

Housing Element 2021-2029 DRAFT Targeted Amendments

About this Document:

On November 24, 2021, the Los Angeles City Council adopted the 2021-2029 Housing Element. On February 22, 2022 the Department of City Planning and the Los Angeles Housing Department received a [letter](#) from the California Housing and Community Development Department (HCD) stating that additional revisions were needed to the Housing Element's programs to ensure compliance with new Affirmatively Furthering Fair Housing (AFFH) requirements in state law.

This document contains a listing of amendments and additions to programs in Chapter 6 to clarify metrics, priorities, and milestones as well as expand place-based programs and geographic focuses. Programs which were not revised are available in Chapter 6 of the [adopted Housing Element](#). All programs will be revised and maintained in numerical order in Chapter 6.

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- New text

Chapter 6

Housing Goals, Policies, Objectives, and Programs

Programs

AMEND the following Programs (pages 257 to 352) as follows:

1. HOMEBUYER FINANCIAL ASSISTANCE

Goal #: 2

Lead Agencies: LAHD

Funding Source: Federal: CDBG, HOME, ADDI, ARRA. State: BEGIN, CalHOME, CDLAC, SB 2 PLHA

Objective: Annually, Promote neighborhood stability and economic empowerment, by providing 75 loans for first-time, low-income homebuyers earning up to 80% of the Area Median Income (AMI) and 75 loans for first-time moderate-income homebuyers earning between 81% - 150%. Coordinate homebuyer education courses to help homebuyers prepare for and attain homeownership.

Respective Policy: 2.2.1, 2.2.3, 4.1.1

Provide assistance in the form of subordinate, deferred-payment “soft second” loans to cover down-payment, closing costs, and acquisition. Currently, lends up to \$90,000 for low-income households earning up to 80% of the Area Median Income (AMI) though a program called Low-Income Purchase Assistance (LIPA), up to \$60,000 for moderate-income households earning between 81%-120% of AMI, and up to \$35,000 for households earning between 121% - 150% of AMI through a program called Moderate-Income Purchase Assistance (MIPA). Based on data from 2012-2021, approximately 70% of households that received down payment assistance purchased homes located in low resource or high segregation and poverty areas. Increasing homeownership helps stabilize these areas and provides economic opportunity for the home purchasers.

3. INNOVATIONS IN SUBDIVISIONS

Goal #: 1, 3, 4

Lead Agencies: LACP

Funding Source: General Fund

Objective: For Small Lot Subdivisions: facilitate development of 800 market-rate units and; 90 lower-income units each year; Report and make recommendations on new types of standards and procedures by 2023. Amend the zoning code by 2023 to facilitate further innovation in Small Lot Subdivisions. ~~With SB 9 (2021) adopted into law, consider adopting~~ prepare a local implementation ordinance by 2024 to maximize potential positive benefits and address community concerns. Create accessible online and physical educational resources and partner with community organizations, especially in gentrifying communities and communities of color, to assist existing or prospective homeowners to understand options to increase ownership options and wealth creation by 2023.

Respective Policy: 2.3.1, 2.2.3, 2.2.4

Facilitate the development of smaller and new types of subdivisions that permit detached, fee simple home ownership, thus providing more affordable alternatives of for-sale housing types. Identify continued obstacles and opportunities in developing Small Lot Subdivisions and propose measures to improve results, with a particular aim on increasing affordability, reducing displacement, increasing replacement requirements, and expanding the use of this tool to preserve existing properties. Evaluate whether to extend (or revise, if needed) SB 330 replacement and tenant protections past SB 330's sunset date in 2030 for Small Lot projects (see Program 29). Additionally, consider new types of subdivision standards and procedures for lot splits in areas where potential for displacement would be lessened and opportunity for affordability would be increased. Review minimum lot size requirements for standard projects to identify potential opportunities for more affordable housing typologies. ~~Explore~~ Creating a ministerial process for smaller subdivisions to facilitate more affordable ownership opportunities. If SB 9 (2021) is adopted into law, adopt Prepare a local SB 9 (2021) implementation ordinance to maximize potential positive benefits around affordable ownership and address community concerns. The Department of City Planning will create accessible online and physical educational resources and partner with community organizations, especially in gentrifying communities and communities of color, to assist existing or prospective homeowners by 2023, as well as continue to provide site specific consultation and advice to prospective subdividers.

4. SHARED EQUITY MODELS

Goal #: 2, 4

Lead Agencies: LACP

Supporting Agencies: CLA, LAHD, HACLA, CAO

Funding Source: General Fund

Objective: CLA will report on the feasibility of developing a citywide Community Land Trust (CLT) program in 2022. Include into Rezoning Program (#121) by 2024. Use these models as a tool to facilitate affordable homeownership.

Respective Policy: 2.2.1, 4.3.4

The CLA, in consultation with the LA CLT Coalition and other City agencies, will report on the feasibility of developing a citywide Community Land Trust (CLT) program, including the resources needed to acquire land, enter into long term leases, or partner with existing CLTs to develop multifamily housing that would be maintained affordable in perpetuity, and include a review of CLT best practices. In addition, consider new ways to incentivize the development of shared-equity ownership models such as Limited Equity Housing Cooperatives (LEHCs), Community Apartments and housing owned by CLTs or Tenancy in Common (TICs) in the Municipal Zoning Code and housing funding processes. Potential policies could include special incentives for shared equity development and a new requirement that on-site affordable for-sale units in mixed-income projects be sold to a qualified nonprofit, with an emphasis on CLTs. Promote the State property tax exemption for property that is owned by a CLT and that is being—or will be—developed or rehabilitated as rental housing, LEHCs, or owner-occupied housing per Section 214.18 of the Revenue and Taxation Code. Explore securing tax-defaulted properties through Chapter 8 Agreement Sales for Community Land Trusts (CLTs) to create long-term affordable housing. Explore conveying public land / tax foreclosed / receivership properties to CLTs and prioritize CLTs in current acquisition and rehabilitation programs.

6. NEW PRODUCTION OF AFFORDABLE HOUSING THROUGH THE AFFORDABLE HOUSING MANAGED PIPELINE

Goal #: 1, 4

Lead Agencies: LAHD

Funding Source: HOME, HOPWA, City's Affordable Housing Linkage Fee, and eventually state SB2 funds are used to leverage millions of dollars from other public and private lenders and tax credit investors

Objective: Prepare annual NOFA biannually, 500 units produced per year, with priority scoring for projects in Higher Opportunity Areas with the goal of funding at least 8% of units in Higher

Opportunity Areas and at least 80% of units near transit. Achieving a higher percentage goal depends on federal and state funding regulations. Set-aside of 250 units of supportive housing.

Respective Policy: 1.2.4, 1.2.5, 1.2.7, 4.1.1

In 2013 with the approval of the Mayor and City Council, LAHD established the Affordable Housing Managed Pipeline Program (AHMP), ~~formerly known as the Affordable Housing Trust Fund~~. The AHMP was created to provide for the ability to leverage and attract the investment dollars of other public and private entities for the development of affordable housing within the City. In addition, on January 23, 2013, the City of Los Angeles was designated by California Tax Credit Allocation Committee (CTCAC) as the 11th region to have its own geographic allocation of nine percent (9%) Low Income Housing Tax Credit (LIHTC). The City's goal, through the AHMP is to create housing for low and very-low-income households within the City. The housing created through the AHMP is intended to serve all populations identified by the California State Tax Credit Allocation Committee (CTCAC), the California Debt Limit Allocation Committee (CDLAC), the California Department of Housing and Community Development (HCD), and HUD. The housing created should not only provide additional housing opportunities, but should also attempt to revitalize neighborhoods and remove blight. Irrespective of the funding scenarios, all projects should seek to leverage limited City funding to the greatest extent possible.

In 2021, LAHD added priority scoring for projects located in Higher Opportunity Areas and in TOD areas. Based on these changes the department anticipates that 8-10% of new units will be located in Higher Opportunity Areas and approximately 80% of units will be within a half mile of a transit station. LAHD will reevaluate this goal annually and increase this goal if State and Federal funding sources commit to longer-term regulatory changes that address the funding needs and constraints of developing subsidized affordable housing in Higher Opportunity Areas.

7. OPPORTUNITIES TO INCREASE THE PRODUCTION OF AFFORDABLE HOUSING AND PROMOTE EQUITY THROUGH MAJOR ENTITLEMENTS

Goal #: 1, 2, 3, 4

Lead Agencies: LACP

Supporting Agencies: LAHD

Funding Source: General Fund

Objective: ~~Evaluate and prepare a code amendment prior to Measure JJJ's 2026 sunset date, that includes enhanced affordability requirements for housing developments seeking major legislative entitlements; Approve at least 350 affordable units per year in major entitlements in both high opportunity areas and in lower/moderate resource areas, when accompanied by amenities and needed investments. Increase the supply of affordable and mixed-income housing in evaluation of displacement risk and major zone changes.~~

Respective Policy: 1.1.2, 1.1.7

Continue to follow the proportional approach to density and affordable housing used in the Value Capture Ordinance. ~~Explore opportunities to add significant amounts of affordable housing when considering larger projects.~~ Require higher levels of affordable housing and other community benefits for projects that receive major legislative entitlements to grant additional residential density beyond current incentive programs or to allow residential uses where not previously allowed (such as a Zone Change, or Specific Plan exception), require a Development Agreement, or require a project-based Specific Plan. Continue the affordability requirements for projects requesting a Zone Change pursuant to Measure JJJ and draft an ordinance ~~explore expanding and deepening~~ the current affordability requirements past the current sunset date in 2026. As part of the code amendment, evaluate ~~Consider~~ new requirements for certain types of major projects to require applicants assess and mitigate displacement risk, housing impacts, racial impact, and historic exclusion in the areas where they plan to build. Based on these assessments, and an analysis of how the proposed project relates to the goals and strategies to affirmatively further fair housing, staff would recommend appropriate affordability and anti-displacement options, including more affordable housing, payment of linkage fees, deepening the level of affordability, creating more family-size units, instituting a preference policy for housing voucher-holders, and/or other measures.

8. ACCESSIBLE HOUSING PROGRAM (ACHP)

Goal #: 2, 3, 4, 5

Lead Agencies: LAHD

Supporting Agencies: LACP, LADBS, DOD

Funding Source: General Fund

Objective: Work with new and existing developments to add to the supply of accessible units in affordable housing developments, providing for 4,031 accessible affordable units by September 2026. Approximately 11% of all new affordable units will be accessible for individuals with mobility disabilities and 4% will be for individuals with hearing/vision disabilities. Maintaining a 90% certified compliance rate among more than 900 currently-covered housing developments and all new covered developments. Conduct at least 24 annual Fair Housing and Disability trainings, resolve approximately 200 grievances per year; Continue to operate and improve a waiting list for persons with disabilities (10,000 users) through the Affordable and Accessible Housing Registry (AAHR) to target available units to persons with disabilities. Establish public counters for assistance in applying for affordable and accessible housing by 2024. Ensure that all affordable housing developments comply with the City's Fair Housing Policies. Conduct training on Fair Housing; update and improve the Grievance tracking system. Improve the online Affordable & Accessible Housing Registry; establish public counters for assistance in applying for affordable and accessible housing.

Respective Policy: 1.2.2, 2.1.4, 2.3.1, 4.1.1, 4.1.3, 4.1.4, 4.1.5, 4.2.2, 5.1.3

LAHD's accessible Housing Program (AcHP) ensures that people with disabilities have equal opportunity to rent, use, and enjoy housing that has received financial or other assistance from the City of Los Angeles (City) or the former Community Redevelopment Agency of the City of Los Angeles (CRA/LA). The AcHP covers 900700+ affordable rental housing developments, including those built before April 2016, and new housing developments with five or more housing units that are designed, constructed, altered, operated, administered, or financed by the City. Specifically, the program reviews plans for new developments; assists developers in retrofitting existing properties; provides training to project and City staff related to Fair Housing policies for people with disabilities; monitors compliance with and enforces the City's Fair Housing Policies; processes and tracks tenant grievances; and maintains the online Affordable & Accessible Housing Registry. During the Housing Element cycle, the City will continue to operate and improve the online Affordable & Accessible Housing Registry serving nearly 10,000 users who have submitted pre-applications for accessible units. The City will also establish public counters for assistance in applying for affordable and accessible housing.

10. AFFORDABLE HOUSING LINKAGE FEE

Goal #: 2

Lead: LAHD

Supporting: LADBS, LACP

Funding Sources: AHLF

Objectives: Subsidize the production and preservation of affordable rental and homeownership units annually based on annual revenues collected (estimated \$17.2 million collected in FY 21-22, and \$58.7 million to date); Refine spending priorities annually through the AHLF Oversight Committee to ensure dedicated funding for low and moderate income homeownership, 20% of the revenue supporting the preservation of affordable housing in lower resource communities, and fund affordable housing production with priority scoring for Higher Opportunity Areas; By 2023, update Linkage Fee market areas to accurately reflect market conditions and maximize revenue generation.

