

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

(CCR Title 25 §6202 )

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

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

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
3066 W. 7th Street	5+	R		2		36	38	38		ZV	
375 N. La Cienega Blvd	5+	R	11			114	125	125		DB / PR	
2508 S. Pacific Avenue	4	R		1		3	4	4		CONV / CZ	
2510 S. Pacific Avenue	4	R		1		3	4	4		CONV / CZ	
2504 S. Pacific Avenue	4	R		1		3	4	4		CONV / CZ	
14 E. Jib St	5+	R			2	5	7	7		CONV / CZ	
4900 Vineland Avenue	5+	R	81			1	82	82		DB / PR	
4034 S. Pacific Avenue	5+	R		2		34	36	36		ZV / CI	
10 19th Avenue	5+	R	1			10	11	11		SP	
11811 Darlington Ave.	5+	R	2			24	26	26		DB	
1411 S. Barry Ave.	5+	R/O	2			23	25	25		DB	
928 S. Western Ave.	5+	R/O	2			47	49	49		DB	
14139-14143 W. Gilmore St.	5+	R	2			18	20	20		DB	
4501 S. Figueroa	5+	R		13		8	21	21		PR	
325 W. Adams	5+	R	46			867	913	913		PR	
4207 S. McLaughlin Ave.	5+	R/O		1		5	6	6		PR	
1407 E. Venice Blvd.	5+	R	1			8	9	9		PR	

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(CCR Title 25 §6202 )

**Jurisdiction** City of Los Angeles  
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238 E. Vernon Ave.	5+	R		9	0	9	9		PR	
6711 Cleon Ave.	5+	R			1	37	38	38	ZV	
810, 812, 814 N. Sycamore Ave.	3	R		1	2	3	3		ZV	
7000 N. Vassar Ave.	5+	R			1	38	39	39	ZA	
20316 W. Saticoy St.	5+	R			2	45	47	47	ZA	
1314-1316 W. 18th St.	5+	R	1			5	6	6	ZA	
820, 822,824 N. Sycamore Ave.	3	R		1	2	3	3		ZV	
740 S. Cochran Ave.	5+	R		1	50	51	51		ZA	
10311-10339 S. Western Ave.	5+	R	6	57	0	63	63		PR	
3011-3023 S. Western Ave.	5+	R/O		59	1	60	60	HOME/AHTF/TCAC	DB	
3555 E. Whittier Blvd.	5+	R	9	50	1	60	60	HOME/AHTF/TCAC	DB	
2401 W. Jefferson Blvd.	5+	R		39	1	40	40	HOME/AHTF/TCAC	DB	
979 S. Serrano Ave.	5+	R		43	1	44	44	HOME/AHTF/TCAC	DB	
9247 N. Van Nuys Blvd.	5+	R	3		53	56	56	HOME/AHTF/TCAC	DB	
630 S. St. Louis Street	5+	R	22		1	23	23	HOME/AHTF/ARRA		
240 E 6th St	5+	R	77	25	0	102	102	HOME/AHTF/MHP		
153 N. Glendale Blvd.	5+	R	44		1	45	45	HOME/AHTF/MHP	DB	
2914 - 2924 W. 8th St	5+	R	57	27	1	85	85	HOME/AHTF/TCAC		
12301 W. Pico Blvd	5+	R/O	8		87	95	95		DB	
7901 Ventura Canyon	5+	R	2		28	30	30		DB	
1735 N. La Brea Ave	5+	R	1		17	18	18		DB	
6912 N Coldwater Canyon	5+	R	1		11	12	12		DB	
10810 W. Palms Blvd	5+	R	2		23	25	25		DB	
11900 W. Courtleigh Dr.	5+	R	3		25	28	28		DB	
3680 S. Keystone Ave	5+	R		1	11	12	12		DB	
9901 W. Washington	5+	R	11		120	131	131		DB	
116 N. Kings Road	5+	R	1		20	21	21		DB	

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

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11776 W. Idado Ave.	5+	R/O	1			8	9	9		DB	
13429 Vanowen St.	5+	R	2			21	23	23		DB	
7355 N. Balboa Blvd.	5+	R	1			13	14	14		DB	
9245 N. Burnet Ave.	5+	R	1			8	9	9		DB	
1301 Brockton Ave.	5+	R/O	4			45	49	49		DB	
3425 S. Motor Ave.	5+	R		17		98	115	115		DB	
4632 N. Vista Del Monte	5+	R/O	3			31	34	34		DB	
(9) Total of Moderate and Above Moderate from Table A3 ▶ ▶ ▶ ▶			0			3,388	3,388	3,388			
(10) Total by income Table A/A3 ▶ ▶			408	351	6	5,402	6,167	6,167			
(11) Total Extremely Low-Income Units*											

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

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**Table A2**

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

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

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

\* Note: This field is voluntary

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

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**Table A3**

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	779	431	2,178	13	0	3,388	3,388

\* Note: This field is voluntary

## ANNUAL ELEMENT PROGRESS REPORT

### *Housing Element Implementation*

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**Table B**

### Regional Housing Needs Allocation Progress

#### Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2006	2007	2008	2009	2010	2011	2012			Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	27,238		1,019	692	423	899	484	408		3,925	23,313
	Non-deed restricted											
Low	Deed Restricted	17,495		595	384	67	253	751	351		2,401	15,094
	Non-deed restricted											
Moderate	Deed Restricted	19,304		14	60		3	16	6		99	19,205
	Non-deed restricted											
Above Moderate		48,839		0	146	1,474	1,925	4,593	4,201		12,339	36,500
Total RHNA by COG. Enter allocation number:		112,876		1,628	1,282	1,964	3,090	5,844	4,966		18,774	94,112
Total Units ▶ ▶ ▶												
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

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

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

**Jurisdiction** City of Los Angeles  
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**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	<p align="center"><b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</p>		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Homebuyer Assistance: Purchase Assistance	366 loans for low-income homebuyers 200 loans for moderate-income homebuyers 72 loans for above moderate-income homebuyers	2006-2014	Loans Funded 2006-2012: Low Income - 463 low Moderate Income - 279 mod Above Moderate Income - 82
Homebuyer Assistance: Mortgage Credit Certificates	168 MCCs for low income homebuyers 252 MCCs for moderate income homebuyers	2006-2014	Total MCCs issued 2006-2012: Low Income - 249 Moderate income - 223
For-Sale Developer Assistance: Forward Commitment Program	Contracts for 30 moderate income homebuyers Contracts for 85 above moderate income homebuyers	2006-2014	Forward Commitment purchase assistance provided loans to 31 low income and 14 moderate income homebuyers since 2006.
For-Sale Developer Assistance: Small Sites Development Opportunities	Finance for-sale developments, providing 44 low-income ownership units	2006-2014	Small Sites Development Opportunities provided loans to 85 low-income homebuyers since 2006. Program was discontinued.
For-Sale Developer Assistance: In-fill Housing Development	45 for-sale moderate income units annually 5 low income units annually	2006-2014	Unable to determine an accurate figure due to the demise of the Community Redevelopment Agency/LA.
For-Sale Developer Assistance: New Housing Opportunities	45 for-sale moderate income units annually 5 for-sale low-income units annually in CRA/LA Downtown project areas	2006-2014	Unable to determine an accurate figure due to the demise of the Community Redevelopment Agency/LA.
For-Sale Developer Assistance: Response to Housing Opportunities	25 for-sale moderate income units annually 25 for-sale low income units annually in CRA/LA project areas	2006-2014	Unable to determine an accurate figure due to the demise of the Community Redevelopment Agency/LA.

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
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**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

For-Sale Developer Assistance: Small Lot Subdivisions	314 market-rate units within small lot subdivisions annually	Developer Workshop - 2010 Simplified forms and procedures - 2011 Individual developer consultations - 2006-2014	Approximately 187 Small Lot Subdivision development projects have been filed with the City since 2006, consisting of 1,590 proposed units. 629 small lot units have been permitted as of the end of 2012.  Outreach to developers and architects on possible improvements to the program's policies and procedures took place in 2012. A list of issue areas was compiled, as was an update to the Small Lot Design Guidelines. An ordinance to fix a major sequencing issue, as well as the new Guidelines, are expected to move forward in 2013.
Mortgage Revenue Bond Financing for New Rental Housing	75 low-income rental units and 300 above moderate income units annually, through CRA/LA 180 very low-income rental units, through LAHD	2006-2014	From 2006-2012, LAHD has issued bonds for 35 new construction (bond-only) rental housing units (plus a total of 1,585 new construction units combined with AHTF funds).
Affordable Housing Trust Fund for New Rental Housing	4,789 very low income units 479 low income units	2006-2014	From 2006 to 2012, a total of 84 new construction projects funding 3,997 very low income units at 50% or below and an additional 1,589 low income units between 50% to 60% AMI.
New Rental Housing Opportunities	70 very low income, 70 low income, and 60 moderate income rental units annually	2006-2014	Unable to determine an accurate figure due to the demise of the Community Redevelopment Agency/LA.
Response to Rental Housing Opportunities	50 very low income, 50 low income, and 50 moderate income rental units approved annually in CRA/LA project areas	2006-2014	Unable to determine an accurate figure due to the demise of the Community Redevelopment Agency/LA.
Project-Based Rental Assistance	1,074 (430 extremely low, 644 very low income) households housed through project-based rental assistance vouchers 745 low income units of rental housing	2006-2014	HACLA has a total of 2,505 allocated units.
New Generation Fund -- New Affordable Housing	Support the construction of 2,560 new units	2008-2014	\$33.2 million has been invested through the New Generation Fund, resulting in 662 affordable units created or preserved.

