure Prevention Act of 2008 and Emergency Assistance Provision, Public Law No: 110-289), by acquiring, rehabilitating, and reselling/renting foreclosed properties to	2013-2021	Property units acquired - 0; property units rehabilitated - 0; property units resold/rented - 2. The NSP Program is in the process of winding down through administrative and accounting activities as well as through 9 remaining projects.

	qualified buyers/renters.		
Property Management Training Program (PMTP)	<p>Complete 12 Property Management Training programs annually for approximately 420 landlords &amp; managers;</p> <p>Refer non-compliant property to property management training programs provided by partnering apartment owner associations in Los Angeles.</p>	2013-2021	In CY 2016, HCICLA staff participated in 12 Property Management Training Programs administered by partnering agencies; HCIDLA mailed 455 referral letters to non-compliant property owners.
Citywide Housing Production System (CHPS)	Maintain and continue to enhance the Citywide Housing Production System (CHPS).	2013-2021	CHPS data and reports continue to be updated on a quarterly basis. The data sources contributing to the reports are HCID AHTF projects, Land Use projects and HACLA projects.
RSO Monitoring	Annual report on the status of the RSO inventory; 50 Ellis removal applications processed annually.	2013-2021	In 2016, RSO status for 653,000 units uploaded & publicly available on ZIMAS. Processed 354 applications for Ellis removals in 2016. Completed 1,132 RSO determinations in 2016.
Consolidated Plan	Complete 1 and 5-year plans	2013-2021	The Plan was completed.
HOPWA Emergency Shelter and Transitional Housing Program	1,589-2,162 housing subsidies per year.	2013-2021	For the period of January 1, 2016 through December 31, 2016, the HOPWA program provided housing subsidies to 731 clients via various programs.
Housing and Services Planning for Persons Living with HIV/AIDS	<p>Convene monthly meetings of the Los Angeles Countywide HOPWA Advisory Committee (LACHAC). Provide advice regarding administration of the HOPWA Program and planning and policy issues.</p> <p>Coordinate with other HIV/AIDS programs. Advocate for low-income persons living with HIV/ AIDS and their families. Assess and evaluate HOPWA-funded supportive services and housing programs in meeting short- and long-term priorities.</p>	2013-2021	In progress.
Homebuyer Financial Assistance	During the first year, 80 loans for low-income homebuyers and 30 loans for moderate-income homebuyers; 50 loans for low-income homebuyers per year thereafter, if funding permits; Issue 80 MCCs per year: 40 for low-income and 40 for moderate-income.	2013-2021	During this calendar year, a total of 68 loans were funded for first-time homebuyers: 63 for low-income, and 5 for moderate-income homebuyers. Additionally, 74 MCCs were issued: 62 for low-income, and 12 for moderate-income.

Adaptive Reuse	4,000 market rate and 100 affordable housing units	2013-2021	5 Cases Filed in 2016; 4 Cases Approved with 472 Units
Public Facilities Zoned Land: Joint Use Opportunities	Create opportunities for 50 very low and 50 low income units during the planning period.	2013-2021	In July 2016, the City Administrative Officer released a Request for Qualifications and Proposals (RFQ/P) for eight City-owned sites, with multiple parcels, that will either be sold or developed. These sites represent at least \$47 million of the City's plan to invest \$138 million towards homeless programs, services, and housing in Los Angeles during this fiscal year. Separately, the City's Housing and Community Investment Department (HCIDLA) is also advancing a parallel effort to develop 13 City-owned parcels for affordable and permanent supportive housing.
Mobile Home Park Preservation	Assist 100 mobile park tenants; 250 market-rate mobile home park pads in residential areas preserved.	2013-2021	No Activity in 2016
Preservation of the Rental Housing Stock - Condominium Conversions and Demolitions	Propose Zoning Code amendment or Director's Interpretation.	2013-2021	In November 2016, the City Council approved an amendment to the Rent Stabilization Ordinance (RSO) to require owners of housing units regulated by the RSO to be withdrawn from the rental market to be replaced on a one-for-one unit basis or replaced by at least 20% of all newly constructed units, whichever is greater. The Department of City Planning begun preparing a report on condo conversions and demolitions, scheduled to be heard in 2017.
Monitor and Update the Density Bonus Program	Annual report on affordable housing units produced as a result of land use incentives; Make revisions to the density bonus provisions in the Code; Update the Affordable Housing Incentives Guidelines.	2013-2021	The DCP participated in a report for the Mayor's Office (per Executive Directive 13) documents the number and percentage of housing units produced as a result of land use incentives.
Housing Needs Assessment by Community Plan Area	Housing Needs Assessment by Community Plan Area	2013-2021	The nine community plan updates in progress in 2016 each analyzed housing needs. The plans employ a variety of strategies to produce and preserve housing for a variety of incomes and needs. The West Adams-Baldwin Hills_Leimert Park Community Plan was adopted in 2016 after vigorous policy development around issues of affordable housing and displacement. At least five of the proposed plans are expected to create affordable housing bonus programs.
Database for Evaluating Housing Needs	Database of current socioeconomic and demographic data on DCP website; Periodic reports of socioeconomic and demographic data.	2013-2021	The DCP alsupdated its public (web) database of population and housing estimates by sub-areas of the City, including baseline 2010 Census information.
Expedite Affordable Housing Projects	Reduce building permit processing time by up to 12 months; Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate	2013-2021	The BuildLA program, which will significantly increase efficiency in the development process, continued to move forward in 2016.