Respective Policy: 1.2.4, 1.2.7, 1.2.8, 1.3.1, 2.1.2, 2.2.4

The Los Angeles City Council adopted the Affordable Housing Linkage Fee Ordinance (AHLF) (No. 185342) on December 13, 2017. The Ordinance places a fee on certain new market-rate residential and commercial developments to generate local funding for affordable housing production and preservation. The fee was phased in beginning on June 18, 2018 and the amount of the fee varies by the type of use and by geography across the city. High market areas are subject to higher fees than lower market areas, where investment incentives are more

~~needed. The AHLF also includes various exemptions and deductions based on certain characteristics place-based community revitalization goals, including exemptions for projects located in the SLATE-Z South Los Angeles Promise Zone Area, hospitals, community-serving uses such as schools and museums, and new grocery stores located in food deserts. Linkage Fee revenue is added to the City's Affordable Housing Managed Pipeline (See Program 6) Notice of Funding Availability (NOFA), which includes priority scoring for projects located in Higher Opportunity Areas and punitive scoring for projects that result in tenant displacement. AHLF revenue is also used to help fund the City's first-time homebuyer purchasing program which provides down payment assistance for low and moderate income households, which helps stabilize housing and provide wealth-building opportunities in low and moderate-resource areas of the city (see Program 1). As needed, pursue code amendments to balance new opportunities for revenue creation with the potential for additional discounts, credits and exemptions for project types that bring needed investments and meet community revitalization priorities, particularly in lower market areas. The Affordable Housing Linkage Fee provides the City of Los Angeles a permanent and self-sustaining local resource that will create long-term and innovative housing funding programs. Based on projected development activity, over the next decade the Affordable Housing Linkage Fee is anticipated to bring in tens of millions of dollars to the city's affordable rental and homeownership housing programs.~~

14. REMEDIATION OF ENVIRONMENTAL HAZARDS REDEVELOPMENT OF BROWNFIELD SITES

Goal #: 1, 3

Lead Agencies: DPW (LASAN)

Funding Source: General Fund

Supporting Agencies: LACP, LAHD

Objective: Environmental clean-up of at least five brownfield sites; 50 environmental assessments, create opportunity for 100 units, including 10 very low and 10 low-income units. Identify new or increased sources of funding for brownfield clean up. Present an ordinance to the City Planning Commission by 2023, prohibiting new oil and gas extraction and declaring extraction activities a non-conforming use citywide.

Respective Policy: 1.1.4, 3.1.4

Through LASAN's Citywide Brownfields Program, provide technical assistance and resources to combat challenges associated with brownfields, primarily in underserved areas with Environmental Justice concerns within the City. Conduct environmental assessments and cleanups to enable the reuse and redevelopment of brownfields into affordable housing projects, mixed-use projects, public amenities, and parks. Advocate for the funding that would be necessary to clean up the several thousands of brownfield sites in the City of Los Angeles. Build partnerships across departments and sectors to facilitate brownfield transformation. Explore ways to improve notification about environmental assessment and brownfield recovery

funds to aid developers in building housing on formally contaminated sites. Prepare an ordinance prohibiting new oil and gas extraction and declaring extraction activities a non-conforming use for public feedback in 2022 and adoption in 2023. The ordinance will improve the noxious health and physical impacts of oil uses adjacent to residential zones, which disproportionately affect lower-income communities of color in the Harbor, South Los Angeles, and the North Valley.

15. PUBLIC LAND FOR AFFORDABLE HOUSING

Goal #: 1, 4, 5

Lead Agencies: CAO, City Council

Supporting Agencies: GSD, LAHD, LACP, Mayor's Office

Funding Source: General Fund, LEAP

Objective: Increase the utilization of public land for affordable housing with particular emphasis in high resource and gentrifying areas; identify publicly owned housing opportunity sites and issue RFPs to develop the sites by 2023, and annually thereafter; Rezone PF (Public Facility) zoned land to allow affordable housing by-right by 2024 (see Program 121 and 48); Maintain a publicly accessible citywide inventory of publicly owned sites; Revise the Asset Management Evaluation Framework to add AFFH criteria into the property review and evaluation process.

Respective Policy: 1.2.10

Expand the redevelopment of publicly owned land, as well as joint use of other public facility sites, which may be appropriate for housing. Assess and report on the underutilization of all City-owned properties and the feasibility of using them for Affordable Housing Opportunity Sites. In general, the CAO is responsible for identifying and evaluating City-owned sites for development, and the LAHD is responsible for selecting developers and negotiating disposition development agreements. The agencies and departments that own public sites within the City limits include, but are not limited to, the U.S. Army Corps of Engineers (U.S. ACE), California Department of Transportation (Caltrans), the Los Angeles County Metropolitan Transportation Authority (LA Metro), the Los Angeles Unified School District (LAUSD), the Housing Authority of the City of Los Angeles (HACLA), the Los Angeles County Flood Control District (LA Flood) and more. The Office of the Controller will maintain a database and map of publicly owned land, currently called Property Panel LA. This inventory should be periodically reconciled with inventories of other city owned land kept by other departments, including GSD and LAHD. Additional City departments will work to create inventories of underutilized land under their control that may be appropriate for affordable housing development. Examine site suitability under the City's Asset Management Framework. The CAO and LAHD will additionally work to expand the City's capability to assess properties identified by City departments, include AFFH into the Asset Management Evaluation Framework, convey identified City-owned properties for affordable housing development, and to streamline the City's management of its real estate

assets and allow for a more proactive approach to land acquisition that can leverage the City's existing resources. City Planning will ~~continue to~~ facilitate changes to public land zoning and/or create incentives to ensure that public land, when it has been designated for housing, can be efficiently used to maximize the number of affordable units appropriate for the site. City Planning and LAHD will ensure that City-owned land used for housing is 100% affordable, or otherwise maximizes the number of affordable units. In conjunction with LAUSD, explore the potential to rezone and reconfigure older school sites in order to make land available for affordable housing. Additionally, support the use of existing capital tools such as the New Generation Fund (NGF), Metro Affordable Transit Connected Housing Program (MATCH), and Golden State Acquisition Fund (GSAF) are used efficiently to purchase vacant land, finance pre-development activities, and acquire multifamily properties of all sizes.

Building on the recently passed AB 1486 (which amended the Surplus Land Act), LAHD intends to create, using Local Early Action Planning (LEAP) grant funds, an interdisciplinary team to identify opportunity sites, and build partnerships with public agencies with surplus public land available for affordable housing development. Developers for these sites will be chosen through a competitive Request for Proposals (RFP). The goal for the first RFP is to release sites entitled for 1,000 affordable housing units, while the strategy aims to develop at least 10,000 housing units affordable to households earning very low, low, or moderate incomes on public land with limited reliance on public subsidies.

18. FINANCE THE CONSTRUCTION AND MAINTENANCE OF PERMANENT SUPPORTIVE HOUSING FOR HOMELESS PERSONS

Goal #: 5

Lead: LAHD

Supporting Agencies: HACLA, LAHSA

Funding Source: HHH, AHLF, SB 2, HOME, and Section 8 Vouchers

Objective: Finance an average of 500 units per year with priority scoring for projects located in Higher Opportunity areas.

Respective Policy: 5.1.3, 5.1.5

Finance long-term housing with supportive services designed to enable homeless persons with developmental, intellectual, and physical disabilities to live as independently as possible in a permanent setting.

20. NEW LOCAL REVENUE PROGRAMS TO INCREASE AFFORDABLE HOUSING

Goal #: 1, 2, 5

Lead Agencies: Mayor's Office

Supporting Agencies: LACP, EWDD, CLA, LAHD, HACLA

Funding Source: General Fund

Objective: Increase funding to support affordable housing throughout the city in a way that prioritizes those most in need and supports AFFH, including prioritizing affordable production in Higher Opportunity Areas. Adopt a council resolution each legislative cycle that supports state and federal initiatives. Support State and Federal bills that provide funds for that increase funding for affordable housing development and preservation in Los Angeles City in each legislative session. Advocate for state and federal funding sources to include priority scoring for projects located in high resource areas and advocate against measures that would inhibit the City's ability to build Affordable Housing in Higher Opportunity Areas. To serve the needs of R/ECAP and other High Segregation & Poverty areas, advocate for the creation and expansion of programs that integrate housing funding with broader community development investments leveraged with state and federal funding programs (e.g. AHSC, IIG, etc.). Increase the Affordable Housing Trust Fund.

Respective Policy: 1.1.4, 1.1.5, 2.1.3

Support additional permanent sources of affordable housing and renter protection funding for the City. Advocate for new and existing resources to support the creation of affordable housing in Higher Opportunity Areas, preservation strategies to address displacement, and integrated housing and community development programs that meet the needs of R/ECAP and other High Segregation & Poverty Areas. Implement any local ballot measures to ~~Explore options for~~ generating funds locally, including a progressive real estate documentary transfer tax, vacancy/empty land tax or speculation/flipping tax. Obtain City Council support for County, State and Federal legislation and voter initiatives that create funding programs or new sources of funds (i.e., bond initiatives, tax increment financing, support removal of barriers for affordable housing (e.g., repeal Article 34), upzoning programs, state surplus funding, new state affordable housing bonds, increasing HTF funding, etc.). Continue to advocate to allocate General Plan funding to new and existing affordable housing and housing stability programs.

22. SYSTEMATIC CODE ENFORCEMENT PROGRAM (SCEP)

Goal #: 2, 3

Lead Agencies: LAHD

Funding Source: SCEP Fees

Objective: Inspect up to 200,000 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. Partner with community-based organizations to provide additional support and outreach to tenants in low-resource, and high segregation and poverty areas.

Respective Policy: 2.3.1, 2.3.2

SCEP conducts proactive inspection of all multi-family rental housing regarding maintenance, use and habitability for compliance with the Housing Code and the California Health and Safety Code at least once every four years. Re-inspection of non-compliant properties is conducted until compliance is achieved. In addition to regular systematic inspections, complaints about code violations in individual units or common areas can be filed at any time by renters or property owners. In 2019 LAHD launched a TIER-based inspection program that establishes a two year frequency of inspections for properties that performed poorly in the previous 4-year cycle. In addition, SCEP provides an opportunity to property owners who are willing and able to legalize their illegal units through UDU and/or ADU Programs (see Programs 56 and 64 respectively), thereby avoiding displacement of occupants.

26. MOBILE HOME PARKS

Goal #: 2

Lead Agencies: LACP

Funding Source: General Fund

Objective: Assist 100 mobile park tenants by 2029; 250 market-rate mobile home park pads in residential areas are preserved.

Respective Policy: 2.1.1, 2.2.5

Preserve and expand residential use of mobile home parks within residential areas. Identify mobile home parks, including non-conforming, and identify protections through the community planning process. Support legislation that expands local authority over conversion of mobile home parks to ownership structures. Provide relocation benefits to mobile home park occupants. Facilitate access to purchase and mortgage assistance to tenants in the event of

conversion to ownership. Consider expanding areas and zoning designations where mobile homes, park trailers (tiny homes) and recreation vehicles can be used for habitation. Protect mobile home tenants from predatory housing practices, including buying mobile home land and evicting tenants. ~~Consider expansion of RSO provisions (cross reference RSO program).~~

30. NEW MODELS OF ACQUISITION, REHABILITATION AND PRESERVATION

Goal #: 2

Lead Agencies: HACLA

Funding: HACLA and City sources such as the Affordable Housing Linkage Fee. Additional private and non-profit debt and equity partners will be identified in the strategy.

Objective: HACLA will aim to increase its portfolio through acquisition with a goal of 750 units by 2022, 2,500 units by 2025, and 5,000 units by 2030. HACLA will primarily acquire existing, naturally occurring affordable housing buildings in lower resource areas.

Respective Policy: 2.1.3, 2.1.2, 2.2.2

~~Continue to create~~ Explore public and private partnerships to facilitate the preservation of naturally occurring affordable housing. ~~Explore new models to preserve affordable housing by~~ taking it off the private market and into public ownership, community land trusts or other socially-minded entities by leveraging available resources such as the low-income housing welfare tax exemption, HACLA's local government ownership property tax exemption and housing revenue bond issuance authority for low- to moderate-income housing, new SB 1079 (2020) requirements around foreclosed small multifamily properties, as well as other programs. HACLA will utilize its own financial resources, including its line of credit, internal reserves, and/or its ability to issue mortgage revenue bonds, to pilot and advance acquisition and infill strategies to increase the number of units HACLA offers for affordable housing. Additionally, HACLA will explore mixed-income acquisitions, with a portion of market rate units that will generate revenue to subsidize income restricted units. HACLA will work to expand access to capital by forging new partnerships with conventional equity investors, lenders, nonprofit and for-profit sponsors, funds, and developers seeking to leverage HACLA's resources and/or development and asset experience to create and preserve affordable housing. HACLA will also work to identify partnership projects in which it will hold an equity position that will allow for it to receive acquisition and developer fees and a share in ongoing cash flow, which it may reinvest into additional properties.