**ANNUAL ELEMENT PROGRESS REPORT**  
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Housing for Senior and Disabled Persons	50 units for very low income seniors annually 50 units for very low income disabled persons annually	2009-2014	<p>A total of 187 units of senior multi-family housing units were permitted in 2012, in a total of 4 new buildings.</p> <p>DCP has received applications for 5 Eldercare Facilities in 2012, representing 975 potential new senior housing units.</p> <p>CRA Activity: Unable to be ascertained due to the dissolution of the CRA.</p> <p>The 124-unit Del Rey Square Senior Housing Project located on the Westside of Los Angeles neared completion in 2012. The project will contain 4 studios, 119 one-bedroom units and 1 two-bedroom manager's units that will be targeted to households earning 60% of AMI or less. Thirty (30) of these units will be public housing units targeting senior and disabled households. The project broke ground in July 2011.</p> <p>LADBS continued to provide expedited permitting processes for qualified projects of a certain size. Thresholds were made lower for senior projects.</p>
Housing For All Household Sizes and Types	75 large family low income units 75 small low income units	2006-2014	<p>HACLA Activity: Acquired 20 residential units of public housing in 15 separate properties in Watts in 2012.</p> <p>CRA Activity: Over 30 projects were completed, under construction or in predevelopment through 2010 (prior to dissolution) totaling 3,446 units, including over 2,805 affordable units (at least 329 affordable family units, 488 efficiency units and at least 1,093 1-bedroom units).</p>
Innovative Housing Unit Design	50 very low income units of alternative multi-family housing 50 very low income units with universal design elements Provide assistance to developprs and property owners during project review	<p>Establish Task Force to review City Codes - 2009</p> <p>Task Force report and recommendations - 2010</p> <p>Revised regulations - 2011</p> <p>Individual developer consultations - 2006-2014</p>	The proposed Task Force and recommendations for revised regulations has remained on hold pending budget and staff resources throughout the planning period.
Alternative Multi-Family Development	20 second units on lots annually, including 6 low income units, 7 moderate income units and 7 above-moderate income units	2006-2014	At least 187 second units on a lot were approved from 2006 to 2011, pursuant to AB 1866. None were known to be affordable.

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

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New Programs to Increase the Production of Affordable Housing	Introduce Motion	December 2008	Actions on the proposed mixed income (inclusionary zoning) ordinance was halted due to the Palmer Vs. Los Angeles court case in 2009, which ruled that affordability requirements in new rental construction were contrary to the State's Costa-Hawkins Act.
Small Sites for Affordable Housing	Report to Mayor and City Council Draft ordinance, policies, procedures as determined in study	Ordinance, policies, procedures - 2010	No activity was reported.
Adaptive Reuse	450 market rate and 50 affordable housing units annually	Report on impediments and analysis of requiring affordable component - 2009 Revised ordinance - 2010 Facilitate proposed developments - 2006-	A total of 2 building permits containing 191 units have been issued for Adaptive Reuse projects in 2012. An additional 5 projects with 441 proposed units were known to be in pre-development in late 2012.
Redevelopment of City-Owned Property	Post updated inventory of City-owned property at least once a year Create opportunity for development of: 50 low-income rental units through CRA/LA 188 low-income rental units 31 low-income homeownership units 15 moderate income homeownership units 15 above-moderate homeownership units	2008-2014	GSD maintains a listing of excess City-owned property available for auction at: <a href="http://gsd.lacity.org/asset/surplus.htm">http://gsd.lacity.org/asset/surplus.htm</a>  In 2012, there were three major residential/mixed-use developments in predevelopment: Blossom Plaza: 262 units, Avenue 57: 100 units, and Pico/Robertson 43 units. One project was also in construction: Phase IIB Grand Ave 260 units and one completed project with 66 units.
Industrial Land: Redevelopment Opportunities	Complete Industrial Land Use Study and 16 Community Plan Updates Adopt regulations requiring affordable housing set-aside with redevelopment of industrial land. Create opportunity for development of 400 market rate work force housing units and 100 affordable housing units during the planning period, including 25 extremely low-income units, 25 very low-income units, 25 low-income units, and 25 moderate-income units	Industrial land survey - 2007 Identify housing potential - 2008 Industrial land use recommendations in 16 Community Plans - 2009-2014	The Industrial Land Use Study was completed in 2007. Its recommendations form the basis of subsequent planning and zoning actions in areas with industrial land, including new Community Plans and Transit Neighborhood Plans.  Proposed regulations to require affordable housing set-aside with redevelopment of industrial land in areas identified as "transitional" have not taken place. Therefore little, if any, affordable housing has been created as a result of residential projects on formerly industrial land.

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***Housing Element Implementation***  
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**Jurisdiction** City of Los Angeles  
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Redevelopment of Brownfield Industrial and Commercial Sites	Environmental clean-up of at least five brownfield sites Create opportunity for 100 units, including 10 very low and 10 low income units	Site identification, acquisition and clean-up - 2008-2011 Development of up to 100 units - 2011-2014	As best as can be determined, redevelopment of brownfield sites has resulted in one affordable housing project - the Philipino Workers Center Family Housing project, which is under construction in 2012 and will provide 45 total units of affordable family housing, including 9 units set aside for transition-age youth and 22 units for homeless individuals. All units are affordable and range from 30% to 50% AMI.
Public Facilities Zoned Land: Joint Use Opportunities	Create opportunities for 50 very low and 50 low income units during the planning period	Identify potential LAUSD sites - 2006-2008 Secure entitlements for housing on 2 LAUSD sites - 2008-2011 Propose 5 sites to LAUSD Board - 2010-2014	The Los Angeles Unified School District (LAUSD) partnered with a nonprofit developer to finalize construction on 50 units of affordable housing (2-3 BRs/30-60% AMI) on school-district owned surplus land in the Glassel Park community. A second 29 unit project in the University Park neighborhood by the same partners is in predevelopment
Infill Opportunities	Assist planners and developers to identify 10 new locations for residential development annually	Identify software needs and costs - 2011 Create pilot on ZIMAS - 2012	No tangible progress has been made on this program meeting its objectives due to budget issues.
Infill Opportunities: Downtown Center	Create locations for 700 housing units, including 40 moderate, 30 low, and 30 very low income units	2008-2014	The Greater Downtown Housing Incentive Program was launched in 2007. It offers increased height and FAR rights in exchange for the provision of affordable housing. At least 4 projects with 338 units (308 affordable) have been developed since the program began in 2007. One of the projects was market-based, while the other 3 were assisted projects.
Coordination of Infrastructure Improvements	Facilities financing plan in up to 8 updated Community Plans	Develop template for community plan-specific infrastructure needs - 2009 Matrix of infrastructure costs - 2010. Create financing methodology and adopt with new Community Plans - 2011-2014	While infrastructure/facilities chapters are being included in the New Community Plans, the objective of creating Facilities Financing Plans has not been adopted, nor has the idea of formally allocating resources to communities that have seen affordable housing production.
Permanent and New Funding Sources for the Affordable Housing Trust Fund	\$100,000,000 annually	2006-2014	Reduction in HOME allocation from approximately 40 million annually to 22 million during the 12/13 fiscal year. NSP2 and EECBG have been spent, with no significant program income anticipated. No new Federal sources have been identified.