	implementation of expedited processes for affordable housing development; Prioritize affordable housing projects to expedite processing of permits and any related entitlements; Assist 20 affordable housing projects per year; Reduce entitlement processing time by up to three months		
Preservation Barriers Assessment	Identify development standards that pose compliance difficulties for preservation projects; Adopt amendments to the Zoning Code to alleviate challenges	2013-2021	The Unapproved Dwelling Unit Ordinance was approved by the City Planning Commission in 2016. The ordinance will create a new path to legitimize dwelling units. The ordinance is waiting to be scheduled for City Council pending and form and legality in 2017.
Amend the Zoning Code to Facilitate Non-Conventional Housing	Adopt amendments to the Zoning Code to accommodate innovative multifamily housing types.	2013-2021	The Mayor's Office convened a Housing Innovation Working Group in 2016 focussing on issues such as modular housing, container housing, tiny houses and supportive housing. DBS is working on a memo to clarify modular and container housing construction.
Targeting Growth in Community Plan Areas	Identify targeted growth areas and incorporate appropriate land use designations in 10 Community Plans; Complete Transit Neighborhood Plans (TNPs) for 24 transit station.	2013-2021	Each of the 9 Community Plans being updated in 2016 includes targeted growth areas and incorporates appropriate land use designations to achieve citywide and local growth objectives.
Housing Element Relationship to Land Use Entitlement and Long-Range Planning	Annual report to City Planning Commission.	2013-2021	No Activity in 2016
Education about Growth, Housing Need, MixedUse and Mixed-Income Neighborhoods	50 training sessions/workshops; 100 participating neighborhood council members and community organization members annually.	2013-2021	The City contracts with the Housing Rights Center (HRC) to conduct presentations and/or workshops different neighborhood councils as part of the Citywide Fair Housing Program.  HACLA continued to work with Jordan Downs Community Advisory Committee and the WATTS neighborhood council to provide training and information regarding the redevelopment of Jordan Downs which is proposed to be a mixed use and mixed income neighborhood.
Foreclosure Registry Program	Maintain a database of contact information of all residential properties within the City of Los Angeles that are subject to Ordinance No. 181,185.	2013-2021	HCIDLA has registered 9,474 properties for Calendar Year 2016. HCIDLA has enforced its ordinance and reviewed 5,468 properties for non-compliance resulting in 1,536 Notice of Non-Compliance. HCIDLA implemented both a proactive inspection and monthly inspection Foreclosure Registry Program Ordinance requirements by enhancements made to the Foreclosure Information Management System (FIMS). The FIMS enhancements allows Los Angeles Department of Building and Safety (LADBS) to pursue their proactive inspections and registrants to monthly report inspections to HCIDLA.

			HCIDLA continues to conduct outreach to lenders/beneficiaries/trustees and their representatives. HCIDLA continued its annual webinar training and outreached with lenders/Trustees/Beneficiaries and their representatiaves across the United States. HCIDLA contiuned its work to enhance FIMS and worked on the creation of the GeoRegistry. Additionally, HCIDLA is collaborating with LADBS, Los Angeles Police Department, Los Angles City Attorney Office-Neighborhood Prosecutors Office, Bureau of Sanitation, and Los Angeles Fire Department to reduce nuisance and blighted properties.
Single Family Rehabilitation	384 extremely low-, very low- and low-income units annually.	2013-2021	347 units completed in 2016: 64 Low-Income; 127 Very Low-Income; 155 Extremely Low-Income; 1 Moderate-Income
Stormwater Mitigation	Integrate on-site storm water design guidelines into project review process.	2013-2021	The Low-Impact Development (LID) Ordinance, which effectively replaced the previous stormwater collection and mitigations program, became effective and applicable to most relevant projects in 2012.
Building Design for Sustainability	Guidelines developed and updated; Integrate guidelines into all project reviews.	2013-2021	No Activity in 2016
Neighborhood Preservation - Downzoning	Rezone appropriate areas in 10 Community Plans.	2013-2021	10 Community Plans in development, including consideration of selective downzoning and design guidelines to preserve prevailing scale of development in the neighborhood.
Urban Design Studio	Maintain Urban Design Studio as a division within the DCP; Maintain the Professional Volunteer Program (PVP).	2013-2021	The DCP's Urban Design Studio was maintained throughout 2016 to include review and advice on residential projects regarding overall project design and sustainable alternatives for public right of way improvements associated with residential projects. The DCP continued to utilize the Professional Volunteer Program (PVP).
Downtown Affordable Housing Bonus	300 moderate, 225 low, and 225 very low income affordable units; Study whether program is meeting objectives and ways to make improvements.	2013-2021	Market rate projects continued to take advantage of the provisions of the program.  Approved Cases: DIR-2016-571-DB - 849 N. Bunker Hill - Approved on August 8, 2016 for 37 units with 2 units set aside for Very Low Income households with an incentive for an increase in FAR  DIR-2016-3540-DB-SPR - 211 N. Alpine - Approved on August 25, 2017 for a mixed-use building with 122 units, 6 set aside for Very Low Income households with an incentive for open space reduction  Pending Cases: CPC-2016-4554-GPA-ZC-HD-DB-SPR - 1000-1026 Mateo - mixed-use project with 104 live/work units, 9 to be set aside as restricted affordable units

			CPC-2016-2683-GPA-VZC-HD-CU-CUB-DB-SPR - 1800 E 7th - mixed-use project with 122 live/work units
Community Level Affordable Housing Programs	Playa Vista: 125 moderate-income for-sale and 83 low-income rental units in Phase 2; Cornfield Arroyo Seco: 20 very low-income and 46 low-income units; Central City West: 500 low-income units; Creation of 10 community plans with affordable housing incentives.	2013-2021	South and Southeast Los Angeles and Boyle Heights Community Plans included affordable housing programs. The community plans are progressing. Transit Neighborhood Plans along the Expo Line Phase 2 also include affordable housing programs.
Zoning for Health Facilities	Adopt amendment to Zoning Code to remove restrictions on locations of public health and treatment program facilities.	2013-2021	No Activity in 2016
Rent Escrow Account Program (REAP)	Enforce REAP as a vehicle to motivate property owners to maintain their properties and comply with health, safety and habitability standards.	2013-2021	521 cases (2,707 units) brought into compliance and removed from REAP
Citywide Fair Housing Program	Receive 7,310 fair housing inquiries annually; Resolve 413 fair housing investigations annually; Conduct 67 fair housing training sessions annually; Train 35 new fair housing testers annually; Maintain the Housing/Predatory Lending Hotline	2013-2021	For the period of 1/1/2016 - 12/31/2016 HRC received 9,482 inquires; resolved 66 fair housing investigations; conducted 65 fair housing training sessions; trained 30 new testers; and maintained the Housing/Predatory Lending Hotline.
RSO Tenant/Landlord Outreach and Education Program	Develop mechanism to ensure disclosure;  120 public presentations will be conducted annually, including Property Management Training Program presentations, community presentations, landlord/tenant workshops and drop-in sessions, and fair housing clinics.	2013-2021	Annual outreach and education program in place. Approximately 241 public presentations, drop in sessions and fair housing seminars were conducted in 2016. Also, online RSO landlord tenant information continues to be expanded & redesigned.
Fair Housing Research	Complete the AI; Identify and implement action items	2013-2021	-Enterprise Community Partners held an AFFH Convening in Los Angeles for stakeholders, where HCIDLA's General Manager provided the welcome address, as well as moderated a panel discussion on "Data-Driven Decision Making" with field experts who presented. -HCIDLA and the Housing Authority of the City of Los Angeles (HACLA) agreed to collaborate on submitting a joint AFH Plan to HUD in June 2017.