32. RSO ENFORCEMENT

Goal #: 2

Lead Agencies: LAHD

Supporting Agencies: OCA

Funding Source: RSO Fees

Objective: Investigate and identify violations of the RSO in order to ensure tenant protections afforded under the RSO. Ensure renters can maintain residence in safe rental units without the threat of arbitrary eviction. Ensure renters can afford to stay in their rental residences by stabilizing rents. Investigate and enforce 10,000 annual complaints of RSO violations and refer non-compliant cases to the City Attorney's office for further enforcement. Partner with community-based organizations to target outreach to areas with high displacement risk and High Segregation & Poverty areas.

Respective Policy: 2.1.4, 2.2.1, 2.3.1

Enforce registration of rental units and rent levels, prevent unlawful evictions, identify illegal rent increases and preserve stabilized rents, obtain reimbursements for any and all overpayment in rent beyond the allowable annual percentages, obtain monetary or service replacements for services reduced or lost, ensure relocation assistance monies for eligible tenancies, enforce posting of RSO notice on site, and enforce lawful methods of rent payment.

38. RENT ESCROW ACCOUNT PROGRAM (REAP)/UTILITY MAINTENANCE PROGRAM

Goal #: 2, 5

Lead Agencies: LAHD

Objectives: Monitor active REAP Cases and ensure timely closure for compliance. Prevent 50 essential service shut-offs annually through the release of REAP/UMP funds. Contract with community-based organizations to conduct proactive outreach to tenants in REAP buildings, particularly in high segregation and poverty areas and areas facing displacement.

Respective Policy: 2.1.2

With the Rent Escrow Account Program (REAP), established in 1988, tenants may voluntarily place their rents into an escrow account when the landlord has failed to correct cited housing code violations and other deficiencies within the time permitted (LAMC Section 162.00 et seq.). REAP provides a just, equitable and practical method, in conjunction with and in addition to existing City and State Building and Safety Codes, to provide economic incentives for a landlord to quickly bring their buildings into compliance. The REAP program administers escrow accounts for substandard residential buildings and prevents termination of essential services

when owners fail to pay utility bills. The REAP program contracts with landlord and tenant outreach organizations to provide educational information to landlords and tenants in the REAP program.

49. TARGETED ZONING ALLOCATIONS BY COMMUNITY PLAN AREA

Goal #: 1

Lead Agencies: LACP

Supporting Agencies: LAHD

Funding Source: REAP

Objective: Create a Citywide Housing Needs Assessment by Community Plan Area, including a methodology to allocate housing capacity targets, ~~and including Affordable Housing units, that prioritizes~~ regarding equity, access to opportunity, and anti-displacement. Release draft methodology for public review by 2023, and bring to the City Planning Commission for action by 2024 as part of Framework Element (or equivalent) update to the citywide growth strategy (see Program 50). Utilize these numerical targets as a basis for all local planning efforts around housing goals, with the goal of achieving an equitable distribution of multi-family zoning capacity and affordable housing production across the City, as measured by the factors and weights developed in the allocation methodology.

Respective Policy: 1.1.1, 1.1.2, 1.1.6, 1.3.1, 1.3.2

Pursue the creation of a community housing needs assessment process that allocates the citywide RHNA to Community Plan Areas based on a methodology that reflects citywide priorities, including traditional growth criteria (proximity to transit, jobs and amenities) as well as considerations regarding equity, access to opportunity, and anti-displacement. More guidance should also be provided regarding the development of local incentive programs and policies to address local needs. Consider other ways to align regional, citywide, and local planning for housing, such as aligning capacity methodologies and assumptions. Identify the housing needs of each community when each Community Plan is updated, and address them in alignment with Citywide Housing Priorities. Concurrently, LAHD is developing an Affordable Housing Sites Analysis tool, intended to complement citywide RHNA, that will identify parcels that are most competitive for local, state and federal funding programs and meet low-income housing goals.

As part of the current Housing Element update, adopt a program for the future update to the City's General Plan growth strategy to create a new community housing needs assessment methodology to establish housing goals and zoning targets for each Community Plan Area, by income category. The process could be based upon citywide housing production goals and utilize a methodology that would balance traditional factors such as job and transit access and environmental concerns with a new prioritization for high opportunity areas, preventing

displacement, and other fair housing considerations. The outcome of this process would include the creation of equitable numerical housing goals and zoning targets for each Community Plan Area, and subareas, by income category to be used for local planning efforts.

52. INTEGRATE THE HOUSING ELEMENT AND THE CONSOLIDATED PLANNING PROCESS

Goal #: 1, 2, 3

Lead Agencies: LAHD

Supporting Agencies: LAHSA, HACLA

Funding Source: CDBG, HOME, ESG, and HOPWA General Fund

Objective: Integrate the Housing Element with the 1 and 5-year Consolidated Plan (2022 and 2027) by using the goals and strategies of the Housing Element to inform the Consolidated Plan and Annual Action Plans. For the 2018-2022 Consolidated Plan allocate \$165 million to stabilize and revitalize low-income neighborhoods and \$56 million to improve local employment for low-income residents. Determine similar levels of funding goals in 2022 and 2023 as part of the new consolidated plan and prioritize community development investments in High Segregation and Poverty Areas and/or Racially Concentrated Areas of Poverty.

Respective Policy: 1.1.1, 1.1.9, 4.3.4, 5.2.6

The Consolidated Plan is an assessment of affordable housing and community development needs and market conditions required by HUD to help make data driven, place-based investment decisions. The Plan requires the City to assess housing needs and barriers to housing and outlines the funding priorities for the use of Federal programs including CDBG, HOME, ESG and HOPWA. The next 5-year plan (2023-2027) will integrate the needs and constraints section of this Housing Element and build off the Citywide Housing Priorities and AFFH goals, policies, and programs outlined in this report. when determining place-based community revitalization incentives.

56. UNAPPROVED DWELLING UNITS (UDU)

Goal #: 2

Lead Agencies: LACP, LAHD

Funding Source: General Fund

Objective: Process 65 applications per year to preserve 100 affordable units and prevent tenant displacement as a result of zoning code violations related to unapproved rental units. Identify requirements that pose compliance difficulties for legalization projects and. Adopt amendments to the Zoning Code to alleviate continued challenges to legalization and expedite the process, by 2024 as needed. Conduct proactive outreach on the benefits of the UDU program to landlords, particularly when tenant displacement would otherwise occur, through the

SCEP Program (Program 22) when inspecting multifamily rental units and zoning code violations are identified.

Respective Policies: 2.1.3, 2.2.3

Identify Zoning Code requirements that typically pose challenges in the preservation, rehabilitation, and legalization of existing housing. Amend the Zoning Code to facilitate rehabilitation of housing to habitable levels rather than encouraging demolition or disinvestment. Examine the effectiveness of the Unapproved Dwelling Unit (UDU) Ordinance and identify remaining barriers towards the preservation of unpermitted units. Promote legalizations of existing units through ADU law, and implement state law on allowing time to legalize illegal ADUs and unpermitted dwelling units.

63. ACCESSORY DWELLING UNITS

Goal #: 1

Lead Agencies: LACP

Supporting Agencies: Mayor, LADBS

Funding Source: General Fund

Objective: Permit 5,1235,668 ADUs annually; Adopt amendments to the Zoning Code to alleviate challenges by 2024; Continue to produce new information to assist homeowners and ADU builders in understanding their options, and partner on programs to incentivize and accelerate the production of Affordable ADUs. Continue the work of the multi-agency ADU Quarterly Roundtable, convened by the Mayor's Office to identify and resolve barriers. Expand incentives for the production of affordable ADUs, including preparing a code amendment to expand the density bonus program in higher opportunity areas by 2024. Implement the LA ADU Accelerator program to incentivize use of ADUs to house lower-income seniors.

Respective Policies: 1.1.2, 2.3.1

Identify development standards and code requirements that pose unnecessary compliance difficulties to additional ADUs and propose ways, including code amendments and public information, to address these obstacles. Provide greater resources and support to applicants who are seeking City approval for ADUs. Continue to expand the ADU Accelerator program to incentivize use of ADUs to house lower-income seniors by scaling up outreach. Expand incentives for affordable ADUs, including exploring a density bonus program and ADU innovation program funded by the Linkage Fee. Partner with community organizations and nonprofits to promote the production of ADUs and Affordable Housing. Expand the use of ADU's in multi-family properties. LADBS will implement the ADU Standard Plan Program (Program 64below).

65. PLAN FOR HOUSING TARGETING GROWTH AND PLACE-BASED STRATEGIES IN COMMUNITY PLAN AREAS

Goal #: 4,3,1

Lead Agencies: LACP

Supporting Agencies: LAHD

Funding Source: General Fund

Objective: Identify targeted growth areas and incorporate appropriate land use designations and policies in the adoption of 16 Community Plans and at least 3 neighborhood plans adopted by 2029 (see timelines below). Prioritize rezoning at densities that allow creation of affordable housing in areas near transit, jobs and in Higher Opportunity Areas, while balancing the preservation of stable multifamily neighborhoods. Create and incorporate tailored place-based land use strategies and programs in each plan (see below for a range of implementation tools). Ensure that updates to Community Plans and neighborhood plans are consistent with Citywide Housing Priorities.

Respective Policies: 1.1.2, 1.1.6, 3.2.2, 4.3.2

Update Community Plans, Transit Neighborhood Plans, Specific Plans and citywide ordinances to establish appropriate land uses, densities, and mixes of housing types and levels of affordability in areas targeted for growth by the General Plan, including areas well served by public transit, and employment/activity centers, particularly in Higher Opportunity Areas ~~higher resource areas~~ and areas where potential for displacement is minimized. Evaluate existing housing needs when planning for future development by conducting analysis to develop and incorporate a buffer above household projections (see Program 49). Conduct studies to identify housing opportunities and market potential for the neighborhoods around rail and bus rapid transit stops in the City. Evaluate housing production barriers such as Q limitations, D limitations, and general plan footnotes, and update them ~~remove~~ as part of Community Plan Updates. Change land use designations, initiate zone changes and adopt Community Plan Implementation Overlay districts. Adopt ~~Explore~~ minimum density requirements and reduced or zero parking requirements where appropriate. Aim to a ~~Attach~~ community benefits, including affordable housing and other place-based amenities and investments, to significant bonuses in floor area and density (see Program 81).

Create community plan implementation overlays that include Community Benefits Program and Community Benefits Fund, as appropriate, to provide additional affordable housing programs, mobility and street improvements, local parks and open space, support for workforce training, economic development and jobs, business recovery strategies for local businesses, needed community amenities such as health services, grocery stores and corner markets, amenities for people who are experiencing homelessness, remediation strategies for discontinued oil wells, and increasing access to the Los Angeles River.

Evaluate specific plans and overlays that may be limiting the production of housing and ~~work toward~~ make revisions that allow for greater housing opportunity while maintaining community and design concerns (e.g., CASP). Identify areas of high opportunity where development potential is limited by hazard concerns and ecological conservation priorities. Study and explore alternative tools that allow for the development of more affordable housing in these areas, such as affordable ADUs, subdividing larger properties and clustering or planned unit development.

Currently, there are 16 active Community Plan Updates and 3 Neighborhood Plans. Active plans are clustered into the following geographic programs with varying timelines for adoption. As timing for completion is dependent on the legislative adoption process, timelines listed below are reflective of when programs are expected to begin the adoption process with a City Planning Commission (CPC) Hearing:

- Hollywood, CPC held in 2021, currently in the adoption process
- Downtown (Central City, Central City North), CPC held in 2021, currently in the adoption process
- Boyle Heights, adoption process beginning in 2021-2022
- Harbor Plans (Harbor Gateway, Wilmington-Harbor City), adoption process beginning in 2022
- Southeast Valley (North Hollywood - Valley Village, Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass, Van Nuys - North Sherman Oaks), adoption process beginning in 2022-2023
- Southwest Valley (Encino - Tarzana, Reseda - West Van Nuys, Canoga Park - Winnetka - Woodland Hills - West Hills), adoption process beginning in 2022-2023
- West Los Angeles (West Los Angeles, Palms - Mar Vista - Del Rey, Venice, Westchester - Playa del Rey), adoption process beginning in 2023

In addition to current Community Planning efforts described above, updates to the following plans will also be initiated during the Housing Element Cycle: Wilshire & Westlake CPA, Northeast Los Angeles & Silverlake CPA, the Northwest Valley geography, the Northeast Valley geography, and the Westside North geography.

Active Neighborhood Plans include the Cornfields Arroyo Seco Specific Plan (CASP) ~~which~~, the Orange Line Transit Neighborhood Plan, and the Slauson Transit Neighborhood Plan, all which will begin the adoption process in 2022.