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***Housing Element Implementation***  
(CCR Title 25 §6202 )

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

Advocate for State and Federal Housing Funds	Support State and Federal bills that provide funds for affordable housing development in the City of Los Angeles in each legislative session	2006-2014	The CLA recommended that City Council support at least 13 pieces of housing-related legislation at the State and Federal level since 2006. The LAHD tracked and produced a bill analysis in support of selected legislation.
Affordable Housing Public Benefit Fee	Complete nexus study to establish a Public Benefit Fee Adopt amendments to the Zoning Code to implement a Public Benefit Fee Target \$20 million in fees collected to support affordable housing development and/or infrastructure improvements	Nexus Study - 2009 Adopt Ordinance - 2010 Collect Fees - 2010-2014	The Affordable Housing Public Benefit Fee Study was completed in 2011. The study looked at the nexus between new market-rate development and the subsequent increase in demand for affordable housing in the City of Los Angeles. The report was released publicly in 2012. No action subsequent to release, besides public presentations and feedback sessions.
Downtown TFAR Public Benefit Fee	\$20 million for affordable housing development	2007-2014	The Downtown TFAR Public Benefit Fee funds a number of community benefit projects in the downtown area, including affordable housing. Millions for dollars have been dedicated to affordable housing downtown since 2006, however an exact number was not able to be generated at this time.  A Council motion was introduced in 2008 to examine the possibility of dedicating a portion of the Benefit Fee directly to the City's Affordable Housing Trust Fund. However no subsequent significant action took appeared to have taken place.
Off-Site Parking Options	Reduce the cost of housing production by reducing the cost of parking in 10 neighborhoods	Draft State Building Code amendments for robotic parking structures - 2010 Amend State Building Code for robotic parking structures - 2012 Robotic parking for 10 projects - 2010-2014	The City has approved two fully automated parking structures – a 15-car fully automated lift in the Valley and a 17-car facility in Chinatown. A major residential project in Century City (283 units) proposes the use of such a structure. In 2012, the City Council instructed the appropriate City agencies to prepare and release an RFP to provide an automated parking system at the new City-owned parking lots on Electric Avenue in the Venice community.
Cooperative Labor Agreements and Cooperative Materials Purchasing Agreements	Demonstration cooperative agreement for labor and/or materials among several residential developers	2009-2014	Progress on this program is unclear due to the dissolution of the CRA/LA.
Land Ownership Alternatives	Demonstration project with one or more developers employing alternative land ownership structures	2010-2014	Progress on this program is unclear due to the dissolution of the CRA/LA.

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***Housing Element Implementation***  
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Case Management and Case Processing Assistance	Assist 50 projects per year	Identify roles; program structure, fees; train staff - 2007-2009 Individual developer consultations - 2006-2014	The City recently created two streamlined case management processes for obtaining building permits - the Parallel Design Permitting Program (PDPP) and Development Services Case Management (DSCM). DBS allows affordable housing projects to participate at lower unit thresholds than projects without affordable housing. Both processes provide case management assistance that greatly assist in streamlining the permitting process. In 2012, the City also created an inter-departmental coordinated review plan - the Affordable Housing Project Review Procedures Memo + Flowchart.
Employer-Assisted Housing	Create 50 moderate and 50 above moderate housing units as demonstration project with one employer	2008-2014	Progress on this program is unclear due to the dissolution of the CRA/LA.
Systematic Code Enforcement Program (SCEP)	Inspect 1,629,553 units	2006-2014	Pursuant to Chapter XVI of the Los Angeles Municipal Code, the LAHD administers the SCEP program. The program provides for the routine habitability inspection of the City's 720,000 multi-family residential rent units to ensure conformance with the California Health and Safety Code and local ordinances. From 2006 through 2012, the SCEP program inspected 1,333,970 multi-family residential rental units, and cited 2,173,128 habitability violations. The SCEP program collects approximately \$35 million in annual revenue for LAHD's Code Enforcement Trust Fund. Since the program's inception, realized a 98% reduction in the number of substandard properties within the City of Los Angeles from 150,000 to 3,500. The program maintains a 99% compliance rate with Department-issued orders to repair violations.
Single Family Rehabilitation	3,052 extremely low income units 2,050 very low income units 1,178 low income units	2006-2014	Minor home repairs or installation of safety & security devices:  Extremely low-income - 7,857 Very low-income - 4,088 Low-income - 1,910
Residential Rehabilitation	189 very low income units 290 low income units	2006-2014	Residential Rehabilitation Program completed 78 projects to assist low income homeowners since 2006. Program discontinued in 2008 due to funding reductions.

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

Utility Maintenance Program	Prevent the vacation of 2,050 master-metered apartment buildings	2006-2014	DWP referred over 196 cases referred to LAHD, of which 16 remains open. Between the UMP and REAP over 777 utility shot off were prevented, which during the foreclosure crisis played an important role in maintaining utilities in foreclosed properties. From January 1, 2006 through December 31, 2012, LAHD issued 890 payments totaling \$2.3 million to the Department of Water and Power to prevent utility shut-off in properties throughout the City, and therefore prevent displacement of tenants. In addition to payments to DWP, through UMP, 199 payments totaling \$167,800 were also issued to The Gas Company to avoid utility shut off. The average payment amount was \$2,100. During the foreclosure crisis, this assistance has played an important role in maintaining utilities in foreclosed properties as well.
Residential Rehabilitation of Obsolete Public Housing	Complete revitalization of Harbor View and Jordan downs  77 above moderate-income, 200 moderate-income, 25 low-income, and 103 very low-income units in the Harbor View Development  280 extremely low income, 280 very low income, and 140 low income 1-for-1 replacement Public Housing units, 700 workforce housing units and market rate homeownership, 700 market rate rental units in the Jordan Downs Development	2006-2014	HACLA's Dana Strand redevelopment has completed Phases 1-3, resulting in 336 units constructed. Selection of developer for Phase IV is underway. A comprehensive modernization of 448 units at San Fernando Gardens took place in 2009. HACLA has focused its recent Capital Grant funding towards the replacement of building systems (such as water lines, gas lines and roofs) for its large public housing sites throughout the City. Since 2010 the Housing Authority has rehabilitated 32 fire damaged units throughout the public housing portfolio. In addition, the Authority has abated 78 asbestos containing units. Going forward, the Housing Authority will also use its Capital Funds to convert a portion of the public housing units to meet ADA requirements for its disabled residents.  The next planned redevelopment is Jordan Downs. HACLA has acquired a 21-acre adjacent property allowing for redevelopment efforts to take effect with minimal displacement of current residents. Completed Jordan Downs Community-Based Master Plan, secured City Planning Commission approval and hired Master Developer Partner.
Residential Hotel and Single Room Occupancy (SRO) Hotel Preservation	Acquisition and rehabilitation of SRO hotels	2008-2014	CRA/LA funding allowed nonprofit organizations to acquire and rehabilitate 36 SRO hotels with 2,003 affordable units.
Regulation of Conversion and Demolition of Residential Hotels	Preserve 15,000 residential units in 315 hotels or convert to affordable units	2008-2014	A progress review reflects the current determination of Residential hotels and units exceeded the original forecasting of one-third of the original list (315 hotels). The work of identifying residential hotels and residential units will be continuing in an ongoing manner. During 2012, the Code Enforcement Division took proactive measures to identify residential hotels in the City through queries of Department and County property data. Inspectors performed field surveys of 205 properties and identified 61 properties for potential inclusion in the program, pending further analysis. During 2013, the Code Enforcement Division will continue to survey additional properties and anticipates growth in the residential hotel inventory.

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

Section 8 Moderate Rehabilitation Single Room Occupancy	Maintain Section 8 rental assistance for existing 1,300 participating SRO units	2006-2014	HACLA has a total of 1,107 allocated units.
Mobile Home Park Preservation	Assist 100 mobile park tenants 250 market-rate mobile home park pads in residential areas preserved	Council motion to amend relocation assistance ordinance - 2008 Adopt revised ordinance - 2009	In January 2012, LAHD released a report that reviewed the application of the Rent Stabilization Ordinance (RSO) in mobile home parks, with a focus on the unique financial characteristics of mobile homes owners and park owners. The report contained specific recommendations regarding changes to the RSO. City Council decided to continue the item to a date TBD.
Preservation of Affordable Housing	Preserve affordability in up to 15,850 expiring units	2006-2014	LAHD monitors and tracks the dates when 15,850 at-risk affordable housing units will convert to market rate units due to the termination of rental subsidies and/or affordability restrictions. Also ensures enforcement of notice requirements and assists owners, managers and developers to identify resources and options to extend and/or preserve existing at-risk affordable housing.
Preservation of the Rental Housing Stock - Condominium Conversions	Propose Zoning Code amendment	2009	The City enforced Section 12.95.2 of the Los Angeles Municipal Code in the evaluation of applications for conversions of multi-family rental housing to condominiums. The Code was not changed to tighten condo conversion findings, however.
Condominium Conversions	Complete Study Draft ordinance	Complete study - 2009 Ordinance to City Planning Commission - 2010 Ordinance to City Council - 2010	Study on strategies to limit the conversion of viable, stable affordable rental housing was not undertaken.
Demolitions - Preservation of Community Character	Complete Study Draft ordinance	Complete study - 2009 Ordinance to City Planning Commission - 2010 Ordinance to City Council - 2010	Study on strategies to limit the demolition of viable, stable affordable rental housing was not undertaken.
Preservation of Rent-Stabilized Housing Units	Preserve 633,000 RSO units	2006-2014	RSO & Primary Renovation & Tenant Habitability Programs are remain in effect & tools in preserving 638,000 RSO units & encouraging reinvestment in rental housing stock. LAHD continues to provide training & info to the public on provisions of these programs. Approximately 1,850 rent adjustment applications were processed & approximately over \$90 million in property improvements were approved.