			<p>HCIDLA carried out the City's procurement process and released an RFP to solicit responses from qualified applicants to assist in the development of the City's first AFH. A contractor was selected in August 2017 and an orientation meeting between HCIDLA, HACLA and the contractor was held after receiving approval from City Council and Mayor to execute a contract. This meeting included a discussion about timeline and other goals to complete the City of L.A.'s AFH. In December 2016, HCIDLA met with staff from the Community Development Commission of the County of Los Angeles (CDC) and the Housing Authority of the County of Los Angeles (HACoLA) to explore ideas for partnership since the City and County secured the same AFH consultant and were completing respective AFH Plans concurrently.</p> <p>-HCIDLA, HACLA and the selected contractor held its first AFH meeting with fair housing advocates in December 2016 to kick-off the public engagement process.</p>
Domestic Violence Shelter Program	<p>Provide 1,500 individuals with access to public services annually; Maintain 580 shelter and transitional beds annually for domestic violence victims.</p>	2013-2021	<p>For the period of January 1, 2016 through December 31, 2017, the City's Domestic Violence Shelter Operations Program served 1,215 individuals.</p>
Veterans Affairs Supportive Housing (VASH)	<p>Maintain 1,000 housing vouchers for formerly homeless Veterans.</p>	2013-2021	<p>In 2016, HACLA had a total of 3,909 HUD VASH Vouchers.</p> <p>LAHSA assists the VA along with several other partners in providing HMIS data to ensure full capture of utilization and effect of VASH vouchers in reducing veteran homelessness.</p> <p>LAHSA supports the dashboard tracking system which tracks performance for veteran housing services with VASH placements and performance included in that data. Los Angeles was able to secure an MOU allowing for better sharing and deduplication of data to determine overall system performance from multiple data sources. Increased data sharing and transparency allows LA to better track trends and needs and overcome barriers by making systematic changes. LAHSA hosts a veteran's dashboard on the LAHSA website.</p> <p>LAHSA created a Veteran Service Coordinator position to support the system level work that is being done and strengthen community partnership with the VA.</p>
HOPWA Supportive Services for Persons Living with HIV/AIDS	<p>Provide between 4,618-6,613 clients with supportive services annually.</p>	2013-2021	<p>For the period of January 1, 2016 through December 31, 2016, the HOPWA program provided supportive services to 3,229 clients via various programs.</p>
HOPWA Housing Development for Persons Living with HIV/AIDS	<p>Financing commitment to, at minimum, 10 units per year dedicated to serving</p>	2013-2021	<p>The HOPWA program did not provide a financing commitment for the period in question.</p>

	persons living with HIV/AIDS and their families.		
HOPWA Centralized Countywide Housing Information Services Clearinghouse	Assist between 25,140-36,000 clients seeking HIV/AIDS housing information annually.	2013-2021	For the period of January 1, 2016 through December 31, 2016, the HOPWA program provided 49,186 separate instances of housing information and referrals to low-income, HIV positive clients.
Foreclosure Eviction Moratorium	Determine the applicability of the moratorium on an annual basis and enforce registration requirement for foreclosed Los Angeles rental properties.	2013-2021	Rent Division has submitted a transmittal request to extend the Foreclosure Eviction Moratorium through December 2020. (FYI NOTE as of 11/28/2017): The transmittal is pending scheduling before Council. The Rent Division anticipates the extension will be adopted by Council and Mayor.
Utility Maintenance Program	LADWP-referred cases: 30 DWP utility shut-offs prevented through issuance of payments: 130	2013-2021	No Status Update in 2016
Innovative Housing Unit Design	500 units with universal design elements; Provide assistance to developers and property owners during project review; Increase the number of affordable, accessible units occupied by persons with special needs.	2013-2021	On May 18, 2016, Mayor Garcetti issued Executive Directive 17, launching a Purposeful Aging LA initiative, an age-friendly citywide initiative to provide the framework for leading an innovative, multi-year effort to improve the lives of older adults. A Purposeful Aging Task Force was established with representatives from multiple departments. ED 17 specifically calls for identifying and tracking data around housing, including affordable housing units available to older adults, trends around homelessness and how zoning impacts the creation of affordable senior housing and care facilities.
Housing Enforcement (Inter-Agency Slum Housing Task Force)	500 properties subjected to Task Force review and/or prosecution annually.	2013-2021	No Status Update for 2016
Reasonable Accommodation	Train City Planning Department staff on processing Reasonable Accommodation requests; Produce and disseminate materials regarding Reasonable Accommodation process; Improve forms and outreach.	2013-2021	No Status Update for 2016
Computerized Information Center/Information & Referrals for Persons with Disabilities	Assist 150 or more clients seeking homeless services and housing resource referrals annually.	2013-2021	No Status Update for 2016
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.	2013-2021	No Status Update for 2016