81. COMMUNITY LEVEL AFFORDABLE HOUSING PROGRAMS

Goal #: 1,2

Lead Agencies: LACP, LAHD

Funding Source: General Fund

Objective: ~~By 2029, Establish community-level affordable housing programs through the adoption of when Community Plan are updated and other neighborhood plans-local level plans are created. Achieve an increased production of affordable housing units in updated Community Plan and neighborhood plan areas, over current production levels. Track affordable housing production in areas with community level affordable housing programs and areas with established overlays, to ensure that alongside-identified goals are met. Track housing production in established overlays to ensure they are meeting housing goals. Through annual monitoring, identify additional plans that are not producing the amount of anticipated units and propose amendments.~~

Respective Policies: 1.1.2, 1.1.6, 1.1.7, ~~1.2.6, 1.3.2, 2.1.1~~

With each major community or local planning effort (e.g., Community Plans, CPIOs, Specific Plans, TNPs, and Zoning ordinances), balance the facilitation of new residential development, preservation of naturally affordable multi-family housing, ~~and provisions for the inclusion of affordable housing in new residential development. Use data collected through Program 51, Database for Evaluating Housing Need, to identify sections of the city where demographics do not align with housing stock, such as areas with large aging populations and lack of certain housing types. Consider other mechanisms that address impacts on the provision or retention of affordable housing units and various housing needs. Make Attempt to improvements to upon the local state~~ density bonus and TOC programs by providing more tailored land-use incentives and market-based affordable housing provisions to meet local needs, such as large family units, senior units, and evolving multi-generational living. Facilitate affordable housing development in existing Specific Plans that include such provisions, including Playa Vista, Central City West and Cornfield Arroyo Seco (CASP), various CPIOs, and TNPs, ~~etc.~~ The Downtown Community Plan proposes a Community Benefits Program that provides a path for development projects to build larger buildings, in exchange for providing community benefits that prioritizes affordable housing, followed by a mix of other benefit types (see Program 65). Explore the feasibility of creating inclusionary requirements in the Warner Center Specific Plan, the Downtown Community Plan, and other areas identified in an inclusionary study, where such a requirement can add value by complementing existing incentive programs and the Affordable Housing Linkage Fee, and result in more ~~overall~~ affordable housing overall.

82. ACCOMMODATIONS FOR PERSONS WITH DISABILITIES

Goal #: 4

Lead Agencies: LACP

Supporting Agencies: DOD

Funding Source: General Fund, Building Permit Fees, CDBG

Objective: Foster and maintain compliance with fair housing law by making reasonable accommodations for people with disabilities and making improvements to outreach and process. Train all project planning and development services appropriate City Planning staff on processing/facilitating Reasonable Accommodation requests; Produce and disseminate informational materials regarding Reasonable Accommodation process at development services centers; Process 5 requests annually based on applications received; Amend the Reasonable Accommodation Ordinance Instructions and Findings in 2022.

Respective Policies: 4.1.1, 4.1.3, 4.1.5

DOD will work with City Departments to coordinate the City's compliance with the ADA and the Rehabilitation Act of 1973. Monitor compliance and ensure reasonable accommodation to people who use all City programs and facilities. LACP will assess the need for amendments to the reasonable accommodation provision in the Zoning Code which facilitates modifications to housing units occupied by persons with disabilities. Develop staff training resources regarding implementation of the reasonable accommodation provision. Improve application forms, outreach, advertising and informational materials to increase use of the reasonable accommodation provision by people with disabilities. Amend the Reasonable Accommodation Ordinance Instructions and Findings form to allow options for those persons with disabilities unable to submit their request in writing and make clear that written responses to the required findings section are an optional opportunity to provide information and not required.

84. CITYWIDE FAIR HOUSING PROGRAM

Goal #: 4

Lead Agencies: LAHD

Objective: Receive 800/540 fair housing inquiries annually. Resolve 500/413 fair housing investigations annually. Conduct 50/68 fair housing training sessions annually. Train 6/25 full-time new fair housing testers annually. Maintain the Housing/Predatory Lending Hotline. The Citywide Fair Housing program will also reduce disparities in access to opportunity by providing education and outreach through social media platforms, literature distribution and discussion groups.

Respective Policies: 4.1.4, 4.1.1, 4.2.2, 4.2.3

Through a contract with a fair housing agency for the City, the Citywide Fair Housing Program will reach over 50,000 households by providing tenants' rights education. The program will also provide resolution to illegal housing discrimination by accepting and investigating housing discrimination complaints that allege a violation of federal, state, or local fair housing law (i.e. complaints concerning advertising, lending, insurance, steering, blockbusting and hate crimes). Provide remedies for valid complaints, including conciliations, legal action and administrative referrals to state and federal fair housing agencies. Provide counseling, education, and training about fair housing laws rights, and responsibilities to persons residing, seeking housing, or providing housing in the City of Los Angeles. These trainings include information about reasonable accommodations and ADA requirements. Conduct proactive testing to determine patterns and practices of discrimination. Provide information about home equity fraud and predatory lending scams to residents through a free telephone hotline and other information tools.

85. JUST CAUSE EVICTION PROGRAM

Goal #: 2, 5

Lead: LAHD

Objectives: Present a Just Cause Eviction report to the City Council by 2023 in order to stabilize neighborhoods and prevent tenant displacement and arbitrary evictions for tenants in an estimated 220,000 non-RSO rental units. of renters in a high-cost rental market, without justifiable legal reasons or relocation assistance.

Respective Policies: 2.1.4, 4.1.4, 5.1.2

Prepare a Explore the adoption of a Just Cause Eviction ordinance report by 2023. Upon adoption~~If adopted~~ by the City Council, a Just Cause eviction ordinance would provide eviction protections for tenants of approximately 220,000 non-rent stabilized rental units (non-RSO), as permitted under the California Tenant Protection Act of 2019 (AB 1482), which provides modest eviction protections for rental units constructed more than 15 years ago, and permits local jurisdictions to adopt more robust tenant protections on evictions. Such protections could include the requirement for relocation assistance for no-fault evictions; requirements for landlords to file notifications with LAHD for no-fault evictions from rental units; and provide remedies for illegal evictions to renters in non-RSO rental units.

86. TENANT ANTI-HARASSMENT

Goal #: 2, 4

Lead: LAHD

Objectives: Beginning in 2021, prevent and deter harassment and constructive eviction of tenants through illegal actions by implementing the newly adopted Tenant Anti-Harassment Ordinance. Partner with community-based organizations to target outreach to areas with high displacement risk (as identified through Program 122) and in Low-Resource and High Segregation & Poverty areas.

Respective Policies: 2.1.4, 4.1.4

In 2021, the City passed a Tenant Anti-Harassment Ordinance that was strongly supported by tenant rights' organizations. The City, in partnership with tenant organizations, are now conducting Conduct outreach and education on the City's Tenant Anti-Harassment Ordinance (adopted 2021); to inform the public on what constitutes tenant harassment, inform tenants of their legal rights and how to prevent and respond to tenant harassment, and refer tenant complaints to appropriate programs or agencies for resolution. The City is also maintaining records of harassment complaints and referrals in order to assess future staffing and program needs. Based on initial data from the Police Department, tenant harassment disproportionately impacts BIPOC tenants and tenants in lower-income areas and areas facing displacement pressure.

87. STRENGTHEN ENFORCEMENT OF ELLIS ACT PROVISIONS

Goal #: 2

Lead: LAHD

Objectives: Identify Ellis Replacement units; ~~Strengthen monitoring and enforcement efforts.~~ Continue to process Ellis filings of yearly average of 584. Strengthen monitoring and enforcement efforts by aligning Ellis related tenant protections with SB 8 tenant protections beginning in 2021, revising tenant and landlord communications by June 2023 to improve the understanding of tenant rights, increasing relocation amounts to adjust for CPI annually and conducting a fee study in 2022 to determine changes to relocation amounts.

Respective Policies: 2.1.4, 2.1.5

The City has implemented various amendments to the Ellis Act to strengthen tenant protections and no net loss of affordable housing units including: adding failure to comply with RSO Ellis requirements as affirmative defense in unlawful detainer proceedings, providing a right to return to displaced tenants if withdrawn units are re-rented within 10 years; and requiring a higher

percent of required affordable units in order to qualify for an RSO exemption. During the next eight years, the City will continue monitoring of Ellis withdrawals and enforcement of the LAMC to preserve RSO units, prevent displacement of tenants, and ensure relocation assistance to tenants. Beginning in 2021, the City will align Ellis related tenant protections with SB 8 tenant protections to ensure extended tenancies, relocation payment and right of return. The City will start a fee study to assess changes to the relocation amounts.

88. EVICTION DEFENSE PROGRAM

Goal #: 2

Lead: LAHD, CHFD

Funding Sources: Federal funds, SB 2 Permanent Local Housing Allocation (PLHA)

~~Objective 5.3~~ Objectives: Conduct outreach to 200,000 tenants through 'Know-Your-Rights' workshops and legal referrals each year and provide full and limited-scope legal service to 6,000 low-income tenants per year. Prioritize outreach and service-delivery in High Segregation & Poverty Areas and areas facing displacement pressure by partnering with organizations with a trusted history of serving these communities. Initial outreach to 100,000 residents. Provide tenant navigation services (ongoing, one-on-one support) to 1,600 tenants per year in order to prevent homelessness and eviction. Through Family Source Centers, provide case management services (ongoing support) to 600 households and housing stability services to 480 households per year.

Respective Policies: 2.1.4, 1.1.9

In 2021, the City launched a COVID-response Eviction Defense Program (EDP) using COVID Relief funding from the Federal Government. The Eviction Defense Program aims to promote housing stability by implementing and monitoring a set of services including: ~~Eeducation, and Outreach for landlords and tenants, including materials and tenant clinics, Pre-eviction and ongoing legal assistance paired with the option of short-term rental assistance, and case management with the city's FamilySource Centers to promote tenant stability with financial counseling through 'Know-Your-Rights' educational materials and tenant clinics, as well as pre-eviction and ongoing legal assistance paired with the option of short-term rental assistance.~~ The program is implemented through a network of community-based organizations that have a history of and commitment to serving the needs of lower-income renters and BIPOC communities. The EDP implementation process will include data evaluation of program services delivered and client demographics. The City is now exploring funding options to extend the program in subsequent years and will evaluate the feasibility of establishing a tenant's "Right to Counsel" Program. Through 2026, some households at or below 30% AMI receiving support will be eligible for rental assistance to help stabilize families experiencing extreme economic hardship.

89. RSO TENANT/LANDLORD OUTREACH AND EDUCATION PROGRAM

Goal: #2

Lead Agencies: LAHD

Objective: Conduct or facilitate at least 200 annual public presentations, including Property Management Training Program presentations, community presentations, landlord/tenant workshops/webinars, drop-in sessions, and fair housing clinics. Partner with community-based organizations to target outreach to areas with high displacement risk and High Segregation & Poverty areas.

Respective Policies: 2.1.4, 2.2.4, 4.2.1, 4.2.2

Educate landlords, brokers, property managers, tenants, and the general public on the RSO and Code Enforcement programs as well as their rights and responsibilities under the Los Angeles Municipal Code through a combination of state of the art technology and traditional community outreach methods. Distribute information through print materials and media outlets. In-person outreach efforts shifted to online due to COVID-19 pandemic. Social media platforms, webinars, etc. were utilized to raise awareness and continue the outreach endeavor. Partner with community-based organizations to target outreach to areas with high displacement risk and High Segregation & Poverty areas. Ensure that outreach is conducted in a way that affirmatively furthers fair housing by incorporating language justice principles and accessibility considerations and modifications for people with disabilities.

90. TENANT/COMMUNITY OPPORTUNITY TO PURCHASE

Goal #: 2

Lead Agencies: LAHD

Supporting Agencies: LACP

Funding Source: General Fund

Objective: Report Provide to City Council on an analysis on the feasibility of implementing a the potential for a citywide COPA/TOPA ordinance in the City by 2025.

Respective Policies: 2.2.1, 4.2.1, 1.2.1

Promote the use of SB 1079 (2020), which created a new foreclosure sale process for 2-4 unit buildings that allows qualified parties a means to purchase property in foreclosure, subject to certain requirements. Provide technical assistance and support to SB 1079 implementation efforts to achieve an effective notification system. Building off this state law, consider creation of a local tenant/community opportunity to purchase (TOPA/COPA) ordinance that would cover

a wider array of buildings outside of foreclosure, including rental housing with expiring federal and/or state subsidies and/or affordability protections. ~~Pursue~~ Explore funding sources, including grants and loans, to assist tenant and community based organizations purchase multi-family buildings. Require purchasers to preserve units as permanently affordable. Promote the creation of City or non-profit ownership entities that could acquire affordable ownership units and buildings. Assist former tenants in purchasing units converted to condos per LAMC 12.95.

99. HOMELESSNESS PREVENTION AND RAPID RE-HOUSING PROGRAM (HPRP)

Goal #: 5

Lead Agencies: Mayor's Office, LAHSA

Supporting Agencies: CAO, HACLA, LAHD

Funding Source: General Fund

Objective: Increase the number of persons or households enrolled in RRH and those who have moved into permanent housing.