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

RSO Enforcement	Refer 60 cases to the city Attorney annually	2006-2014	<p>LAHD activity: RSO Investigations &amp; Enforcement (I&amp;E) programs have been strengthened through continued filling of several supervisory positions &amp; staff training. Approximately 30,000 cases were investigated &amp; approximately 325 cases sent to the City Attorney. The remainder were resolved in-house. Outreach on tenant &amp; landlord rights &amp; responsibilities has been expanded.</p> <p>OCA activity: Approximately 350 cases were referred to the City Attorney. In addition, there were approximately 285 City Attorney Office hearings (CAOH) conducted. During the same period, the City Attorney closed approximately 450 cases due to voluntary compliance pre and post-CAOH.</p>
Preservation through Transfer of Ownership	Rehabilitate 20 substandard housing units per year	2006-2014	Progress on this program is unclear due to the dissolution of the CRA/LA.
Mortgage Revenue Bond Financing for Rehabilitation of At-Risk Rental Housing	Rehabilitate 524 low-income units annually	2006-2014	
Affordable Housing Trust Fund (AHTF) - At-Risk Rental Housing Rehabilitation	Rehabilitate 113 low-income units annually	2006-2014	Since 2006 the AHTF has funded 11 At-Risk projects creating a total of 782 low income units.
Public Housing Annual Inspections	All public housing units inspected annually All Section 8 units inspected annually	2006-2014	HACLA continued to conduct annual inspections of all units under the Public Housing and Section 8 programs.
Lead-Safe Housing: Privately-owned Housing Units	Complete lead abatement in 90 extremely low income units Complete lead abatement in 135 very low income units Complete lead abatement in 225 low income units	2006-2011	<p>Completed lead abatement in a total of 927 extremely low, very low and low income units.</p> <p>The City's Lead Hazard Remediation Program receives funding from HUD's lead hazard reduction and healthy homes production program grants. The City staff work with several community-based organizations, healthy homes advocates and the Childhood Lead Poisoning Prevention Program (CLPPP) of the County Department of Public Health to implement the programs. In addition, City's Systematic Code Enforcement Program cites unsafe lead work practices when apartment owners or dwellers conduct rehabilitation in older housing and expose the residents or workers to lead-based paint hazards. The Healthy Homes Collaborative, a non-profit organization, facilitates this process.</p>
Lead-Safe Housing: HACLA Housing Units	Abate lead-based paint hazards in 35 units annually	2008-2014	HACLA abated or stabilized lead-based paints in units as needed.

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

At-Risk Affordable Housing Tenant Outreach and Education	Involve up to 8,000 residents of identified at-risk units in preservation efforts	2006-2014	From 2009 to 2012, the program involved 8,997 residents of identified at-risk units that resulted in renewal of rental subsidies, improvements in building's physical conditions, and prevention of illegal rent increases and/or evictions
Preserve Affordability Covenants of At-Risk Units	Monitor all 15, 850 units with expiring covenants Extend and preserve affordability of up to 2,000 at-risk units	2006-2014	A total of 2,320 at-risk units preserved. 902 units (12 projects) under the AHTF. 1,418 units (9 projects) under the Affordable Housing Bond Program (AHBP)
Mortgage Revenue Bond Financing -- Rehabilitation of Affordable Rental Housing	Rehabilitate 540 very low-income units	2006-2014	Since 2006, LAHD has issued bonds for 1,673 rehab (bond only) rental housing units, of which 229 used NSP funds) (plus a total of 424 rehab units combined with AHTF funds)
Urgent Repair Program	Prevent the vacation of 4,509 market-rate apartment buildings due to life-safety Housing Code and the California Health and Safety Code violations	2006-2014	From 2006 through 2012, 4,161 cases were referred to the Urgent Repair Program for repair of urgent life-safety habitability violations. Of the 4,161 cases, LAHD successfully obtained compliance from 91% of property owners. For the remaining 411 cases, LAHD, through a pre-approved contractor, facilitated the timely repair of hazardous conditions. LAHD takes action to recover such funds expended including billing for administrative costs and penalties and placement of a lien against the property with the County Tax Assessor. The program expends roughly \$300,000 annually in Community Development Block Grant funds.
Nuisance Abatement in Vacant Residential Buildings	Respond to 3,500 nuisance complaints" and "resolve 2,500 nuisance issues.  Please note that this information has been changed since 2010, due to a technical error.	2006-2014	LADBS opened 16,528 customer service requests (CSRs) in 2011 and successfully resolved 16,341 cases (mostly single-family, but also some commercial/industrial). 102 cases were turned into the Office of the City Attorney (OCA) for criminal filings. LAHD opened an average of about 14,000 complaints on multi-family residential properties, successfully closing more than 99% of them.  The Abandoned Building Task Force (ABTF) addresses problems associated with vacant buildings with a coordinated effort between city prosecutors, inspectors from the Department of Building and Safety (LADBS) and the Housing Department, and the Planning Department. ABTF's objective is to rehabilitate nuisance properties and place them back into productive housing stock. In those instances when properties cannot be rehabilitated, LADBS can seek to have them demolished.
Citywide Nuisance Abatement Program	1,200 chronic problem properties and nuisance issues resolved annually	2006-2014	CNAP typically opens cases on 6-700 properties a year during the period. Most were for medical marijuana issues. During the same period, Taking Out Urban Gang Headquarters (TOUGH) reviewed hundreds of cases, filing lawsuits, holding case conferences conducted and prompting evictions of gang members and their families.
Rent Escrow Account Program (REAP)	5,820 cases	2006-2014	5,543 cases were referred to REAP. As a result of the REAP enforcement 5,410 cases were closed bringing over 21,000 residential units to habitable conditions.

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

Housing Enforcement (Inter-Agency Slum Housing Task Force)	500 properties subjected to Task Force review and/or prosecution annually	2006-2014	Since 2006 the City Attorney's Housing Enforcement Section typically received around 4-500 cases submitted by the participating Task Force agencies during the planning period. It conducted Pre-Filing Case Management Conferences (PFCMC) with property owners. During the same period, Housing Enforcement filed around 2-300 cases a year, charging between 1-2000 code violations. This effort resulted in between 1-2000 rental units brought into compliance often via post-conviction court hearings each year.
New Ownership of Substandard Housing	Adopt a receivership program Place 25 properties into receivership annually	2006-2014	Progress on this program is unclear due to the dissolution of the CRA/LA.
American Dream Program	Place 25 properties into American Dream Program annually	2006-2014	Progress on this program is unclear due to the dissolution of the CRA/LA.
Expedited Residential Recovery	In the event of a natural disaster, issue entitlement approvals within 4 weeks of application for reconstruction	2006-2014	There have not been any disasters since 2006 that required expedited entitlement approvals.
Emergency Allocation of Residential Reconstruction Funds	In the event of a natural disaster, issue loans and grants within 4 weeks of application for reconstruction funds	2006-2014	LAHD was awarded \$3.5 Million by the State of California, Department of Housing and Community Development (HCD), Disaster Recovery Initiative (DRI) grant funds for disaster victims of the 2008 Sayre Wildfire in Sylmar. The program will offer eligible homebuyers purchase assistance in the form of a deferred loan for downpayment, closing costs and acquisition financing to purchase a mobile, manufactured or single-family home.  These plans are being put into place as part of the Los Housing Department's Emergency Management Planning.
Resources for Preservation of Affordable Housing	Preserve affordability in up to 15,850 expiring units Expand resources for program administration Expand resources for the preservation of affordable housing	2006-2014	Successfully secured a \$1 million dollars grant from the John D. and Catherine T. MacArthur Foundation. Funds were dedicated to enhance LAHD's Affordable Housing Preservation Program (AHPP) data system, personnel, outreach and education, improve coordination with other City and financing agencies, and direct more resources toward preserving affordable rental housing.

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

Advocate for Affordability Preservation Funds	Support State and Federal Bills that provide funds for preserving affordable housing in each legislative session	2008-2014	The Los Angeles Housing Department (LAHD) tracked and supported federal and state legislation that will increase resources and regulatory modifications for the preservation of federally-assisted affordable housing at risk of conversion to market-rate. The LAHD tracked and supported the following legislation/laws: <ul style="list-style-type: none"> <li>• Transportation, Housing, and Urban Development Appropriations</li> <li>• National Housing Trust Fund (NHTF)</li> <li>• Rental Assistance Demonstration (RAD)</li> <li>• Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act</li> </ul> CLA activity: See response under Program 1.1.5.B " Advocate for State and Federal Housing Funds" on page 11.
Tenant and Tenant-Approved Nonprofit Buyouts of At-Risk Buildings <a href="#">page 6-34</a>	Create an effective strategy to assist in tenant and tenant-approved nonprofit buyouts of affordable housing projects where at-risk units would remain affordable under tenant or nonprofit control Identify the possible funding sources, including a recommended set aside of funding resources appropriate per year	Complete study - 2009 Develop ordinance - 2010	Study initiated in 2008 resulting in the City Council instructing the City Attorney's Office and Department of City Planning to further review programs such as the District of Columbia's Tenant Opportunity to Purchase Act (TOPA) and provide legal analysis (including a review of the Ellis Act) relative the development of a similar law/program in Los Angeles. No subsequent action appears to have taken place.
Los Angeles Inter-Agency Preservation Working Group	Citywide and subregional efforts to create strategies for preserving at-risk housing Regular reports on strategies identified	2008-2014	Activities have been carried out through the Los Angeles Preservation Working Group (LAPWG). Meetings were held quarterly. The LAHD has been part of the core group that led these meetings and efforts.
New Generation Fund - Preservation of At-Risk Housing	Support preservation of 640 low-income units	2008-2014	NGF not targeting at-risk projects.
Rent Stabilization Ordinance (RSO)	Maintain registration of 633,000 units annually. Protect tenants from unreasonable rent increases while providing landlords with a just and reasonable return	2006-2014	Registration of approximately 638,000 RSO units is required annually. RSO continues in effect & fully operational. \$1 million RSO Study completed & findings & recommendations forwarded to City Council. Outreach & education program completed & outreach expanded. RSO limits/prevents arbitrary evictions. Approximately 2,100 landlord declarations of intent to evict were processed & approximately 1,687 tenant households were provided approximately \$16 million in relocation assistance through LAHD contractor.
Housing Choice Voucher Program	Maintain 37,000 Section 8 vouchers for very low-income households	2006-2014	HACLA has a total of more than 47,500 vouchers for very low-income households.
Section 8 Vouchers for Disabled and Elderly Households	Continue to provide 518 vouchers	2006-2014	HACLA has a total of more than 47,500 vouchers for very low-income households.