Incentives to Conserve Energy	50,000 low income households obtain more energy-efficient refrigerators; 2,000 households retire non-energy efficient refrigerators annually.	2013-2021	No Status Update for 2016
Home Energy Improvement Program	Provide free green assessments to property owners.	2013-2021	No Status Update for 2016
Homeownership for Voucher Holders	Increase homeownership opportunities among voucher holders.	2013-2021	No Status Update for 2016
Project-Based Rental Assistance	1,074 (430 extremely low-income, 644 very low- income) households housed through project- based rental assistance vouchers.	2013-2021	As of May 2016, the HACLA has awarded 3,591 vouchers in support of the City of Los Angeles Permanent Supportive Housing Program (PSHP) which consolidates the efforts of various City departments to assist in the provision of supportive housing for the homeless population of the City of Los Angeles.
Facilitate Housing for Senior and Disabled Persons	Assist in the development of 250 senior units a year; Construct 1750 Eldercare units; Explore the creation of an affordability component to Eldercare Ordinance.	2013-2021	No Status Update for 2016
Residential Rehabilitation of Public Housing	Complete revitalization of Jordan Downs, including: 280 extremely low income, 280 very low income, and 140 low income 1-for-1 replacement Public Housing units; 100 new extremely low-income units, 400 new very low- income units (< 60% AMI), 20 low-income workforce housing units (< 80% AMI) and 380 market-rate units.	2013-2021	Implementation of the Jordan Downs redevelopment plan continued in 2016.
Public Housing Annual Inspections	All public housing units inspected annually. All Section 8 units inspected annually.	2013-2021	Public housing and Section 8 units continued to be inspected annually by HACLA.
Lead-Based Paint Evaluation and Abatement Program in Public Housing	Abate lead-based paint hazards in 280 units.	2013-2021	No Status Update for 2016
Housing Choice Voucher Program	Maintain 47,500 Section 8 vouchers for very low-income households.	2013-2021	As of September 22, 2016, the HACLA maintained a total of 50,849 Housing Choice Vouchers.
RSO Enforcement	Investigate and enforce 6,000 RSO violations annually; Refer 60 non-compliant cases to the City Attorney annually.	2013-2021	Investigated and enforced over 6,600 RSO violations in 2016. Referred 52 non-compliant cases to the City Attorney in 2016. Note: Only cases Rent staff is unable to resolve are referred to City Attorney.

Healthy Homes and Lead-Safe Housing	Complete interventions in 52 extremely low-, 79 very low- and 131 low-income units annually.	2013-2021	Total of 88 units: 34 Very Low-Income; 35 Low-Income; and 19 Moderate-Income.
New Programs to Increase the Production of Affordable Housing	Prepare reports to Council and the Mayor that identify potential policies and programs to address the increase in funding for the production and preservation of affordable housing.	2013-2021	Linkage Fee Draft Ordinance: The HCIDLA and the Department of City Planning completed the Affordable Housing Linkage Fee study to establish the nexus between new jobs and demand for affordable housing in September 2016. In California, the Mitigation Fee Act requires that fees imposed on new development demonstrate a direct relationship (nexus) between the fees charged and the demand for affordable housing generated by new workers. With guidance from the study's findings, the departments drafted an ordinance proposing a Linkage Fee of \$5 per square foot of commercial use and \$12 per square foot of residential use. If approved, given development trends in recent years, these fees are expected to generate up to \$100 million annually to fund affordable housing in the City of Los Angeles. Consideration and adoption of the Affordable Housing Linkage Fee ordinance is expected to take place in 2017.
Section 8 Vouchers for Disabled and Elderly Households	Continue to provide 375 vouchers.	2013-2021	No Status Update for 2016
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; Submit application for Workforce Investment Act Recertification for 2013 -15.	2013-2021	No Status Update in 2016
Housing Information	Establish a consolidated housing information database on the City's website; Update available Section 8 Voucher units online.	2013-2021	No Status Update for 2016
Rental Assistance for Homeless Households	Maintain 4,000 Housing Choice Vouchers to homeless individuals or households	2013-2021	No Status Update for 2016
Rental Assistance for Homeless Households with Disabilities	Maintain housing for 2,400 homeless households with disabilities annually.	2013-2021	No Status Update for 2016
Emergency Shelter and Transitional Housing Facilities	483 existing emergency shelter beds	2013-2021	Emergency Shelter (Crisis Housing) beds: Total 3,009

	funded annually; 1,740 existing transitional housing beds funded annually.		Transitional Housing beds: 1,615 2016 marked the beginning of a trend away from transitional housing as an effective intervention for all homeless populations with the exception of transition age youth. A greater emphasis was placed on the Housing First model in which the priority is to rapidly match persons with permanent housing resources and place them in PH as quickly as possible.
Overnight Shelter (Winter Shelter and Year-Round Shelter)	871 temporary shelter beds year round; 1,335 temporary winter shelter beds.	2013-2021	Crisis Housing total: 3,009 beds (City and County General funds, ESG and DPSS funding). Temporary Winter Shelter beds total: 1,500 beds serving over 8,100 unduplicated individuals (City and County General funds and ESG funds)
Family Solutions System	Initiated seven regional Family Solution Systems throughout the Los Angeles CoC; Serve approximately 1,200 homeless and at-risk persons per year.	2013-2021	The Homeless Family Solution System (HFSS) is designed to utilize both centralized and decentralized access points to quickly identify and move families experiencing homelessness into more stable housing situations. The Family Solution Centers (FSC) operate as the "front door" to the homeless system serving families in LA County. Each FSC utilizes a standardized screening, triage, and assessment process to help connect families to the housing intervention that best meets their needs. In contract year 15/16, HFSS screened 3,749 households, enrolled 3,500 and moved 1,133 households into housing and provided emergency shelter to 1,168 households.
Job Training and Placement for Homeless Individuals	Provide educational/vocational training and employment placement/retention services to 1000 homeless persons annually.	2013-2021	LAHSA subcontractors provide direct education and vocational training to homeless persons.  Los Angeles has created a workforce development program (LA R.I.S.E.) that specifically provides supported employment and job coaching to persons who are experiencing homelessness.
Permanent Supportive Housing For Homeless Persons	Maintain 1,477 permanent supportive housing units for homeless households annually.	2013-2021	Permanent Supportive Housing (PSH) total: 8,615 beds in 6,549 units.  Under the 2016 CoC Program Competition application, the Los Angeles Continuum of Care (LA CoC) applied for 337 new beds in 317 units of PSH. The LA CoC requested \$108,277,708 in CoC funds in the 2016 HUD CoC Program competition.
Biennial Homeless Count	Biennial count and survey of sheltered and unsheltered homeless persons residing in the Los Angeles CoC area.	2013-2021	HUD requires biennial homeless counts to be conducted by its CoC Program recipients (every odd year unsheltered counts). Starting in 2015, LAHSA on behalf of the LA CoC saw the importance of conducting an annual Homeless Count and has moved to annual census of its homeless population. In January 2016, there were approximately 28,464 homeless individuals, families, and youth on any given night (an 11% increase from 2015). 75% of the Continuum's homeless population is unsheltered in Los Angeles City.
Homeless Management Information Systems (HMIS)	All providers receiving City funding shall	2013-2021	LAHSA, on a yearly basis updates the Housing and Services Inventory that