Respective Policies: 5.1.1, 5.1.3, 5.1.4

Expand homelessness prevention, diversion and rapid re-housing (RRH) efforts through strengthening coordination with LAHSA and Los Angeles County, developing policies to support innovative approaches and practices, increasing capacity to serve homeless persons/households, and enhancing access to RRH services. LAHSA will strengthen collaboration efforts with supporting agencies and RRH programs; Identify and maintain inventory of all known and available RRH programs; Perform sound fiscal administration to ensure access to rental assistance and other financial assistance when needed; Determine and update appropriate supportive services (e.g. case management and financial assistance) for all RRH programs and their participants; Coordinate landlord/property management recruitment and engagement activities; Through the LeaseUp program, provide information to homeless service providers to connect homeless voucher holders with newly constructed Extremely Low Income units in TOC projects; Match participants to RRH resources through the LA County Coordinated Entry System (CES); Strengthen coordination efforts with HACLA and other City/County departments in order to facilitate program transfers to PSH and other forms of subsidized permanent housing with intensive supportive services.

102. MOBILITY DEMONSTRATION VOUCHER

Goal #: 2, 4, 5

Lead Agencies: HACLA

Supporting Agencies: LACDA

Funding Sources: HUD (NOFA Mobility Demonstration Voucher)

Objective: Provide voucher assistance and mobility-related services to families with children to encourage such families to better access low-poverty neighborhoods with high-performing schools and other strong community resources. move to lower-poverty areas to expand their access to opportunity areas. Together with the Los Angeles County Development Authority (LACDA), provide 1,950 new Mobility Demonstration Vouchers per year for six years beginning in 2022 for households interested in living in high opportunity areas. This goal will be reevaluated annually based on federal funding availability.

Respective Policies: 2.1.2, 3.2.2, 4.1.4, 5.1.2

The Section 8 Department was awarded \$4.8M under HUD's NOFA Mobility Demonstration Voucher, including 37 new vouchers. This award will provide voucher assistance and mobility-related services to families with children to encourage such families to move to lower-poverty areas, to expand their access to opportunity areas, and to evaluate the effectiveness of the strategies pursued under the Demonstration. The award includes a significant budget allocation to provide comprehensive and selected mobility-related services to participant families, including but not limited to, pre- and post-move supports, family financial assistance (e.g., security deposits), property owner outreach, and housing search assistance and navigation in low poverty areas, as well as administrative policies such as adequate payment standards in opportunity areas and extended voucher search times. The Mobility Demonstration Program will take place over the course of six years. This program will be administered in partnership with Los Angeles County Development Authority (LACDA), with HACLA as lead agency. It is expected that over the course of these six years approximately 1,950 vouchers will be provided.

108. HOMELESS HOUSING AND SERVICES COORDINATION (NO WRONG DOOR)

Goal #: 5

Lead Agencies: Mayor's Office, LAHSA

Funding Source: General Fund, Home for Good Initiative, LA County

Objective: Implement "No Wrong Door" policy citywide annually. Provide 7,500 annual referrals to supportive services from several sources, including referrals to services from outreach teams, from City-funded FamilySource Centers, and from City-funded access centers, and other

sources. Provide 5,000 annual referrals to interim housing from outreach teams, City-funded FamilySource Centers, City funded access centers, and other sources.

Respective Policies: 5.1.4, 5.2.2

Coordinate with LAHSA, the County, and other government and non-profit agencies to develop plans to reduce and end homelessness and to implement homeless policies and programs. Facilitate implementation of “No Wrong Door” strategy whereby a homeless individual can connect to adequate homeless services regardless what Department the person contacts. Participate in regular coordinating efforts and ensure that the needs of all sectors of the homeless population are addressed. Coordinate the local distribution of public funding sources for the effective use of resources and program implementation. Monitor LAHSA’s financial and contract management to ensure effective, efficient program implementation consistent with the City’s goals. Provide access to “No Wrong Door” materials to participating departments and oversee Citywide implementation of “No Wrong Door.” Collect metrics from participating departments and share progress of implementation and reach of campaign. Facilitate the development and implementation of a training course for frontdesk and field staff who may interact directly with, or support community members’ interactions with, individuals who are seeking resources. LAHSA will provide expertise in refinement and development of informational materials that are effective in connecting homeless persons interacting with City departments with needed non-City resources. LAHSA will also assist in developing messaging around access to the Coordinated Entry System and the broader resources available to support participants in City services who are experiencing or at risk of homelessness.

122. ANTI-DISPLACEMENT STRATEGIES

Goal #: 1, 2, 3, 5

Lead Agencies: LACP, LAHD

Funding Source: Regional Early Action Planning (REAP) Grant

Objective: Identify areas facing displacement to better target tenants’ rights outreach and education efforts, affordable housing preservation, and affordable housing subsidy programs. Incorporate findings into existing tenant rights’ and affordable housing programs by 2023. Develop policy recommendations in Equitable Development and Anti-Displacement Study for use in future General Plan (Framework) updates, rezoning efforts, and policy development by Summer 2023. Incorporate displacement prevention strategies into the General Plan by 2029.

Respective Policies: 1.1.6, 1.1.9, 2.1.7, 3.3.5, 5.1.2

LA City Planning and LAHD will, with extensive community outreach, conduct Equitable Development and Anti-Displacement studies that will inform as well as provide recommended strategies to preserve and increase the City's affordable housing stock. Through funding provided by the Regional Early Action Planning (REAP) grant program, two studies will be conducted in collaboration and coordination, but each with a focus on areas within the purview of each Department. The LACP-led study will include recommendations relating to land use, zoning and the City's growth strategy. The study will analyze the impacts on displacement related to Los Angeles' land use/housing policies and housing needs and incorporate policy recommendations in future planning efforts including updates to the General Plan, Community Plans, and other planning efforts. Consider an array of potential policies from best practices including anti-displacement overlay zones in areas where current policies are insufficient, as well as housing assessments for major project entitlements per Program 7. LAHD will develop a displacement prevention tool that will identify areas and parcels at greatest risk of displacement, which include those with higher percentages of naturally occurring affordable housing (NOAH), lower homeownership rates, higher rates of foreclosure, older housing stock and at-risk properties subject to the RSO, and an increase in investments from large scale developers. The displacement prevention tool will be integrated into a report outlining recommended strategies intended to minimize significant impacts to vulnerable communities, while at the same time proactively increasing housing production throughout the city. Both departments will work together to ensure reports complement citywide efforts to strengthen tenant protections including preventing tenant harassment, eviction defense, COVID relief, housing replacement requirements, no net loss requirements and right to return. ~~A series of specific Program actions to address anti-displacement strategies are outlined under the AFFH Program (124) below.~~

123. ASSESSMENT OF FAIR HOUSING (AFH)

Goal #: 4

Lead Agencies: LAHD, HACLA

Supporting Agencies: LACP

Funding Sources: Regional Early Action Planning (REAP) Grant

Objective: Compliance with the U.S. Department of Housing and Urban Development's (HUD) new guidelines for the Affirmatively Furthering Fair Housing (AFFH) Rule. Produce Assessment of Fair Housing (AFH) in 2022 - 2023, and provide an annual progress report on the goals, metrics, and measures listed in the AFH action plan as part of the Housing Element's Annual Progress Report.

Respective Policies: 4.1.4, 4.1.5, 4.2.3, 4.3.2

Develop an updated Assessment of Fair Housing (AFH) Plan consistent with the new final guidelines that are expected to be released by HUD some time in 2021. The AFH will cover the following required components:

- Summary of fair housing enforcement and outreach capacity;
- Integration and segregation patterns, and trends related to people with protected characteristics;
- Racially or ethnically concentrated areas of poverty;
- Disparities in access to opportunity for people with protected characteristics, including persons with developmental and physical disabilities; and
- Disproportionate housing needs within the jurisdiction, including displacement risk.

The resulting plan is to reflect five-year housing goals and strategies accompanied by realistic metrics and milestones. Completion, submission, and HUD approval of the City's AFH Plan places the City in compliance and eligible to receive ongoing federal funds that are entitled to Los Angeles. The AFH Plan also serves as a model/foundation for the City's five-year Consolidated Plan. The Plan sets forth commitments to invest in place-based strategies that create opportunities in areas of disinvestment (such as investments in housing, enhanced infrastructure, services, schools, jobs, and many other community needs).

124. AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) PROGRAM

Goal #: 4,1

Lead Agencies: LACP, LAHD

Supporting Agencies: HACLA

Funding Sources: Regional Early Action Planning (REAP) Grant

Objective: Compliance with US Housing and Urban Development (HUD) and AB 686 (2018). Individual metrics, timelines, commitments and AFFH components are summarized in the table below. Please also see the individually referenced Programs for additional details in the objectives and project descriptions. In addition to this program, the City will report on the goals and strategies of the federally-required Assessment of Fair Housing (AFH) as part of Program 123: Assessment of Fair Housing.

Respective Policies: 4.1.4, 4.1.5, 4.2.3, 4.3.2, 1.1.6, 1.1.7, 1.1.9, 1.1.10, 1.3.1

Promote and affirmatively further fair housing (AFFH) opportunities throughout the community in all housing, planning and community development activities. Take a variety of actions to overcome patterns of segregation and foster inclusive communities free from barriers that

restrict access to opportunity to promote diverse communities that grant all Angelenos access to housing. Increase place-based strategies to encourage community revitalization and protect existing residents from displacement through various policies, programs, and goal setting (e.g., AFH Plan).

AFFH Categories

1. Mobility and Inclusion - Enhancing mobility strategies and promoting inclusion for protected classes
2. Access to Opportunity - New Housing Choices and Affordability in Areas of Opportunity / Encouraging development of new affordable housing in high-resource areas
3. Place-based Strategies - Strategies to Encourage Community Development and Revitalization
4. Anti-Displacement - Protecting existing residents from displacement

Contributing Factors

1. Lack of Access to Opportunity Due to High Housing Costs
2. Land Use and Zoning Laws
3. Availability of Affordable and Accessible Units in a Range of Sizes
4. Lack of Affordable Housing
5. Insufficient Tenant Protections
6. Housing Discrimination
7. Violations of the Rent Stabilization Ordinance
8. Displacement of Residents Due to Economic Pressures
9. Lack of Private Investment in Specific Neighborhoods
10. Lack of Public Investment in Specific Neighborhoods, Including Services and Amenities

The following specific strategies and actions are either ongoing activities or will be undertaken by LAHD and/or LACP as part of actions identified to address the primary contributing factors and AFFH issue areas, in partnership with key local stakeholders:

Strategies and Implementing Programs

Strategies and Actions	Primary Contributing Factor(s)	Implementing Program Summaries (see individual Programs for detailed Objectives and Program Descriptions)	AFFH Category
<p>A. <u>Prioritize and expand housing choices for those with the greatest housing needs, including those with the lowest incomes, persons with disabilities, seniors, large families, and victims of domestic violence.</u></p>	<p>3. <u>Affordable and Accessible Units in a Range of Sizes</u></p> <p>6. <u>Housing Discrimination</u></p>	<p>8: <u>Exceed state and federal law requirements by adding more accessible units in affordable housing developments, providing for 4,031 accessible affordable units by September 2026. Operate and improve a waiting list/registry for persons with disabilities and others through the Accessible and Affordable Housing Registry to target available units to persons in need. By 2024, establish public counters for assistance in applying for affordable and accessible housing.</u></p> <p>48 and 121: <u>Create new incentives for senior and other special needs housing through the update to the city's affordable housing incentive programs by 2024.</u></p> <p>42: <u>Provide 375 vouchers annually to very low-income seniors and people with disabilities.</u></p> <p>81: <u>Create tailored affordability incentives that account for identified local needs such as insufficient senior, large family units, or multi-generational living, as local plans are adopted. Ensure local plans increase the production and availability of Affordable and accessible housing.</u></p> <p>82: <u>Amend the Reasonable Accommodation Ordinance Instructions and Findings in 2022 to further remove barriers towards applying for reasonable accommodation.</u></p> <p>84: <u>Provide remedies for fair housing complaints, by receiving</u></p>	<p>1. <u>Mobility and Inclusion</u></p> <p>2. <u>Access to Opportunity</u></p>