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

Real Estate Owned (REO) Acquisition	50 REO properties purchased by low-income households 50 REO properties purchased by moderate-income households	2006-2014	This program was combined with the NSP - Foreclosed Properties program described below.
Neighborhood Stabilization Program--Foreclosed Properties	1,000 moderate income units (120% of AMI) or below acquired, rehabilitated, and resold/rented 25 percent of all funding for very low income units (50% of AMI) and below	2009-2014	As of the end of 2012 NSP acquired a total of 839 housing units including 202 Single Family, 87 Multi-Family (2-4) and 550 Multi-Family (5+). NSP has rehabbed a total of 279 housing units including 145 Single Family, 51 Multi-Family (2-4) and 83 Multi-Family (5+).
Mortgage Revenue Bond Financing -- Affordable Units in Market Rate Housing	Rehabilitate 90 units for very low-income households	2006-2014	Since 2006, LAHD has issued bonds for 55 affordable units in market rate mixed-income housing
Historic Preservation	25 units per year in historic structures for moderate income households Accessible unit(s) in every project	2006-2014	At least 5 historic preservation-related affordable housing projects have been funded since 2006, with a total of 256 affordable units.
Incentives for Affordable Housing in Historic Preservation Overlay Zones	Rehabilitation of 10 homes occupied by low-income households in HPOZs annually	Establish interdepartmental working group to identify potential incentives - 2010 Report to Council on incentives - 2011 Incentives established and posted - 2012	No specific incentives for the rehabilitation of affordable housing Los Angeles' historic districts were created during the planning period. However, DCP did create a series of informational brochures on in English and Spanish to demystify the HPOZ process and historic home repair techniques. In addition, the City applied for and was approved as a Certified Local Government in 2007, which makes it easier to find grant funding for such programs.
Mills Act Implementation	25 homes annually	2006-2014	A total of 348 Mills Act contracts were processed by the City from 2006 through 2012. The properties are able to qualify for reduced property taxes.
Rent Stabilization Training Program	Complete development of training materials Distribute information	Report to Council - 2009 Adopt new measure - 2010	LAHD cannot legally compel property purchasers & new managers to attend property management training. Landlords in Rent Escrow Account Program (REAP) are required to attend Property Management Training Program (PMTP) classes & others may attend voluntarily. LAHD coordinates & provides training for 24 PMTP sessions annually for approximately 720 landlords & managers.
Property Management Training Program	Training completed for 3,413 management entities	2006-2014	Fiscal Years 2006 through 2012, LAHD referred 12,040 property owners who failed to comply with LAHD orders to repair health and safety code violations to participate in the Property Management Training Program to receive instruction pertaining to property management, maintenance, legal, and fire-life safety topics.

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

Coastal Zone Monitoring	Annual reports on the status of the affordable housing stock in the Coastal Zone Monitor and enforce compliance with affordability covenants	2006-2014	At least 7 new housing developments with affordable units in the Coastal Zone were approved by DCP from 2006 to 2011, resulting in the approval of 34 new affordable units.  The City has tracked the number of affordable units created in the Coastal Zone on an annual basis through the Annual Progress Report of the Housing Element
Affordable Housing Monitoring	Annual reports on the status of the affordable housing inventory Monitor and enforce compliance with affordability covenants	2006-2014	A database of existing housing units citywide serving very low-, low- and moderate-income households, including the location, affordability expiration date, and income level served was maintained and reported on an annual basis. Compliance with covenants was monitored by LAHD. Incorporation of affordability covenant information into ZIMAS remained on-hold pending budget and staff resources.
Citywide Housing Production System	Create new inter-departmental system Generate reports	2008-2014	In 2010, CHPS implementation / development were completed. CHPS has been in production since then. CHPS system allows partners to upload data via File Transfer Protocol (FTP) and generate reports. Phase II was completed in December 2010. Phase II includes online form for direct data
RSO Monitoring	Annual report on the status of RSO properties	2006-2014	Registration of approximately 638,000 RSO units is required annually. RSO Determinations unit reviews exemptions & maintains findings & records in BIMS system. Demolitions of RSO units are tracked through required filings of landlord declarations of intent to evict for demolition & permanent removal from the rental housing market. Approximately 225 removal applications were processed.
Inventory Update	Annual report on development of sites included in the Inventory of Sites	2006-2014	A report on the development of sites included in the Site Inventory has not been completed.
Monitor Housing Production Goals	Periodic report on the City's housing production and preservation goals and accomplishments	2006-2014	Considerable improvements to the way housing production gets monitored took place during the planning period, including through the Citywide Housing Production System (CHPS) and the Annual Progress Report of the Housing Element.  LAHD, in cooperation with HACLA and LAHSA compile information on all assisted units created during the year.  LAHSA on a yearly basis updates the Housing and Services Inventory that gets submitted to HUD. This report is vetted with the 10 Homeless Coalitions and Planning Bodies throughout the County of Los Angeles.  CRA/LA monitored production of affordable housing to comply with redevelopment law, filed annual HCD report, and tracked production and Low Mod Income Housing Fund expenditure data for Five-Year Implementation Plans. Prepared agency-wide reports.

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

Annual Report on the City's Housing Stock	Quarterly and annual reports on residential building activity Periodic report on changes in the rental housing stock	2006-2014	Quarterly and annual reports for 2006-2010 have been posted on DCP website. Data for part of 2010, and all of 2011-2012 have not been posted due to staff reductions as a result of budget cuts.
Monitor the Affordable Housing Incentives Program	Periodic report on affordable housing units produced as a result of land use incentives	Create multi-department systems working group - 2009 Draft of new tracking system - 2010 Final tracking system developed; pilot tracking - 2011 Track affordable housing; post results quarterly - 2011-2014	The Housing Element Annual Progress Report (APR) compiled all density bonus units produced during the calendar year. A report on the number of density bonus developments for which covenants were executed from January 1, 2005 through December 31, 2009 was completed in a May 11, 2011 report (C.F. 11-0600-S63). However the report did not go into sufficient detail to meet the program objectives.
Advocacy for State and Federal Data Production	Support State and Federal bills that provide for the production and collection of data that supports the City's planning needs	2006-2014	The City advocated for bills that provided for greater production and collection of data.
Collaboration on Data Production and Collection	Additional data from Federal, State, regional and County agencies Homeless Count with City of Los Angeles data	2006-2014	The Citywide Housing Production System (CHPS) was created in 2010. It allows agency partners to upload housing project data, enter data directly into the system and generate reports such as units summary, funding summary and detail other project data. Data for projects from 2008 to 2012 were collected from LAHD, CRA, HACLA, LAHD Land Use group and Building & Safety. Data reconciliation & clean up was completed. LAHSA created and shared its own data on the homeless population through the Homeless Count and accompanied report.
Census 2010	Census forms and methodologies that better reflect the City's needs	2006-2010	Department of Public Works/Bureau of Engineering responded to the Census Bureau's annual Boundary Annexation Survey to review and submit geographic information that ensures an accurate census for the City.  The Mayor's Office engaged in a robust campaign to support the complete count efforts. The Mayor's Office will continue to advocate for counting methodologies that ensure a fair count and share of federal resources that are based on population counts.