Data Collection	participate in HMIS.		gets submitted to HUD. As of June 2016, the HMIS bed coverage rate approached 55%.
Neighborhood Awareness of Special Needs Housing	Establish outreach curriculum; Pursue funding for training program.	2013-2021	LAHSA hosts Community Quarterly Meetings. The purpose is to (1) provide regular opportunities for community stakeholders and service providers to share information and best practices; (2) deliver important updates on programs funding, grant opportunities, performance measurement, and legislative and policy requirements; (3) Solicit feedback on the implementation and evaluation of CoC goals; and (4) Engage the community in the annual Greater Los Angeles Homeless Count. The timeframe for the meetings are as follows: Quarter 1: March/April, Quarter 2: June/July, and Quarter 3: October/November.
Homeless Housing and Services Coordination	Citywide and sub-regional plans to reduce and end homelessness adopted by the City Council; Regular reports on financial management; Regular reports on contract management and program implementation; Report on applicability of Standards for Excellence criteria being developed by Home for Good.	2013-2021	<p>The Los Angeles Continuum of Care (LA CoC) Coordinating Council plays a big role in Homeless Housing and Services Coordination. This Council is comprised of representatives from all 8 Service Planning Areas (SPAs) in the LA CoC. In 2016, the group met monthly with attendees from service providers, City and County government departments and other stakeholders. In addition, there were three CoC Quarterly SPA meetings which took place in March/April, July/August and October/November. On average, there were 24 attendees per meeting in each SPA. Finally, LAHSA has been an active participant in meetings hosted by the City and County of Los Angeles strategic planning efforts to address homelessness</p> <p>In February 2016, the City and County of Los Angeles took a historic joint effort to address homelessness regionally. The approval and adoption of the Los Angeles County Recommended Strategies to Combat Homelessness and the Los Angeles City Comprehensive Homeless Strategy served as a focused starting point for a coordinated effort to address the growing issue of homelessness in Los Angeles. The City and County strategies have been organized and grouped into five major categories: I. Coordinated Entry System (CES); II. Families and Youth; III. Coordination and Convening; IV. Facilities; and V. Other.</p> <p>Working with the City and County to prioritize strategies will be essential to LAHSA's role and management of the strategies assigned to the organization. Priority will be given to those with funding already allocated and anticipated, those that are critical to governance, and those prioritized by the City and County.</p> <p>The implementation of these strategies will involve all departments within LAHSA. These departments will require additional staffing to lead and implement these strategies, which will include restructuring of these departments by creating divisions and adding staff.</p>

<p>Assistance for Homeless Persons in Accessing Housing and Services</p>	<p>Continue funding 1 organization to reach 300 or more homeless individuals; Explore expanding outreach funding to community based organizations within the City.</p>	<p>2013-2021</p>	<p>In 2016, LAHSA completed the transition data capture of the system's assessment tool (the VI-SPDAT) into the Continuum's data platform, the Homeless Management Information System (HMIS). This laid the groundwork for better information sharing between agencies and across Service Planning Areas (SPAs), which, in turn, allowed for easier connections to services for clients as well as a reduction in service duplication. The shift to using HMIS also served to as the basis for the transition of the funding and management of the CES from United Way to LAHSA. In the Spring of 2016, LAHSA opened an RFP process to fund the CES across the County. This RFP process included the development of detailed community plans for each SPA to detail how the partner agencies would work together to ensure a cohesive continuum of services from street outreach to permanent housing placements.</p> <p>LAHSA's ERT continues to serve as the lead outreach and engagement program in the City and County of Los Angeles. The focus of the ERT is to engage people experiencing homelessness and connect them to the services that they will need in order to obtain and maintain permanent housing. To accomplish this, the ERT continues to work closely with the Departments of Mental Health (DMH), Health Services (DHS), Public Health (DPH), and Public Social Services (DPSS). In 2016, LAHSA's ERT began a partnership with LAPD and LASAN called the HOPE project. HOPE is a collaborative effort between the three departments to expand outreach to the homeless resident of the City of Los Angeles. By the very nature of their work, police officers have more contact with people experiencing homelessness than most others. So, the HOPE project serves as an opportunity to capitalize on those contacts and increase the ability of officers to assist in connecting people to services through education and direct partnership with homeless outreach staff.</p>
<p>Technical Assistance to Homeless Housing Providers</p>	<p>Technical assistance provided to 20 providers annually</p>	<p>2013-2021</p>	<p>In 2016, LAHSA formed a Capacity Building and Technical Assistance Working Group to address the growing demand for technical assistance among homeless service providers.</p> <p>The Technical Assistance Working Group is made up of TA providers (CSH, Abt Associates, United Way, Shelter Partnership) who are bringing to the table their expertise and resources. The goal of this group is to help identify the Capacity Building and TA needs of the service providers, region, and homeless delivery system and provide the resources and expertise to meet those needs. The Work Group also went after additional funding to increase LAHSA's capacity to provide such technical assistance by 2017. In addition, LAHSA's HMIS Support Team introduced eLearning within the LAHSA HMIS Training Program and offered interactive online HMIS instruction that provide in-depth instruction on how to navigate HMIS, including engaging scenario-based simulations and quizzing elements. The HMIS Support Team also provided technical support for both HMIS and training-related inquiries while it continues</p>