		<p><u>800 fair housing inquiries and resolving 500 fair housing investigations annually; Provide program outreach through 50 fair housing training sessions annually and through social media platforms, literature distribution and discussion groups.</u></p> <p>93: <u>Provide safe and secure emergency and transitional shelter, case management and related supportive services to domestic violence survivors and their children through contracted operators.</u></p>	
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<p>B. <u>Address the severe housing needs of persons experiencing homelessness or at risk of homelessness in all areas of the city.</u></p>	<p>4. <u>Lack of Affordable Housing</u></p>	<p>96: <u>Fund 6,205 existing emergency shelter beds (including winter shelter) annually. Fund 980 existing transitional housing beds annually. Create 1,000 permanent supportive and transitional housing units from nonresidential uses such as hotels and motels.</u></p> <p>18: <u>Finance an average of 500 permanent supportive housing units per year, along with supportive services, designed to enable homeless persons with developmental, intellectual, and physical disabilities to live as independently as possible in a permanent setting. Continue to provide priority scoring for projects located in Higher Opportunity Areas.</u></p> <p>98: <u>Initiate seven regional Family Solution Systems throughout the Los Angeles Continuum of Care (CoC). Serve approximately 1,200 homeless and at-risk persons per year.</u></p> <p>108: <u>Implement "No Wrong Door" policy citywide annually. Provide 7,500 annual referrals to supportive services from several sources, including referrals to services from outreach teams, from City-funded FamilySource Centers, and from City-funded access centers, and other sources. Provide 5,000 annual referrals to interim housing from outreach teams, City-funded FamilySource Centers, City funded access centers, and other sources.</u></p>	<p>1. <u>Mobility and Inclusion</u></p>
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<p>C. <u>Provide housing vouchers, voucher assistance and mobility-related services to expand access to Higher Opportunity Areas.</u></p>	<p>1. <u>Lack of Access to Opportunity</u></p> <p>4. <u>Lack of Affordable Housing</u></p>	<p>102: <u>Provide 1,950 Mobility Demonstration Vouchers per year beginning in 2022 for low-income city and county residents interested in living in Higher Opportunity Areas.</u></p> <p>128: <u>Provide 3,365 Emergency Housing Vouchers annually to qualifying households (homeless, at-risk, those fleeing domestic violence, sexual assault, stalking or human trafficking; or recently homeless). Prioritize the Most Disadvantaged Communities (using CalEnviroScreen data), chronically homeless and justice-system involved individuals.</u></p> <p>99: <u>Provide information to homeless service providers to connect homeless voucher holders with newly constructed Extremely Low Income units in projects located near transit.</u></p>	<p>1. <u>Mobility and Inclusion</u></p>
<p>D. <u>Promote a more equitable distribution of affordable housing opportunities throughout the city, with a focus on incentivizing or requiring Affordable Housing in Higher Opportunity Areas.</u></p>	<p>1. <u>Lack of Access to Opportunity Due to High Housing Costs</u></p> <p>2. <u>Land Use and Zoning Laws</u></p> <p>4. <u>Lack of Affordable Housing</u></p>	<p>49: <u>Create new citywide housing targets across Community Plan Areas in a way that seeks to address patterns of racial and economic segregation and affirmatively further fair housing by 2024. Achieve an equitable distribution of multi-family zoning capacity and affordable housing production across the City, when accounting for environmentally sensitive areas.</u></p> <p>48, 65 and 121: <u>Create a tailored set of streamlining and development incentives to prioritize 100% affordable housing projects. Expand where mixed-income projects may be created, with a particular focus in Higher Opportunity Areas, by 2024. Introduce context specific reforms to zoning and land use practices to increase housing choices and affordability, particularly in Higher Opportunity Areas (see figures in Chapter 4, the candidate sites for rezoning in Appendix 4.7 and</u></p>	<p>1. <u>Mobility and Inclusion</u></p> <p>2. <u>Access to Opportunity</u></p>

		<p><u>associated website maps). Target more than half of rezoning efforts in Higher Opportunity Areas.</u></p> <p>63: <u>Expand incentives for affordable ADUs, including creation of a density bonus program to incentivize an additional ADU in Higher Opportunity Areas by 2024.</u></p> <p>80: <u>Adopt amendments to the Zoning Code in 2021 to implement inclusionary and replacement housing requirements in the Coastal Zone (Mello Act Ordinance).</u></p> <p>81: <u>Create locally tailored affordable programs that increase the amount of affordable housing that can be created and AFFH, as local plans are updated.</u></p> <p>7: <u>Prepare an ordinance that includes enhanced requirements for major entitlements including, fair housing, tailored affordable housing, and other community benefits requirements which will vary based on the project's access to opportunity.</u></p>	
<p>E. <u>Prioritize local resources, such as funding and public land, in areas of high opportunity, and evaluate revisions to funding metrics or policies that may act as a barrier to projects locating in high</u></p>	<p>1. <u>Lack of Access to Opportunity Due to High Housing Costs</u></p> <p>3. <u>Affordable and Accessible Units in a Range of Sizes</u></p> <p>4. <u>Lack of</u></p>	<p>6: <u>Prepare annual NOFA biannually, 500 units produced per year. Set-aside of 250 units of supportive housing include priority scoring for projects in high resource areas with the goal of funding at least 8% of units in Higher Opportunity Areas.</u></p> <p>15: <u>Increase the utilization of public land for affordable housing with particular emphasis in high resource and gentrifying areas; Identify publicly owned housing opportunity sites and issue RFPs to develop the sites by 2023, and annually thereafter; Ensure AFFH is incorporated into the public land selection process. Rezone PF (Public Facility) zoned public to allow</u></p>	<p>1. <u>Mobility and Inclusion</u></p> <p>2. <u>Access to Opportunity</u></p>

<p><u>resource areas. Seek partnerships with other public and private entities to facilitate new potential development sites in these areas for affordable housing.</u></p>	<p><u>Affordable Housing</u></p>	<p><u>affordable housing by-right through rezoning process by 2024; Maintain a publicly accessible citywide inventory of publicly owned sites. Prioritize public land for new models of affordable housing development and control (see Program 16).</u></p> <p><u>30: Prioritize the acquisition of naturally occurring affordable housing properties in Higher Opportunity Areas.</u></p>	
<p>F. <u>Develop pathways to homeownership for lower and moderate income households, including targeted down payment assistance and increasing opportunities for community ownership of housing.</u></p>	<p><u>1. Lack of Access to Opportunity Due to High Housing Costs</u></p> <p><u>4. Lack of Affordable Housing</u></p> <p><u>8. Displacement of Residents Due to Economic Pressures</u></p>	<p><u>1 and 10: Increase funding annually for lower and moderate income homeownership down payment assistance in annual updates to the Affordable Housing Linkage Fee spending priorities. Promote neighborhood stability and economic empowerment by providing 75 loans for first-time, low-income homebuyers earning up to 80% of the Area Median Income (AMI) and 75 loans for first-time moderate-income homebuyers earning between 81% - 150%. Coordinate homebuyer education courses to help homebuyers prepare for and attain homeownership.</u></p> <p><u>3 and 4: Facilitate new types of subdivisions and shared ownership models to encourage more affordable ownership typologies. Prepare an amendment to the zoning code by 2024 to facilitate innovation in more affordable types of for-sale subdivisions. Create accessible online and physical educational resources, and partner with community organizations, especially in gentrifying communities and communities of color, to assist existing or prospective</u></p>	<p><u>2. Access to Opportunity</u></p> <p><u>3. Place-based Strategies</u></p>

		<p><u>homeowners to better understand options to increase equity and wealth creation by 2023.</u></p>	
<p>G. <u>Target investment, incentives, and other programs in Low Resource and High Segregation and Poverty areas in order to improve community assets that enhance quality of life and address Environmental Justice.</u></p>	<p>1. <u>Lack of Access to Opportunity Due to High Housing Costs</u></p> <p>4. <u>Lack of Affordable Housing</u></p> <p>8. <u>Displacement of Residents Due to Economic Pressures</u></p> <p>9. <u>Lack of Private Investment in Specific Neighborhoods</u></p> <p>10. <u>Lack of Public Investment in Specific Neighborhoods,</u></p>	<p>132: <u>Increase investment in areas most in need to support residents including infrastructure, community facilities, employment and workforce development, parks, schools, etc. Change the way local funding decisions are made in a way that prioritizes equity and disadvantaged communities in decisions about infrastructure improvements.</u></p> <p>133: <u>Promote workforce development and economic revitalization in areas of high unemployment and poverty through the creation of at least 10 place-based initiatives by 2029, deploy at least \$100 million in grants and loans to small businesses targeting these high need areas and serve approximately 120,000 people annually through the City’s Worksource Centers in order to connect residents in high unemployment areas to jobs.</u></p> <p>134: <u>Increase investment in areas most in need to improve community assets that support residents including transportation, infrastructure, community facilities, parks, schools, etc. Carry out racial equity analyses and audits in 2022 of existing City programs, policies, and practices and to</u></p>	<p>3. <u>Place-based Strategies</u></p>

	<p><u>Including Services and Amenities</u></p>	<p><u>develop a citywide Strategic Action Plan that identifies systemic barriers in accessing benefits and opportunities available across the City.</u></p> <p><u>24:</u> <u>Integrate enhanced programming, community and recreational spaces, and a mixture of uses in certain locations to promote community economic development in the redevelopment of public housing.</u></p> <p><u>52:</u> <u>Integrate Citywide Housing Priorities and AFFH principles into the next 5-year Consolidated Plan (2023-2027) when assessing housing needs and identifying the funding priorities for the use of Federal programs including CDBG, HOME, ESG and HOPWA. For the 2018-2022 Consolidated Plan, allocate \$165 million to stabilize and revitalize low-income neighborhoods and \$56 million to improve local employment for low-income residents. Determine similar levels of funding goals in 2022 and 2023 as part of the new consolidated plan and prioritize community development investments in High Segregation and Poverty Areas and/or Racially/Ethnically Concentrated Areas of Poverty.</u></p> <p><u>65:</u> <u>Create and incorporate tailored place-based land use strategies and programs in each plan (see program description for a range of implementation tools).</u></p> <p><u>68:</u> <u>Provide educational assistance, computer training programs, recreational, educational and cultural programs and career assistance programs for 1,850 residents in public housing developments annually.</u></p> <p><u>14:</u> <u>Conduct environmental assessments and clean-ups to</u></p>	
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		<p><u>enable the reuse and redevelopment of brownfields into affordable housing, amenities and parks. Clean up of at least five brownfield sites; 50 environmental assessments, create opportunity for 100 units, including 10 very-low and 10 low-income units. Identify new or increased sources of funding for brownfield clean up. Present an ordinance to the City Planning Commission by 2023, prohibiting new oil and gas extraction and declaring extraction activities a non-conforming use citywide.</u></p> <p><u>123: Conduct an Assessment of Fair Housing beginning in 2022 to identify additional community development needs in low-income and high-poverty neighborhoods, which include designated Racial and Ethnically Concentrated Areas of Poverty (R/ECAPs) and prioritize funding to meet those needs. Report on the status of the Fair Housing Action plan as part of the Annual Progress Report.</u></p>	
<p>H. <u>Develop new sources of financing for affordable housing production and preservation, including sources that also enhance the built environment through transportation, amenities, and infrastructure investments.</u></p>	<p>1. <u>Lack of Access to Opportunity Due to High Housing Costs</u></p> <p>4. <u>Lack of Affordable Housing</u></p> <p>9. <u>Lack of Private Investment in Specific Neighborhoods</u></p>	<p>9: <u>Secure at least 15% of statewide Affordable Housing Sustainable Communities (AHSC) funding for affordable housing development and related infrastructure, including transportation-related amenities, and programs that encourage greater access to jobs, housing and amenities.</u></p> <p>20: <u>Adopt a council resolution each year that supports state and federal initiatives that increase funding for affordable housing development and preservation. In all new funding opportunities and advocacy, ensure new funds support City Housing Priorities and AFFH, including prioritizing populations most in need, projects located in high resource areas and</u></p>	<p>2. <u>Access to Opportunity</u></p> <p>3. <u>Place-based Strategies</u></p>

	<p><u>10. Lack of Public Investment in Specific Neighborhoods, Including Services and Amenities</u></p>	<p><u>integration of housing with broader community development investments.</u></p> <p><u>132: Prioritize investments in infrastructure and mobility services that aim to meet the transportation needs of residents in lower-income neighborhoods through 2030.</u></p>	
<p><u>I. Expand efforts for the preservation and rehabilitation of deed-restricted affordable housing, naturally occurring affordable housing, RSO units, residential hotels and mobile home parks</u></p>	<p><u>8. Displacement of Residents Due to Economic Pressures</u></p>	<p><u>27: Preserve and/or extend the affordability of 300 deed-restricted affordable housing units annually. Monitor the risk of converting to market rate for 9,412 units. Contract a non-profit to enforce state noticing laws.</u></p> <p><u>10: Allocate 20% of Linkage Fee Revenue to support affordable housing preservation.</u></p> <p><u>30, 24, and 68: Acquire 5,000 units by 2030, primarily existing naturally occurring affordable housing in lower resource areas. Replace 2,401 housing units replaced, created, or rehabilitated for low income and moderate income households. Train and hire public housing residents to provide new solar roofs and energy efficiency retrofits to households in Watts who are income-eligible.</u></p> <p><u>32: Ensure renters can maintain residence in safe rental units without the threat of arbitrary eviction and by stabilizing rents. Investigate and enforce 10,000 annual complaints of RSO violations and refer non-compliant cases to the City Attorney's office for further enforcement. Partner with community-based organizations to target outreach to areas with high</u></p>	<p><u>3. Place-based Strategies</u></p> <p><u>4. Anti-Displacement</u></p>