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

Housing Needs Assessment by Community Plan Area	<p>Adopt revisions of Community Plans that include the designation of appropriate locations and densities of housing</p> <p>Adopt implementation measures to assure that such sites are designated and zoned appropriately</p> <p>Develop different scenarios for each community to reach fair share goals in the Community Plans where updates will not be completed by 2014 and conduct public participation process to discuss and select the preferred scenario</p>	2006-2014	6 Community Plans have been, or will be completed by 2014. Each revision included the designation of appropriate locations and densities of housing, in accordance with the Framework Element policies for directing growth. They also included various housing-related policies and programs. A particular emphasis on implementation measures to carry out the policies and programs of each plan is a hallmark of this round of Community Plans.
Database for Evaluating Housing Needs	<p>Database of current socioeconomic and demographic data</p> <p>Periodic reports of socioeconomic and demographic data</p>	2006-2014	DCP maintained a database of socioeconomic and demographic information and produced reports upon request.
Adjust Production and Preservation Goals on a Periodic Basis	<p>Periodic adjustment of housing production and preservation goals and program priorities</p>	2006-2014	Not a Housing program with objectives and goals
Density Bonus	<p>Adopt amendments to the Zoning Code to reflect current State density bonus law</p> <p>Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate implementation of the most recent density bonus requirements</p> <p>45 very low income units annually</p> <p>129 low income units annually</p> <p>118 moderate income units annually</p>	2006-2014	A total of 185 Density Bonus projects received affordable housing covenants from 2006-2011, to produce 3,453 affordable units and 7,890 total units.

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

Downtown Affordable Housing Bonus	Adopt amendments to the Zoning Code to implement incentives in Downtown 40 moderate, 30 low, and 30 very low income affordable units annually	Adopt ordinance - 2007 Post on web site and disseminate to developers - 2008-2014 Individual developer consultations - 2008-2014	Since the GDHIA ordinance became effective in 2007 until 2011, a total of 580 affordable housing units have been incorporated in eight proposed or built residential developments downtown. 404 of the affordable units have been permitted through 2012.
Affordable Housing in the Coastal Zone (Mello Act Implementation)	Adopt amendments to the Zoning Code to implement inclusionary and replacement housing requirements in the Coastal Zone Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate implementation of affordable housing requirements in the Coastal Zone 45 very low income units 30 low income units 50 moderate income units	2006-2014	No amendments to the Zoning Code regarding implementation of the Mello Act have been made. In 2012 the City Council instructed the City Attorney and the Housing Department to review the Mello Act and report relative to adoption of a permanent Mello Ordinance.
Expedite Affordable Housing Projects	Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate implementation of expedited processes for affordable housing development Prioritize affordable housing projects to expedite processing of permits and any related entitlements Reduce building permit processing time by up to 3 months Reduce entitlement processing time by up to 3 months	2010-2014	DBS allows affordable housing projects to take advantage of the Parallel Design Permitting Program (PDPP) and Development Services Case Management (DSCM) at lower thresholds than projects without affordable housing (20 units vs. 50) . Both processes greatly assist in the permitting process. Affordable housing projects have generally not received priority/expedited entitlement processing, with the exception of those who pay the additional fee for Expedited Services.

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

Community Plan Affordable Housing Targets	Break down the citywide RHNA housing goals plus other unmet housing needs (fair share goals) among the 35 community plans by affordability level and units	2008-2014	6 Community Plans have been, or will be completed by 2014. Each revision included various policies and programs promoting affordable housing. However, no precise affordable housing targets based on RHNA figures have been put forward.
Neighborhood Level Affordable Housing Programs	Central City West: 670 low-income units Playa Vista: 190 moderate-income for-sale and 100 low-income rental units in Phase 1, and 125 moderate-income for-sale and 83 low-income rental units in Phase 2 Warner Center: 1200-1300 workforce housing units (200 per year for the next 6 years) by 2014	2006-2014	A total of 482 affordable units were produced in Playa Vista, with an additional 319 Controlled Price Units (units whose resale price is limited). In Warner Center, a number of developments were approved with moderate income units required, however the Palmer vs. Los Angeles decision in 2009 allowed those developments to be constructed without the affordable units.
Redevelopment Project Area Housing Programs	Adopt inclusionary affordable housing requirements within each redevelopment project area's Five Year Plan in conformance with the Community Redevelopment Law	2006-2014	Progress on this program is unclear due to the dissolution of the CRA/LA.
Redevelopment Project Area Workforce Income Housing Programs	Adopt Workforce Income Housing Program Guidelines	2008-2014	Progress on this program is unclear due to the dissolution of the CRA/LA.
Preservation Barriers Assessment	Identify development standards that pose compliance difficulties for preservation projects Adopt amendments to the Zoning Code to alleviate challenges	2006-2014	The program has remained on hold pending budget and staff resources.
Streamlined Review Process for Redevelopment Project Areas	Reduce entitlement processing time for residential development by at least 3 months	2006-2014	DCP staff coordinated project review with CRA/LA staff to streamline and avoid duplication of effort, including design review and the preparation of environmental review documentation. Budget and staff reductions prevented further improvements to entitlement processing time.

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

Improvements to Entitlement Processing	Complete fee study of entitlement processing costs Amend the Zoning Code to implement full cost recovery Reduce entitlement processing time for residential development by at least 3 months Reduce the number of City departments involved in approving and signing-off for building permit issuance	Issue request for proposal for consultant - 2008 Fee study completed and approved by Council - 2009 Ordinance adopted with new fees - 2010 Streamlined procedures designed by interdepartmental working group - 2008-2009 System for condition clearance designed, tested, implemented - 2009-2014	Fee studies and corresponding Code amendments have been made that have improved the cost recovery and timely processing of DCP applications for market rate projects. The opening of a new inter-agency development services center has had a major beneficial impact on customer service. Many additional improvements have been made to entitlement processing under DCPs departmental reorganization plan, including organization by geography, a consolidated and centralized Major Projects Section, and the "one project, one planner" model of case processing.
Development and Design Standards	Reduce need for entitlements for residential development projects Include development and design standards in 16 Community Plans	2008-2014	Development and design standards are being created through the 6 new Community Plans that will tailor development regulations in order to enhance the unique character of neighborhoods while accommodating growth at preferred locations. Implementation includes design guidelines, as well as specific tools such as the Community Plan Implementation Overlay (CPIO), Community Design Overlay (CDO), Historic Preservation Overlay Zone (HPOZ), Ground Floor Commercial zoning designator (GFC), and Pedestrian Emphasis Design zoning designator (PED).
Zoning Code Reform	Adopt Zoning Code amendments to streamline the review and approval process Adopt various packages of grouped code amendments	2008-2010	A major overhaul/revision of the City's Zoning Code has begun in 2012. The revision is expected to be completed by 2017.
Amend the Zoning Code to Facilitate Non-Conventional Housing	Adopt amendments to the Zoning Code to accommodate innovative multifamily types	2008-2014	Ordinance in development to allow by-right licensed community care facilities. The Ordinance went before the City Council in early 2013, and was referred to a working committee to further refine the legislation.
Update the Los Angeles Building Code	Adopt the CBC	2006-2008	The new building code was updated in 2011 to incorporate provisions of the 2009 International Building Code the 2010 California Building Code. The Green Building Code was added to the Code at the end of 2010.
Complete Community Plan EIRs	Minimal environmental review (i.e., Negative Declaration) required for residential development projects	2008-2014	6 Community Plan and corresponding Program EIRs have either been completed or are in an advanced stage of development.

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

Modifications to Small Lot Subdivision Process	Identify development standards, code requirements, and procedures that pose compliance difficulties for small lot subdivisions Adopt amendments to the Zoning Code to alleviate challenges	2006-2014	Outreach to developers and architects on improvements to the program's policies and procedures began in 2011 and meetings took place in 2012.
Modifications to Second Unit ("Granny Flat") Process	Identify development standards and code requirements that pose compliance difficulties to Second Unit Process Adopt amendments to the Zoning Code to alleviate challenges	2008-2014	ZA Memo #120 was issued in 2010 to provide guidance on implementing State provisions governing the development of second units on residential lots. No Zoning Code Amendments have been proposed.
Streamline Affordable Housing Covenant Process	Reduce time needed to prepare affordable housing covenants Reduce time needed to obtain clearance from LAHD for building permits Annual report on covenant production and processing time	2006-2014	A guide for preparing affordable housing covenants was produced in October 2011 and put on the Housing Department's website. Guidelines for the Department's handling of covenants were updated on December 2010. A Land Use database is used to track the progress of covenant preparation. A Land Use database is used to track the progress of covenant preparation. The "Build LA" working group aims to streamline all aspects of the permit application processing.
Inter-Agency and Inter-jurisdictional Coordination	Leverage 7:1 (instead of current 4:1) in additional County, regional, State and Federal funds to local funds for residential development	2006-2014	The most recent leverage ratio (2011) for AHTF projects was 3.85:1 and 6.22:1 for permanent supportive housing projects.  The City has taken a leadership role in the development of effective partnerships that leverage public and private funding sources, like the Home for Good Funder's Collaborative, and to coordinate these resources to serve the many different sub-populations of homeless and at-risk individuals and families in LA.  As the Continuum of Care lead and Collaborative Applicant, LAHSA submits on an annual basis the SuperNOFA application for federal funds. In 2011 and 2012, the Request for Proposal (RFP) included a joint criteria developed in conjunction with the Housing Authorities.  HACLA coordinated the Permanent Supportive Housing NOFA with LAHD and Los Angeles County in 2011.
Crime Prevention through Environmental Design (CPTED)	40 residential projects given technical assistance and recommendations annually	2008-2014	DCP encouraged, and in some cases required, consultation with the LA Police Dept. (LAPD) and their Design Out Crime Guidelines: Crime Prevention Through Environmental Design. LAPD's Crime Prevention Unit consulted with private developers to incorporate CPTED techniques into projects. The CPTED techniques are also incorporated into HACLA public housing sites.