			to provide HMIS TA to all service providers via its ticket system generated by emails sent to hmissupport@lahsa.org by service providers. Finally, throughout the completion of the Continuum of Care Program Competition process, LAHSA provided daily technical assistance for housing provider applicants.
Small Lot Subdivisions	1400 market-rate units; 100 moderate income units; Revised Small Lot Subdivision Guidelines - 2013-2014; Inter-departmental clarification memo - 2013-2014.	2013-2021	608 Units and 117 Cases Filed; 499 Units Approved
Barriers to Limited Equity Housing Cooperatives	Study barriers to the greater utilization of limited-equity cooperatives; Utilize limited equity co-ops as a tool to facilitate affordable homeownership	2013-2021	No Activity in 2016
Land Use Program to Increase the Production of Affordable Housing	Increase the supply of affordable and mixed-income housing; Prepare draft ordinance Schedule 2014 - 2018	2013-2021	A "Value Capture" Ordinance that would clarify and standardize affordability requirements on certain entitlements that allow for greater density and floor area was discussed in the City Council and appears set for adoption in 2017.  Ballot Measure JJJ was passed in November, which included new affordability requirements on Zone Change and General Plan Amendment projects and created the Transit Oriented Communities Affordable Housing Incentive Program to incentivize mixed-income and affordable housing projects near transit.
Redevelopment of Brownfield Industrial and Commercial Sites	Environmental clean-up of at least five brownfield sites; Create opportunity for 100 units, including 10 very low- and 10 low-income units.	2013-2021	In April 2016, the City Council passed the Clean Up Green Up (CUGU) Ordinance. The ordinance does not directly address environmental remediation. However, it combats adverse health effects related to concentrations of industrial uses and freight traffic in three L.A. pilot communities  Boyle Heights, Pacoima/Sun Valley and Wilmington - by creating basic land-use guidelines for development where industrial use and residential neighborhoods intersect, to make them more green-friendly and compatible. New auto body shops, oil refineries and factories will no longer be concentrated next to homes, schools, parks and child care facilities. The ordinance also established improved regulations for air filtration systems citywide.
Downtown TFAR Public Benefit Fee	\$20 million for affordable housing development; Evaluate whether changes are needed as part of the re:code:LA Unified Downtown Development Code (Program 66).	2013-2021	Four projects filed TFAR applications in 2016, representing 202,000 square feet of purchased floor area.  The Department of City Planning launched a new community planning effort for the downtown area in 2016. The community plan will result in a complete

			evaluation of the way floor area is offered downtown in the context of creating a new vision for public benefits.
Innovative Parking Strategies	Incorporate parking recommendations into Community Plans, Specific Plans and Transit Neighborhood Plans, where appropriate.	2013-2021	A parking study completed in 2015 is being used to inform parking recommendations in the Boyle Heights Community Plan Update.
Historic Preservation	Expand the number of HPOZs and HCMs; Study the provision of a historic rehabilitation grant program for low-income homeowners in HPOZs.	2013-2021	<p>Two new HPOZs were adopted by City Council in 2016 - the El Sereno-Berkshire HPOZ and the Carthay Square HPOZ. Both will become effective in 2017. In addition, three other potential new HPOZs were under consideration in 2016. 36 HCMs were adopted in 2016.</p> <p>The City Planning Commission approved changes to the HPOZ Ordinance (LAMC 12.20.3) , including changes to many of its procedures and process thresholds to provide more effective implementation.</p> <p>The City Council also approved amendments to the Cultural Heritage Ordinance (Section 22.171 of the Los Angeles Administrative Code) in order to improve the processing of Historic-Cultural Monument (HCM) nominations.</p> <p>The City hosted the Historic Neighborhoods Conference: Growing Up with Character on October 15, 2016. The Conference featured training and education for HPOZ Board members and residents, over 200 attendees, awards for best projects, and walking tours of four different HPOZs.</p>
Mills Act Implementation	50 homes annually	2013-2021	39 Cases with Mills Act Recorded
Affordable Housing Monitoring	Annual reports on the status of the affordable housing inventory; Monitor and enforce compliance with affordability covenants; Identify affordability covenants in ZIMAS.	2013-2021	<p>In 2016, the Affordable Housing Inventory, had a total of 42,757 units in 1,398 projects that were monitored for occupancy.</p> <p>HACLA continues to participate in providing information on the affordable housing inventory.</p>
Citywide Housing Production System (CHPS)	Maintain and continue to enhance the Citywide Housing Production System (CHPS).	2013-2021	CHPS data and reports continue to be updated on a quarterly basis. The data sources contributing to the reports are HCID AHTF projects, Land Use projects and HACLA projects.
Housing Element Sites Inventory Update	Annual report on development of sites included in the Inventory of Sites	2013-2021	No Activity in 2016
Monitor and Report on Housing Production Goals	Quarterly and annual summaries on residential building activity; Annual report on the City's housing production and preservation goals and accomplishments; Annual report on changes in the rental	2013-2021	The DCP issued a summary of building activity in the 2015 Annual Growth and Infrastructure Report, which included housing production and net changes in the rental housing stock including demolitions and conversions. The DCP also prepared issuance of a Performance Metrics Report for the Mayor's Office, which focus on the amount of housing growth near transit as well as the

	housing stock.		percentage of affordable housing created through planning and land use incentives. This report is available through the DCP website at <a href="http://www.planning.lacity.org">www.planning.lacity.org</a> (under What's New).
Collaboration on Data Production and Collection	Additional data from Federal, State, regional and County agencies; Homeless Count with City of Los Angeles data	2013-2021	The DCP published a Growth and Infrastructure Report in 2016 that detailed population, housing, employment and development trends through July 2016, including estimated growth since the 2010 census based on a range of data sources from the City, state, regional and federal agencies.  The Homeless Count report is published on the LAHSA website.
Census 2020	Census forms and methodologies that better reflect the City's needs.	2013-2021	Initial work continued in 2016 to prepare for the 2020 Census.
Expedited Residential Recovery	Issue entitlement approvals within four weeks of application for reconstruction, in the event of a natural disaster; Issue loans and grants within four weeks of application for reconstruction funds.	2013-2021	No natural disasters requiring housing assistance occurred in 2016.
Implement CEQA Streamlining Measures	Allow for streamlined environmental review (i.e. SCEA) required for Infill and Transit Priority Projects; Assist 10 Transit Priority Projects and Infill Projects per year.	2013-2021	Work progressed in 2016 with a consultant to assist in the facilitation of CEQA streamlining measures outlined by this program. The program should be complete, with staff fully trained by 2017.
Improvements to Entitlement Processing/ Department Realignment	Complete fee study of entitlement processing costs; Amend the Zoning Code to implement full cost recovery	2013-2021	In December 2016, the Department of City Planning completed a comprehensive fee study with a goal of achieving full cost recovery for project planning services. The study and final report indicated the City is recovering approximately 74% of the estimated full cost of providing most fee related services, where the annual revenue collected is less than the estimated fully burdened costs of providing those services. Based on the fee study findings, the Department recommended to City Council revising Los Angeles Municipal Code (LAMC) Section 19.01 through 19.10 to more accurately represent the cost of providing planning and land use services.
Development and Design Standards	Include development and design standards in 10 Community Plans	2013-2021	Development and design standards remain in each of the draft Community Plans that had been released by the end of 2016. Work continued on the North Westlake Design District in 2016, expected to create a friendly experience for pedestrians and promotes mixed-use. The Exposition Corridor Transit Neighborhood Plan released draft plans and guidelines in 2016 and continue to be in progress. The Hybrid Industrial/Live-Work zone was created in 2016. It is the first industrial zone of its kind in the City. It allows a mix of residential and commercial uses in a manner that will preserve the