		<p><u>displacement risk and High Segregation & Poverty areas.</u></p> <p>26: <u>Assist 100 mobile park tenants. 250 market-rate mobile home park pads in residential areas are preserved.</u></p>	
<p>J. <u>Carry out Equitable Development and Anti-Displacement Studies that includes recommendations relating to land use, the City’s growth strategy, and opportunities to build affordable housing and prevent displacement of protected classes</u></p>	<p>2. <u>Land Use and Zoning Laws</u></p> <p>5. <u>Insufficient Tenant Protections</u></p> <p>8. <u>Displacement of Residents Due to Economic Pressures</u></p> <p>9. <u>Lack of Private Investment in Specific Neighborhoods</u></p> <p>10. <u>Lack of Public</u></p>	<p>122: <u>Identify areas facing displacement to better target tenants’ rights outreach and education efforts, affordable housing preservation, and affordable housing subsidy programs. incorporating findings into existing tenant rights’ and affordable housing programs by 2023. Develop policy recommendations to address housing needs in areas facing displacement pressure in an Equitable Development and Anti-Displacement Study for use in future General Plan updates, rezoning efforts, and policy development by Summer 2023.</u></p>	<p>2. <u>Access to Opportunity</u></p> <p>4. <u>Anti-Displacement</u></p>

	<p><u>Investment in Specific Neighborhoods, Including Services and Amenities</u></p>		
<p>K. <u>Require the replacement of affordable housing and the right to return for existing residents, including relocation expenses</u></p>	<p>4. <u>Lack of Affordable Housing</u></p> <p>7. <u>Violations of the Rent Stabilization Ordinance</u></p> <p>8. <u>Displacement of Residents Due to Economic Pressures</u></p>	<p>28 and 29: <u>Require new housing developments to replace all affordable housing units lost due to new development. Record approximately 200 affordable housing replacement covenants per year. Extend replacement and right to return requirements prior to expiration of Housing Crisis Act in 2030 and evaluate best way to strengthen current requirements in order to make enhancements part of the Density Bonus update by 2024.</u></p>	<p>2. <u>Access to Opportunity</u></p> <p>3. <u>Place-based Strategies</u></p> <p>4. <u>Anti-Displacement</u></p>
<p>L. <u>Conduct code enforcement in a way that prevents and addresses habitability violations while minimizing displacement and preserving naturally occurring affordable housing</u></p>	<p>8. <u>Displacement of Residents Due to Economic Pressures</u></p> <p>10. <u>Lack of Public Investment in Specific Neighborhoods, Including Services and Amenities</u></p>	<p>22 and 56: <u>Proactively inspect all multi-family residential rental units every three to four years to ensure compliance with habitability standards. Initiate contact for complaint-based inspections within 72 hours 80% of the time. Preserve 100 units a year, while preventing 100 tenants from being displaced and creating 100 deed-restricted affordable housing units, in cases where code enforcement of zoning code would have otherwise required eviction and loss of the housing. Partner with community-based organizations to provide additional support and outreach to tenants in low-resource and high segregation and poverty areas.</u></p> <p>38: <u>Monitor active REAP Cases and ensure timely closure for</u></p>	<p>3. <u>Place-based Strategies</u></p> <p>4. <u>Anti-Displacement</u></p>

		<p><u>compliance. Prevent 50 essential service shut-offs annually through the release of REAP/UMP funds. Contract with community-based organizations to conduct proactive outreach to tenants in REAP buildings, particularly in high segregation and poverty areas and areas facing displacement.</u></p>	
<p>M. <u>Implement existing tenant rights policies and continue to develop greater tenant protections for City Council consideration, including rental assistance and legal representation services for lower-income households that result in greater housing stability for protected classes</u></p>	<p><u>5. Insufficient Tenant Protections</u></p> <p><u>6. Housing Discrimination</u></p> <p><u>7. Violations of the Rent Stabilization Ordinance</u></p> <p><u>8. Displacement of Residents Due to Economic Pressures</u></p>	<p><u>32: Investigate and enforce 10,000 annual complaints of RSO violations and refer non-compliant cases to the City Attorney’s office for further enforcement.</u></p> <p><u>89: Facilitate at least 200 annual public presentations on the Rent Stabilization Ordinance, including Property Management Training Program presentations, community presentations, landlord/tenant workshops/webinars, drop-in sessions, and fair housing clinics. Partner with community-based organizations to target outreach to areas with high displacement risk and High Segregation & Poverty areas.</u></p> <p><u>85: Prepare a Just Cause Eviction Ordinance report for City Council consideration by 2023.</u></p> <p><u>86: Beginning in 2021, prevent and deter tenant harassment by implementing the newly adopted Tenant Anti-Harassment Ordinance.</u></p> <p><u>87: Strengthen Ellis monitoring and enforcement (per SB 8) beginning in 2021, extend a contract with a relocation</u></p>	<p><u>1. Mobility and Inclusion</u></p> <p><u>4. Anti- Displacement</u></p>

		<p><u>consultant in 2023, increase relocation amounts to adjust for CPI annually and conduct a fee study in 2022 to determine changes to relocation amounts.</u></p> <p>88: <u>Conduct initial outreach to 100,000 residents. Host or co-host 80 tenant educational events per year. Provide tenant navigation services (ongoing, one-on-one support) to 1,600 tenants per year in order to prevent homelessness and eviction. Through Family Source Centers, provide case management services (ongoing support) to 600 households and housing stability services to 480 households per year. Prioritize outreach and service-delivery in High Segregation & Poverty areas and areas facing displacement pressure.</u></p> <p>91: <u>Assist 200 seniors with housing-related legal advice at Multipurpose Senior Centers in low-income neighborhoods.</u></p> <p>122: <u>Identify areas facing displacement to better target tenants' rights outreach and education efforts, affordable housing preservation, and affordable housing subsidy programs. incorporating findings into existing tenant rights' and affordable housing programs by 2023.</u></p>	
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1. ~~Significant Disparities in Housing Needs and Access to Opportunity~~
 - a. ~~Prioritize those with the greatest housing needs including those with the lowest incomes, persons with disabilities, seniors, large families when updating affordable housing incentive programs (Program 49).~~
 - i. ~~Convene a working group to develop housing strategies for people with disabilities in and around Downtown LA's Skid Row community.~~
 - b. ~~With all new housing projects and land use initiatives that require General Plan consistency findings, follow the guidance set by the Housing Element's Goals, Objectives and Policies that have been enhanced to place greater emphasis on advancing racial equity, expanding access to Higher Opportunity and protecting Angelenos from displacement (Programs 6, 7, 121, 122).~~
 - c. ~~Through the RHNA Rezoning Program, develop Zoning Code amendments and Community Plans that incentivize and encourage the development of more affordable housing in areas of high need and Higher Opportunity (see Program 121).~~
 - d. ~~Carry out Equitable Development and Anti-Displacement Studies that includes recommendations relating to land use, the City's growth strategy, and opportunities to build affordable housing and prevent displacement of protected classes(see Program 122).~~
 - e. ~~Expand efforts for the preservation and rehabilitation of deed-restricted affordable housing, naturally occurring affordable housing, RSO units and residential hotels (Programs 10, 27, 30).~~
 - f. ~~Continue to develop greater tenant protections for City Council consideration, including rental assistance and legal representation services for lower-income households and protected classes (Programs 85, 86, 88, 89, 91).~~
 - g. ~~Continue the City's Systematic Code Enforcement Program (SCEP) activities that maintain housing stock while providing opportunities to legalize units and not displace existing tenants (See program 22).~~
 - h. ~~Provide housing voucher assistance and mobility-related services to families with children to encourage such families to move to lower-poverty areas, to expand their access to opportunity areas, pursuant to HUD's Mobility Demonstration Voucher NOFA (Programs 41, 93, 98, 102, 108).~~
 - i. ~~Expand the use of the City's Accessible and Affordable Housing Registry to provide a coordinated source of information about accessible and affordable housing opportunities (Program 8).~~
 - j. ~~Promote displacement mitigation strategies to ensure equitable access to opportunity, including citywide Housing Priorities.~~
 - i. ~~Anti-displacement Strategies (Program 122)~~
 - ii. ~~Enforcement of No Net Loss and Affordable Housing Replacements Requirement (Program 29)~~

- iii. ~~Replacement Unit Program for Selected Sites (Program 28)~~
- iv. ~~Update Density Bonus and Other Affordable Housing Incentive Programs (Program 48)~~
- v. ~~Targeted Zoning Allocations by Community Plan Area (Program 49)~~
- vi. ~~Update the Citywide Growth Strategy to Meet Housing Needs (Program 50)~~
- vii. ~~Unapproved Dwelling Units (UDU) (Program 56)~~
- viii. ~~Low-Rise Infill Housing Research and Design Initiative (Program 59)~~
- ix. ~~Update the Mello Act with strong anti-displacement protections (Program 80)~~
- x. ~~Community Level Affordable Housing Programs (Program 81)~~
- xi. ~~Targeting Growth in Community Plan Areas in locations where potential for displacement is minimized. (Program 65)~~
- xii. ~~Strengthen Enforcement of the Ellis Act and RSO (Programs 32, 87)~~
- xiii. ~~RSO Monitoring (including Eviction Data Task Force) (Program 47)~~
- xiv. ~~Eviction Defense Program (Program 88)~~
- xv. ~~Tenant Anti-Harassment Ordinance (Program 86)~~
- xvi. ~~Strategies to Preserve Naturally Occurring Affordable Housing (NOAH) (Program 30)~~

2. ~~Replacing Segregated Living Patterns with Truly Integrated and Balanced Living Patterns and Transforming Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) into Areas of Opportunity~~

- a. ~~Introduce context specific reforms to zoning and land use practices that perpetuate racial exclusion and inequities including but not limited to single-family / low density zoning, minimum lot size requirements, and subjective design review standards (Program 60).~~
- b. ~~Introduce more flexible zoning and incentives for existing lower density residential areas to create opportunities for more “missing middle” low-scale housing typologies, particularly in Higher Opportunity Areas (Program 48).~~
- c. ~~Promote a more equitable distribution of affordable housing opportunities throughout the city, with a focus on increasing Affordable Housing in Higher Opportunity Areas and in ways that further Citywide Housing Priorities (Program 121).~~
- d. ~~Prioritize housing capacity, resources, policies and incentives to include Affordable Housing in residential development, particularly near transit, jobs, and in Higher Opportunity Areas (Program 7).~~
- e. ~~As part of the effort to update the City’s growth strategy, or General Plan Framework Element, create a new community housing needs assessment methodology that would allocate citywide housing targets across Community Plan areas in a way that seeks to address patterns of racial and economic segregation, promote jobs/housing balance, provide ample housing opportunities, and affirmatively further fair housing (Program 49).~~

- ~~f. Prioritize local resources, such as funding and public land, in areas of high opportunity, and evaluate revisions to funding metrics or policies that may act as a barrier to projects locating in high resource areas. Seek partnerships with other public and private entities to facilitate new potential development sites in these areas for affordable housing (Program 15).~~
 - ~~g. Consider ways to better evaluate the effectiveness and impacts of proposed significant legislation or projects from a racial and social equity perspective, including a race/equity impact statement or housing assessment (Program 7).~~
 - ~~h. Seek local, state and federal funding sources to expand the supply for affordable housing that also enhances the building environment through transportation, amenities and infrastructure investments (Program 20).~~
- ~~3. Fostering and Maintaining Compliance with Civil Rights and Fair Housing Laws~~
- ~~a. Continue to develop greater tenant protections for City Council consideration, including rental assistance and legal representation services for lower-income households that result in greater housing stability for protected classes (Programs 85, 88)~~
 - ~~b. Expand Fair Housing outreach and enforcement through the Citywide Fair Housing Program (Program 84)~~
 - ~~c. Provide Accommodations for Persons with Disabilities (Program 82)~~
 - ~~d. Provide RSO Tenant/Landlord Outreach and Education Program (Program 89)~~
 - ~~e. Provide Housing Legal Services for Seniors (Program 91)~~
 - ~~f. Provide Section 8 Vouchers for Disabled and Elderly Households (Program 42)~~
 - ~~g. Provide a Domestic Violence Shelter Program (Program 93)~~

ADD the following new Programs to Chapter 6 of the Housing Element:

132. MOBILITY IMPROVEMENTS IN LOWER-INCOME AREAS

Goal #: 3, 4

Leading Agency: LADOT

Funding Source:

Objective: Have at least 75% of existing transportation investments (through Vision Zero, Great Streets, Active Transportation, Stress Free Connections, Safe Routes to Schools, Safe Routes for Seniors, and AHSC Programs) serve Mobility Equity Zones through 2030. Collaborate with community-based organizations to provide culturally relevant constituent engagement for major transportation investments. By 2025, implement a "Universal Basic Mobility Program" in a Disadvantaged Community, and expand public car-sharing in Disadvantaged Communities by at least 50 stations.