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

Neighborhood Watch	Technical support and assistance to 20 new Neighborhood Watch programs annually	2008-2014	Data not available.
Safer City Initiative	10% reduction in criminal activity on Skid Row annually 400 homeless persons directed to housing and service programs annually	2007-2014	Operation Healthy Street was launched in 2011 to clean Skid Row streets and provide a cleaner and safer environment. Five miles of street and sidewalks were cleaned. Personal locker system increased by 500 units for a total of 1136 lockers for the homeless. A new bathroom, shower and laundry facility were made available. The City also opened an abandoned item 90-day storage program for items left in Skid Row so the homeless could claim them.
Health-based Buffer Zones for Residential Neighborhoods	Establish appropriate buffers in 12 Community Plans Make modifications to the Zoning Code and project-based mitigation measures as necessary	2008-2014	In 2012 an Advisory Notice to projects within 1,000 feet of freeways in Los Angeles was approved by the City Planning Commission. This is an informational notice for the purpose of calling attention to existing adopted goals, objectives, policies, and programs in the General Plan that address land use compatibility with respect to the siting near freeways of new residential development and sensitive land uses. The Notice summarizes standard project conditions commonly applied to freeway-adjacent residential projects and recommends project design features that could help to improve public health outcomes. The Advisory Notice would not create additional discretionary review or otherwise modify established thresholds of CEQA review.
Reducing Construction-Related Pollution	Revised construction-related pollution guidelines Changes to Zoning Code, Building Code and project-based mitigation measures as necessary	2008-2014	Construction related pollution regulations were enacted as part of the City's adoption of the Green Building Code in December 2010.
Increase Access to Parks, Recreation Areas and Green Spaces	Increased accessibility to parks and open spaces designated in 16 Community Plan Updates	2008-2014	DCP and the Planning Commission developed "Streets 4 People", a pilot program to create small parks, bicycle facilities, or pedestrian amenities using excess right-of-way. The City has also begun the creation of "parklets", which involve extending sidewalks for public seating, gardens, bike parking and other amenities.  6 Community Plans were completed, each including policies and programs to facilitate access to parks and open spaces.

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

Zoning and Neighborhood Implementation Tools for Mixed Use Development	1,000 housing units in mixed use development Identify targets in all Community Plans Adopt ordinances if appropriate	2008-2014	At least 8 cases were filed for zone changes to Residential Accessory Services (RAS) zones, including 1161 units.  An enabling Ordinance creating a new type of supplemental use district, called a Community Plan Implementation Overlay (CPIO) district was adopted in 2012. 5 Community Plans were developed, which considered mixed-use nodes and boulevards and requiring mixed-use (and/or ground-floor commercial) in appropriate areas through the use of CPIOs, along with design standards for mixed-use developments.  DCP has recently proposed a modification to Residential Planned Development Districts (PD), which were designed mostly for master-planned single-family neighborhoods. The proposal is to accommodate a broader range of infill and mixed-use development.  Mixed-Use Overlay Districts, an older supplemental zone, has not been effective and has largely been supplanted by RAS zones and CPIOs.
Healthy Neighborhoods	Adopt Healthy Neighborhood Policy with guidelines for sustainable practices and implement policy 30 units for extremely low income (30% AMI) annually 90 units for very low income (50% AMI) annually 130 units for above-moderate income (up to 200% AMI) annually	2009-2014	Progress on this program is unclear due to the dissolution of the CRA/LA.
Childcare Facilities	5 childcare facilities and 375 slots in residential projects 6 childcare facilities and 450 slots in commercial development and/or near transit	2008-2014	The results of CRA/LA's Childcare Facilities Policy are unable to be determined due to the dissolution of the Redevelopment Agencies.  DCP tracking of the development of childcare facilities has not taken place.
Million Trees LA -- Public Property and Rights-of-Way	300,000 trees planted on public property and public rights-of-way	2006-2014	Since the program launch in September of 2006, Million Trees LA (MTLA) has planted over 330,000 trees increasing the overall new tree planting rate by as much as 6 fold. Prior to the MTLA program, the City, non-profits and new developments was planting approximately 10,000 annually (based on City's Urban Forestry Division information).
Walkability Checklist	Integrate Walkability Checklist into the project review process	2006-2014	The Walkability Checklist was adopted in November 2008 and is now integrated into the project review process for all discretionary actions.

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

Urban Design Studio	Establish Urban Design Studio as a division within the DCP Maintain Urban Design Studio with an annual operating budget Increase staff to run Urban Design Studio	2006-2014	The Urban Design Studio has completed Citywide Design Guidelines (residential, industrial and commercial), the Walkability Checklist, Downtown Design Guidelines, Century City Green Plan, and various other important contributions.
Stormwater Collection and Mitigation	Adopt on-site stormwater design guidelines Integrate on-site stormwater design guidelines into project review process	2008-2014	The Low-Impact Development (LID) Ordinance, which effectively replaced the previous stormwater collection and mitigations program, became effective and applicable to most relevant projects in 2012.
Green Streets	Adopt stormwater design guidelines for public rights-of-way Integrate stormwater design guidelines into project review process regarding needed off-site improvements	2008-2014	The City adopted design guidelines to treat and infiltrate stormwater runoff from public rights of way in residential neighborhoods called Green Streets and Alleys: Design Guidelines Standards (Rainwater Harvesting Program). Adopted 2009, it is being used in all street capital improvement projects and includes Tree Canopies, Vegetated Swales, Infiltration (Flow-Thru) Planters, Pervious Paving, Infiltration Trench, Stormwater Curb Extensions and Curb Inlets.
Landscape Design	Integrate Landscape Ordinance into project review process	2008-2014	Landscape Ordinance continued to be part of project review throughout the period. DCP prepared a Technical Bulletin for DCP staff regarding implementation of the Ordinance.
Reduced Requirements for Housing near Transit	Adopt revised traffic impact study policies Reduce traffic mitigation requirements for housing near transit	2006-2014	In 2011, the City updated the Traffic Study Guidelines. The new guidelines continue to allow projects near transit to reduce their overall assumed vehicle trip generation. Also, the new guidelines listed possible mitigation measures aimed at further reducing vehicle trips for residential projects that would result in significant impacts. Trip credit allowance has been widely used by developers particularly in transit robust areas. Program has served as an incentive for projects to include a residential component for the added credits.
Transit Oriented District Studies	Complete 10 transit oriented district studies Incorporate study recommendations into the Community Plans	Complete TOD plan for La Cienega/Jefferson TOD - 2007 Council authorization to fund 9 TOD plans - 2007 Contracts approved for consultant teams - 2008 Complete 9 TOD plans, adopt ordinances - 2009-2010	Completed 6 Expo Phase 1 TOD Vision Plans/Studies, as well studies of Gold Line station areas (Mariachi, Soto, Indiana) and Orange Line stops (Canoga, Reseda, Tarzana Crossing) looking at market potential, typologies, strategies, etc - to be incorporated into Community Plan updates, Specific Plans, CPIOs, etc. Also completed planning work on Green and Blue lines (Project RENEW). Significant work now taking place on 11 future Transit Neighborhood Plans for the next two light-rail lines: Expo Phase 2 and Crenshaw/LAX. The Warner Center Specific Plan was significantly expanded to accommodate additional residential density based on a market study and analysis, and the Cornfield Arroyo Specific Plan (CASP) also benefitted from market studies.

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

Innovative Parking Strategies	Complete studies of parking alternatives including maximum and shared parking feasibility study Incorporate parking study recommendations into Community Plans and the Zoning Code where appropriate	2008-2014	The Modified Parking Requirements (MPR) Ordinance passed the City Planning Commission in 2011. The MPR creates seven optional parking requirement modification tools that can be used in different areas of the City. The Ordinance would allow: 1) change of use parking standards, 2) use of a new Parking Reduction Permit, 3) off-site parking with 1500 feet, 4) decreased parking standards, 5) increased parking standards, 6) commercial parking credits and 7) maximum parking limits.
Congestion Management Program Land Use Strategy	Report on all projects developed and all demolitions around major transit stations and transit corridors annually Certify compliance with the Los Angeles County Congestion Management Program annually	2008-2014	The Congestion Management Program report was completed and certified as compliant with the Los Angeles County Congestion Management Program during the planning period.
Jobs/Housing Balance Incentives: Residential Exemptions in Transportation Specific Plans	Add fee exemption for residential units to Transportation Specific Plans that govern employment centers	2008-2014	Residential uses continue to be exempted from Traffic Impact Fees in the following jobs-heavy Specific Plan areas: Central City West, Coastal Area and West Los Angeles. A recent update to the Warner Center Specific Plan re-introduced fees on residential development in order to capture more funding for local transportation improvements. However the fees were adjusted to be lower for more dense housing projects, compared to less. An update to the Coastal Transportation Corridor Specific Plan is currently underway. No new transportation-oriented Specific Plans were adopted during the planning period.
Education about Growth, Housing Need, Mixed-Use and Mixed-Income Neighborhoods	100 presentations Develop training curriculum Quarterly training workshops throughout the City of Los Angeles 100 participating neighborhood council members and community organization members annually	2008-2014	To date HRC has conducted 15 presentations and/or workshops to 15 different neighborhood councils. Approximately 107 stakeholders. 6 NCs in the Valley region, 3-NE/East region, 4-South region, 2-Central region.  HACLA continued to work with Jordan Downs Community Advisory Committee and the WATTS neighborhood council to provide training and information regarding the redevelopment of Jordan Downs which is proposed to be a mixed use and mix income neighborhood.  CRA/LA conducted over 10 workshops in the Hollywood and East Hollywood project areas.  DCP activity on hold pending budget and staff resources.
Targeting Growth in Community Plan Areas	Identify targeted growth areas and incorporate appropriate land use designations in 16 Community Plans Identify targets in all Community Plans	2008-2014	Each of the new Community Plans already adopted (1) or near adoption (5) includes targeted growth areas and incorporate appropriate land use designations.
Housing Element Relationship to Land Use Entitlement and Long-Range Planning	Report to City Planning Commission	December 2008	There has been no activity in making these types of reports to the City Planning Commission.