			surrounding industrial and artistic character of the communities for which it was designed.
Zoning Code Revision	Adopt a brand new Zoning Code that establishes clear and predictable regulations.	2013-2021	During 2016 the Zoning Code revision project called re:codeLA largely focused on creating a greater variety of single-family zoning options to fit the character of our neighborhoods.
Second Unit (Granny Flat) Process	30 second units on lots annually; Identify development standards and code requirements that pose compliance difficulties to second unit process; Adopt amendments to the Zoning Code to alleviate challenges.	2013-2021	With the adoption of AB 2299 and SB 1069, the City drafted a new Accessory Dwelling Unit (ADU) ordinance to comply with the new State ADU law, which is effective on Jan. 1, 2017. The City Planning Commission approved the draft ordinance in December 2016 and moved the draft to the City Council for adoption in 2017.
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.	2013-2021	New by-right mixed-use zones (called Community Plan Implementation Overlays - CPIOs) are being developed along transit-rich commercial corridors in the nine draft Community Plan updates. Transit Neighborhood Plans are also creating new mixed-use zones to protect jobs and housing mix.
Transit Oriented District Studies	Complete Transit Neighborhood Plans (TNPs) for 24 transit stations.	2013-2021	Significant work took place on 11 future Transit Neighborhood Plans for the next two light-rail lines: Expo Phase 2 and Crenshaw/LAX. The draft Exposition Corridor Transit Neighborhood Plan is expected to be presented in 2017.
Jobs/Housing Balance Incentives: Residential Exemptions in Transportation Specific Plans	Add fee exemption for residential units to Transportation Specific Plans that govern employment centers.	2013-2021	Work progressed on the development of the Westside Mobility Plan, which amongst other things, aims to expand fees to rental housing development to help pay for area transportation improvements. An exemption and/or credit for the provision of affordable housing units is being considered. Specific Plan drafted and draft EIR being prepared. Open Housing and Public Hearing was on June 23, 2016.
Planning for Neighborhood Character	10 updated Community Plans; Implementation tools as appropriate.	2013-2021	The Baseline Mansionization and Hillside Ordinance was approved in 2016 to preserve the unique character of our varied neighborhoods. New development standards were established for hillside and residential communities. These regulations will address the out-of-scale development in single-family zones throughout the City and the related construction impacts in our hillside areas.
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	2013-2021	Duplicate case files and early notification were provided to Certified Neighborhood Councils (CNCs) for all proposed projects in their neighborhoods (through the Certified Neighborhood Council Notification Program and the Early Notification System). The Neighborhood Council Liaison position was maintained by DCP throughout 2016.
SurveyLA - The Los Angeles Historic Resources Survey	Complete citywide survey; Publish results.	2013-2021	The SurveyLA project finished its surveying of Los Angeles community plan areas for historic and/or culturally significant resources in 2016, including completion of reports for Northeast Los Angeles, Central City and Central City

			West. It also completed a Field Survey Results Master Report in August 2016. The Report is intended for use as a cover document for all CPA reports and provides detailed information about SurveyLA methodology and further defines terms used in the reports
Landscape Design	Integrate Landscape Ordinance and Low Impact Development; Ordinance into project review process.	2013-2021	The City continued to capture, treat and infiltrate stormwater and urban runoff by utilizing the recently adopted Low Impact Development Ordinance, as well as additional water conservation measures.
Affordable Housing in the Coastal Zone (Mello Act Implementation)	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	2013-2021	Work continues to progress toward a public review draft of a permanent ordinance implementing the Mello Act in the Coastal Zone portions of the City of Los Angeles.
Zoning and Development Standards for Homeless Housing	Adopt amendment to zoning code to facilitate by-right siting of shelter and transitional housing facilities.	2013-2021	The Emergency Homeless Shelter Ordinance was adopted in March 2016
Homeless Needs Outreach	Disseminate information about the housing needs of special needs populations to 2,000 people.	2013-2021	No Activity in 2016
Access to Housing for Health Program (AHH)	Assist approximately 70 persons per year.	2013-2021	No Status Update Available for 2016
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.	2013-2021	The City completed its Regional Disaster Housing Planning activities in 2014. The project focused on residential recovery and reconstruction throughout the 5 county region. The planning activities included a disaster working group comprised of local housing industry representatives as well as state and federal housing and disaster planning experts.
Temporary Housing Facilities for Disaster Response	120 sites available throughout the City within 24 hours of a natural disaster.	2013-2021	No natural disasters hit Los Angeles in 2016.
Office of the City Attorney Dispute Resolution Program (DRP)	Refer and resolve 20 housing-related disputes.	2013-2021	The DRP entered its 27th year of providing comprehensive dispute resolution services including information, referral, conciliation, mediation, facilitation and consultation services. The DRP reviews Rent Stabilization Ordinance (RSO) case files, contacts the parties (landlord and tenant) involved in the dispute, and invites them to resolve their conflict through mediated dialogue in lieu of prosecution.