Respective Policies: 3.14, 3.17, 4.3.4

Through the Mobility Investment Program, the City of Los Angeles prioritizes investments in infrastructure and mobility services that aim to meet the transportation needs of residents in lower-income neighborhoods. The City strategically applies for and receives funding from programs that directly aim to invest in the State's most disadvantaged communities areas such as Transformative Climate Communities, the Affordable Housing and Sustainable Communities, and Active Transportation Program. As an example, in the FY16-17 funding cycle, the Housing Authority of the City of Los Angeles was awarded \$35 million for the Watts Rising Collaborative that included transformative transportation investment in Watts.

The City's equity-informed prioritization has resulted in active transportation and street improvement projects along Western Avenue and Watts Central Ave in South Los Angeles and along Osborn Street in Pacoima. To link lower-income areas with micro-mobility programs (like dockless scooters) the City identified "mobility equity zones" which are areas with access to bicycle infrastructure and high-frequency transit as well as high concentrations of households living in poverty, overcrowded housing, unemployment, and low educational attainment. Users who begin their trips in these zones have free access to micro mobility services and LADOT requires operators to engage in at least one financial partnership with a community-based organization (CBO) to develop and implement a culturally relevant customer engagement. In 2021, LADOT was also awarded nearly \$14 million in funding from the State of California Climate Investment Program to launch a "Universal Basic Mobility" pilot program in South Los Angeles. This pilot program integrates access across existing and new transportation options, introduces new shared mobility options for residents and workers, expands and integrates fare payment subsidies, and expands electrification to advance Universal Basic Mobility for South

LA residents. All of these projects and programs serve residents in low-income communities of color.

In 2019 the City also launched The Downtown Los Angeles Mobility Investment Plan (DTLA MIP) which builds upon the DTLA 2040 Downtown Community Plan update and prioritizes inclusive, equitable, sustainable, and healthy growth for DTLA. The DTLA MIP will provide critical mobility improvements in Downtown Los Angeles with a focus on populations of high need that include Skid Row, which as discussed in Appendix 1.1 is the only area of the City with a concentration of people with disabilities. The DTLA MIP is developed through a community first engagement process that prioritizes inclusive engagement and planning. The DTLA MIP plans transportation investments that support existing and future residents and employees. It also develops a funding strategy to fund priority projects. Priorities will be determined through a set of criteria that include advancing the City's equity goals such as making sure all people have access to dignified mobility solutions.

133. PROMOTE EQUITABLE ECONOMIC DEVELOPMENT IN HIGH POVERTY AND HIGH UNEMPLOYMENT AREAS

Goal # 3, 4

Lead Agencies: Economic and Workforce Development Department (EWDD)

Funding Source: Community Development Block Grant (CDBG), American Rescue Plan Act (ARPA), Economic Development Administration (EDA),

Objective: Promote workforce development and economic revitalization in areas with high unemployment and poverty through the creation of at least 10 place-based initiatives by 2029, deploy at least \$100 million in grants and loans to small businesses targeting these high need areas and serve approximately 120,000 people annually through the City's Worksource Centers in order to connect residents in high unemployment areas to jobs.

Respective Policies: 1.16, 1.31, 3.2.2, 4.3.4

The City of Los Angeles has various economic development strategies targeted to areas with high unemployment and high poverty. In 2020, the City established the Jobs and Economic Development Incentive Zones (JEDI) Program that provides greater access to capital, a reduction in fees for development projects, facade improvements, and microloans to businesses located in these targeted areas that have been historically underinvested and that are under economic distress. Criteria to establish JEDI Zones include economic factors such as poverty, unemployment and blight. In addition to the JEDI program, the City currently has two federally recognized Promise Zones - SLATE Z and LA Promise Zone. These areas receive preference for competitive federal grant programs and tax incentives. In addition to place based strategies, EWDD also operates sixteen Worksource Centers which assist vulnerable populations such as dislocated workers, veterans, the homeless and re-entry individuals and ten

YouthSource Centers that offer youth services such as career planning, job skills training and mentoring. Furthermore, through its ten BusinessSource Centers, located in strategic areas of the City, EWDD provides support and services to small business owners to promote economic opportunities and job creation for low-income persons. EWDD also administers various programs to facilitate access to capital to entrepreneurs who are not able to obtain financing through traditional programs. The City's programs include microloans, small business loans and loans for major development projects.

134. PLACE BASED COMMUNITY REVITALIZATION EFFORTS

Goal #: 3, 4

Lead: CAO, Mayor's Office, LACP, Civil + Human Rights and Equity Dept.

Objectives: Increase investment in areas most in need to improve community assets that support residents including transportation, infrastructure, community facilities, employment and workforce development, parks, schools, etc annually. Change the way local funding decisions are made in a way that prioritizes equity and disadvantaged communities in decisions about infrastructure improvements by 2029.

Funding Source: Los Angeles Reforms for Equity and Public Acknowledgment of Institutional Racism (L.A. REPAIR) Innovation Fund participatory budgeting pilot program.

Respective Policies: 3.17, 4.3.4

Dedicate and seek funding for place-based community revitalization strategies that conserve and improve assets in areas of lower opportunity and concentrated poverty. These include targeted investment programs to facilitate neighborhood revitalization, preserving or rehabilitating existing affordable housing, improving infrastructure, schools, employment, parks, transportation and other community amenities. These programs include (but are not limited to):

- **LA REPAIR Innovation Fund** - Through the City's first Participatory Budgeting process, spend \$8.5 million in 2022 on community led grants in 9 of the most under resourced communities called LA REPAIR Zones (Skid Row, South LA, Southeast LA, Wilmington-Harbor Gateway, West Adams-Baldwin Hills-Leimert Park, Westlake, Arleta-Pacoima, Mission Hills-Panorama City-West Hills). Funding will be decided entirely by the community through a democratic process known as a Participatory Budget. Community members in each REPAIR Zone will submit ideas that everyone in the neighborhood can vote on, empowering individuals to decide how dollars are spent in their community.
- **Racial Equity Audit** - Launch a citywide racial equity audit in 2022 of existing City programs, policies, and practices and to develop a citywide Strategic Action Plan that identifies systemic barriers in accessing benefits and opportunities available across the City, and other programmatic objectives (see CF 21-0702).

- **Racial Equity Action Plans** - All City Departments/Offices will adopt and implement Racial Equity Action Plans for and appoint a Racial Equity Officer. Develop specific equity indicators and a description of how the Department/Office will track progress on racial equity. Annually develop and implement strategies to ensure infrastructure and program spending is directed to the sections of the city with the highest need. The availability of funding at the state and federal level presents an opportunity to expedite this work by submitting competitive grants to identify and fund community revitalization programs (See the Mayor’s Executive Directive 27).
- **Park Equity Ballot Measure** - City Council has directed Recreation and Parks to hire a consultant to assist in the development of a ballot measure to provide funding for the purposes identified in the "Parks Condition Assessment Report" and Mayor’s Executive Directive 31, "Achieving Park Equity".
- **Los Angeles County Safe, Clean Neighborhood Parks and Beaches Measure (Measure A)** - Measure A allocates approximately \$97 million in funds to cities and park development agencies to create new park space and improve existing parks and amenities. The measure is also aimed at improving park equity, with 30% of the funds set aside through a formula for projects in high and very high need (“park poor”) study areas.
- **Parks Fee** - Recreation and Parks will collect park fees and allocate revenues annually from the Parks Fee Ordinance, which was enacted in 2017 to amend the way park fees are assessed on new residential projects. Park Fee revenues may now be spent in a wider geography to strengthen the equitable distribution of parks, so park improvements are less concentrated where new market rate development is happening. In addition, the ordinance encourages more on-site parks dedication as part of large development projects.
- **Transit Oriented Communities (TOC)** - Metro will implement the TOC Policy to strengthen synergies between transit and the surrounding streets, public spaces and developments to support transit benefits to all, and capture value created by transit. Implement the First/Last Mile policy to develop a set of community-supported improvements along key pathways to Metro stations and bus stops. Implement the Joint-Development Policy adopted in 2021 to maximize the ability to develop affordable housing on Metro-owned properties quickly and equitable, including prioritizing the development of 100% income-restricted housing on sites where the need is the greatest and where the greatest benefits may be realized fastest, use local income and rent data to set rents for income-restricted units to address gentrification and displacement concerns, and giving preference to development proposals that include Community-Based Organizations and Small Business Enterprises.

- **Clean Streets** - To quickly address illegal dumping, the Bureau of Sanitation is hiring 61 positions, to keep city sidewalks and public areas clean, sanitary, safe and accessible by removing abandoned waste, prioritizing low-income, disadvantaged communities with the highest incidents reported of illegal dumping. The Department will also conduct a multi-lingual and multi-platform education campaign about illegal dumping, to inform Angelenos of resources including 3-1-1 and bulky item pick up.
- **Great Streets Initiative** - LADOT will carry out improvements on 28 corridors identified as “Great Streets,” where the City is working alongside community groups to energize public space, provide economic revitalization, increase public safety, enhance local culture, improve infrastructure and support great neighborhoods. Great streets designation is prioritized for high injury network segments and disadvantaged communities, with all 28 of the program corridors currently located on high injury networks.
- **Resilience** - Address negative impacts from climate change through interventions in communities identified as having greater physical and social vulnerability. As described in Safety Element Program 15, develop land use mitigations specific to hazard areas. The Safety Element places a specific emphasis on Hillside areas, which are subject to multiple hazards, with direction to evaluate and expand evacuation capacity and building and land use regulations. The Safety Element additionally focuses on areas with compounding social and physical vulnerability with direction including: identify and mitigate oil drilling impacts (Program 6), expand the Clean Up Green Up pilot (Program 15), expand Cool Neighborhoods (Program 18) and building economic resilience and prosperity in disadvantaged communities (Programs 24 and 25).
- **Cool Streets** - Address negative impacts from climate change through investments in adaptation measures such as cool streets and urban forestry, etc. in disadvantaged communities. Pilot five cool neighborhood projects in vulnerable communities across Los Angeles that incorporate cooling elements such as cool pavement, shade trees, and bus shelters. Initiate the program in 2022.
- **Sidewalk and Transit Amenities Program (STAP)** - Streets LA will replace and expand upon the existing street furniture contract to provide sidewalk and transit amenities to create a world-class, self-sustaining program that provides shelter, shade, safety, and comfort with furniture that supports an increased use of transit and alternative transportation, local economic activity and the shared use of City sidewalks.
- **Climate Vulnerability Assessment (CVA)** - The recently formed Climate Emergency Mobilization Office (CEMO), in partnership with City Planning and Emergency Management, is working to commission a Citywide Climate Vulnerability Assessment that identifies areas of elevated physical vulnerability, in addition to areas of elevated social vulnerability. The CVA is expected to begin in 2023 and will inform a Climate Action Plan (CAP) once completed. CEMO has plans to overlay social and physical

vulnerability and target engagement to high needs communities, in keeping with Safety Element guidance.

- **Other Housing Related Programs** - See other targeted place-based housing-related strategies in Program 9 (Affordable Housing and Sustainable Communities), Program 14 (Redevelopment of Brownfield Sites), Program 22 (SCEP), Program 24 (Residential Rehabilitation of Public Housing), Program 52. (Consolidated Planning Process), Program 66 (Redevelopment Tools), Program 68 (Services in Public Housing), Program 72 (Renewable Energy Programs), Program 73 (City Plants).

135. SOLID GROUND PROGRAM

Goal: #: 2, 5

Funding Source: Federal funds

Lead: CIFD

Objective: Provide comprehensive case management and housing stability services to 1,500 households at imminent risk or at risk of homelessness per year in partnership with 16 FamilySource Centers through the Community Investment For Families Department's Solid Ground Program. Prevention services may be received as a "Brief Service" (one day) or "Full Service" (up to 12 months of case management).

Respective Policies: 2.1.4, 1.1.9

The Solid Ground program aims to prevent 1,500 households at risk of homelessness from becoming homeless. Participants seeking prevention services must be at imminent risk (delinquent on rent) or at risk of homelessness (facing a financial hardship that could result in homelessness) and have an income at or below 50% of the Area Median Income (AMI). The program uses evidence-based results to identify the most vulnerable households likely to experience homelessness based on housing status, vulnerabilities and barriers to stable housing, and local policy priorities such as history of intimate partner violence. Participants receive up to three months of financial assistance for security deposits, rental assistance/arrears, utility arrears, move-in expenses, transportation costs, and/or food, and a year of wraparound services. Wraparound services include financial coaching, counseling, and aid in opening a savings account, establishing or improving credit, and reducing debt. To better serve families at imminent risk or at risk of homelessness, CIFD is expanding the Solid Ground program from eight FSC service areas to sixteen in 2022.