Million Trees LA	Distribute free shade trees to residents to increase shade, energy efficiency and clean air in individual homes and multi-family residential properties as part of the Million Trees LA program. Plant trees on public property and along City-controlled parkways, medians and other public right-of-ways with appropriate tree canopy to reduce air pollution, provide cooling through shading, and to improve blighted neighborhoods. CDBG, SCAQMD, Private Donations, LADWP Funds	2013-2021	Through the City Plants program, City residents are eligible to receive up to seven free shade trees. The LA Conservation Corps delivers the trees to a property along with stakes, ties, and fertilizer pellets. Parkway trees and trees in front of businesses are also available.
New Resources for Rental Assistance	Increase the funding base for rental assistance for homeless households and households at high risk of homelessness.	2013-2021	The City allocated \$10.1M of general funds for Rapid-Rehousing to house up to 1,000 homeless persons and homeless veterans. LA City has received 530 HUD-VASH vouchers to house homeless veterans. The Housing Authority also allocated 500 housing choice vouchers to house veterans who do not meet the HUD-VASH program requirements. Ballot Measure HHH, for \$1.2 billion over 10 years of capital funding for homeless facilities and housing, was approved in November 2016, but the funds won't be available until 2017.
Resources for Housing Serving the Mentally Ill	Pursue funding towards permanent housing units for homeless mentally ill annually.	2013-2021	Supported the County's request to apply Affordable Health Care Act funding for housing.
Access New Resources and Services for the Homeless	Periodic reports on legislative and budgetary initiatives.	2013-2021	The City Council voted to commit 12.4 million for emergency relief to get homeless people off the streets before the anticipated El Niño winter storms. This includes \$10 million in short-term rent subsidies for veterans and other homeless people, and \$1.7 million for emergency shelter beds. It marks the first time in city history that general fund dollars have been used for homeless aid. In addition, the City made an initial investment of \$2.9M in F/Y 15-16 to scale up the Coordinated Entry System by increasing outreach workers to find homeless residents and place into a housing placement pipeline. This funding also supported CES administrative staff positions.
City Homeless Coordinator	Periodic reports on homeless housing and service delivery and recommendations for improvement.	2013-2021	As of the 2016 Homeless Count, the City of LA was found to have 28,464 homeless individuals and family members, and youth. This represents an increase of 11% from the count in 2015. Monthly Homelessness Cabinet meeting have been held each month.
Housing Alternatives for Seniors	Find alternative housing solutions for 1,600 senior citizens	2013-2021	The Department of Aging contracts with a non-profit organization (currently Affordable Living for the Aging), which provides shared housing services for elderly Los Angeles residents. The organization meets with seniors to provide timely information on upcoming housing opportunities, open wait lists

			and details about their Shared Housing Program (a service that matches individuals to share private residences throughout Los Angeles County).
Housing Legal Services for Seniors	Assist 200 seniors with legal advice each year.	2013-2021	The Department of Aging contracts with a non-profit legal services organization (currently Bet Tzedek) to provide free, expert legal advice to assist seniors in various legal issues including: public entitlement, housing related laws, legal aid, landlord/tenant disputes, government benefits, health law consumer protection, nursing home law and powers of attorney. Appointments can be scheduled at any of the 16 Multipurpose Senior Centers.
Reduced "Trips" for Housing near Transit and/ or with Affordable Housing Units	Increase the trip credits provided for affordable housing units.	2013-2021	The DOT has been implementing the guidelines that allow for trip credits of up to 25% for residential development that is located in close proximity to certain transit stops and up to 5% for developments with affordable housing units. The City's DCP and DOT obtained a grant from the Strategic Growth Council that will, amongst other things, allow for the production of empirical evidence to establish the difference in trip generation in different types of residential projects including affordable housing, senior housing, transit proximit housing and mixed use development.
Recycle Construction Waste	Establish incentive program for source separation of construction and demolition waste; Establish rebate program for construction and demolition waste taken to a City-certified waste processor; Adopt ordinance to require construction and demolition waste to be taken to a City-certified waste processor.	2013-2021	The Citywide Construction and Demolition (C&D) Waste Recycling Ordinance became effective January 2011. Requires that all mixed C&D waste generated within City limits be taken to City certified C&D waste processors (BOS is responsible).
Recycling Collection in Residential Development	Provide on-site recycling bins and weekly pickup for all residential developments.	2013-2021	Discussions began that would lead to recycling on multiple family and commercial developments.
Financial Incentives to Conserve Water	Installation of high efficiency clothes washers in 5,000 households per year.	2013-2021	This program continues with clothes washer rebates in 2014-15.
Encourage Energy Conservation through Pricing	10,000 residential customers on the TOU rate	2013-2021	There has been substantial growth in the number of time-of-use meters for LADWP electric customers. A separate meter is sometimes required for particular rate incentives.
Green Power for a Green LA	25,000 households choosing alternative energy sources.	2013-2021	The LADWP reports a total of XXXXX Green Power customers at the end of 2016. Currently LADWP's own generation mix includes 23% renewable. As additional solar and wind projects have come on line, and with the termination of LADWP's participation in the Navaho Generating Station, LADWP is on track to reach 25% renewables in 2016 and 33% renewables by the end of 2020.
Incentives to Encourage Green Building Solutions in	Develop green building incentives	2013-2021	LADWP expanded customer incentives to encourage energy and water

Existing Buildings	program for existing buildings.		efficiency buildings in 2015. The Energy Efficiency Technical Assistance Program (EETAP) was launched in early 2015; this program reimburses building owners for audits and other necessary efficiency project development costs to help more building owners participate. The number of joint programs with SoCalGas continues to expand to serve more customers and help LADWP meet its efficiency goals. Programs assist small buildings (small business direct install), moderate size buildings (energy advantage) and large buildings (LABBC and EETAP, plus new construction projects). In late 2015, the partner utilities launched a joint Energy Savings Assistance Program which provides energy (electric and gas) and water efficiency measures to low-income residents of multi-family buildings in LA.
Sustainable Building Materials and Practices	Integrate guidelines into project review process; Develop and maintain an outreach website.	2013-2021	The LADBS and LADWP implements the sustainable building materials requirements of the Green Building Code. Guidelines regarding sustainable building materials are integrated into project reviews.
Nuisance Abatement in Residential Buildings	Respond to and successfully resolve 30,000 nuisance complaints on residential properties annually.	2013-2021	The City's enforcement agencies continued to successfully resolve nuisance complaints on residential properties.
Update the Los Angeles Building Code	Adopt the most recent version of the CBC when released.	2013-2021	The new building code was updated in December 2013 to incorporate provisions of the 2013 California Building Code, which is based on the 2012 International Building Code.
Entitlement Case Management and Expediting for Green Building Projects	Reduce plan check process time for 50 Tier 1 and 2 projects	2013-2021	Expediting green projects is done through the regular expedite process. Case management offers service to green projects.
Density Bonus	Create 375 non-subsidized very low income units; Create 750 non-subsidized low income units; Create 187 non-subsidized moderate income units; Make revisions to the density bonus provisions in the Code and the Affordable Housing Incentives Program Guidelines.	2013-2021	In 2016: 149 Cases Filed for 6616 Total Units with 1380 Restricted Affordable Units. 75 Projects permitted for 4013 Total Units with 717 Very Low Income, 605 Low Income and 143 Moderate Income Units

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction**      LOS ANGELES

**Reporting Period**      01/01/2016      -      12/31/2016

**General Comments:**