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

Priority Plan Check and Expedited Permitting for Green Building Projects	Reduce plan check and permit process time for any LEED-Silver residential projects	2006-2014	LEED Silver Projects had received expedited permit processing until the implementation of the LA Green Building Code (i.e. Cal Green) in January 2011.
Entitlement Case Mangement and Expediting for Green Building Projects	Reduce entitlement processing time for 100 LEED-Silver residential projects	2008-2014	LEED Silver Projects had received expedited entitlement processing until the implementation of the LA Green Building Code (ie. Cal Green) in January 2011. Approximately 30 projects received expedited entitlement processing until then. Now Tier 1 or 2 projects (beyond mandatory) are eligible for expedited entitlement case processing.
Sustainable Practices: Green Team	Establish Green Team Establish and maintain Standard of Sustainability Establish and maintain Standard of Excellence Develop and implement ordinances as necessary	2008-2014	Green Team meetings had been prior to the adoption of the LA Green Building Code, when the need was lessened. In 2011, the Green Team was effectively discontinued. A new Green Division was implemented in LADBS in 2011 responsible for checking Green Code compliance.
Reduce Impediments to Innovative Design	Improved and streamlined procedures	2008-2014	A downtown Permanent Supportive Housing project that seeks to employ 102 pre-fabricated stacked apartment units was permitted in 2011. Robotic parking structures are being approved.
Financial Incentives to Conserve Water	Installation of high efficiency clothes washers in 5,000 households per year	2006-2014	Program continues with a total of 10,944 residential washers rebated to LADWP customers from 2008 to 2010.
Manage Water Resources	Adopt changes in procedures as needed to allow stormwater reuse Facilitate integration of stormwater capture into site plan review	2009-2014	The Low-Impact Development (LID) Ordinance, which effectively replaced the previous stormwater collection and mitigations program, became effective and applicable to most relevant projects in 2012.
Incentives to Conserve Energy	50,000 low income households obtain more energy-efficient refrigerators 2,000 household retire non-energy efficient refrigerators annually	2006-2014	LADWP reports the following: *\$7.2M in incentives/rebates between 2006 and 2012, to roughly 14,500 customers; *80,190 Refrigerators exchanged since program inception in 2007: *34,544 Refrigerators recycled since program inception, as well as approximately 2,000 freezers.
Loans for Energy Conservation in Affordable Housing Development	2,900 affordable housing units with energy efficient systems	2006-2014	Approximately three to six grants a year were issued by LADWP to fund energy conservation in affordable housing developments since 2006 (approxiamtely \$1 million/year).  The program was discontinued in 2012 when the initial \$10 million LADWP allocation was spent.

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

Encourage Energy Conservation through Pricing	10,000 residential customers on the Time of Use (TOU) rate	2008-2014	The average monthly energy consumption per single family reduced from 514 kWh/month in 2008 to 477 kWh/month in 2011. Residential customers whose monthly energy use exceeds 3,000 kWh are now required to use TOU pricing (encourages energy conservation & can help lower a customer's bill). Nearly 10,000 residential customers on the TOU rate as of end of 2011.
Green Power for a Green LA	25,000 households choosing alternative energy sources	2006-2014	The LADWP reported a total of 17,045 Green Power Customers at the end of 2011.
Million Trees LA -- Private Property	700,000 shade trees planted citywide	2006-2014	Since the program launch in September of 2006, Million Trees LA (MTLA) has planted over 330,000 trees increasing the overall new tree planting rate by as much as 6 fold. Prior to the MTLA program, the City, non-profits and new developments was planting approximately 10,000 annually (based on City's Urban Forestry Division information).
Building Design for Energy Efficiency	Guidelines developed and updated Integrate guidelines into all project reviews	2008-2014	Guidelines regarding energy efficiency in residential buildings were integrated into project reviews through the introduction of the LA Green Building Code on January 1, 2011 (the adoption of CALGreen). In an effort to expedite the strengthening of water and energy efficiency requirements, LADWP established a Codes and Standards Program to address water and energy conservation and sustainability through direct involvement with the code setting bodies.  Guidelines continued to be made available on-line at <a href="http://www.environmentla.org">www.environmentla.org</a> .
Building Design for Improved Air Quality	Guidelines developed and updated Integrate guidelines into all project reviews	2008-2014	LEED guidelines regarding indoor air quality in residential buildings were integrated into project reviews. LADBS implements the improved air quality standards found in the new Green Building Code.  Guidelines continued to be made available on-line at <a href="http://www.environmentla.org">www.environmentla.org</a> .
Loans for Conservation	700 loans to households for installing solar systems	2008-2014	LADWP did not provide loans for solar systems.
Incentives to Encourage Green Building Solutions in Existing Buildings	Develop green building incentives program for existing buildings	2006-2014	Since 2006 LADWP has developed new green building incentives for existing residential buildings. The residential incentives include cool roof, whole house fan and whole house retrofit bonus rebates.

## ANNUAL ELEMENT PROGRESS REPORT

### *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction** City of Los Angeles

**Reporting Period** 1/1/2012 - 12/31/2012

Recycle Construction Waste	<p>Establish incentive program for source separation of construction and demolition waste</p> <p>Establish rebate program for construction and demolition waste taken to a City-certified waste processor</p> <p>Adopt ordinance to require construction and demolition waste to be taken to a City-certified waste processor</p>	2006-2011	<p>The Citywide Construction and Demolition (C&amp;D) Waste Recycling Ordinance became effective January 2011. Requires that all mixed C&amp;D waste generated within City limits be taken to City certified C&amp;D waste processors (BOS is responsible). All haulers and contractors responsible for handling C&amp;D waste must obtain a Private Solid Waste Hauler Permit from BOS prior to collecting, hauling and transporting C&amp;D waste and C&amp;D waste can only be taken to City certified C&amp;D processing facilities.</p>
Sustainable Building Materials	<p>Issue and maintain guidelines</p> <p>Integrate guidelines into project review process</p>	2009-2014	<p>The LADBS and LADWP implements the sustainable building materials requirements of the new Green Building Code (effective January 1, 2011). Guidelines regarding sustainable building materials were integrated into project reviews. LADBS created a "Mandatory Requirements Checklist" for additions and alterations to residential buildings to assist developers and owners in 2011.</p> <p>In addition to fulfilling the (new) mandatory requirements of the City's LA Green Building Code, DCP continues to encourage developers to seek the voluntary standard of sustainable excellence and take advantage of the procedural incentives (priority processing of discretionary cases) afforded at the LEED Silver, or higher, USGBC certification rating.</p>
Recycling Collection in Residential Development	<p>Provide on-site recycling bins and weekly pick-up for all residential developments</p>	2006-2014	<p>The City of Los Angeles collects a variety of recyclables from over 750,000 households every week.</p> <p>AB341 requires mandatory commercial recycling in California beginning July 1, 2012. Multi-family dwellings of 5 units or more will be required to recycle.</p>
Information and Referral and Technical Assistance Regarding Sustainable Practices	<p>Develop and maintain an outreach website</p> <p>1,000 residential development stakeholders (architects, engineers, developers, general contractors, and others) trained in sustainable practices annually</p> <p>Produce Green Building Report Card annually</p>	2009-2014	<p>The LADWP website (LADWP.com) now includes tips pages for conservation, water efficient landscape systems and calculators for energy consumption. Information is provided for the Solar Incentive Program, Feed-In Tariff, and electric vehicles. The LADWP website has been updated to provide information regarding the Green Building Initiatives. Information is provided regarding the transition from LEED to the new state green code (CALGreen) and the LA Green Building Code. The Cal Green Tips pages are provided for both commercial and residential constructions types with detailed information regarding, plumbing, mechanical and electrical code requirements for compliance with the building codes, green codes and the Water Efficiency Ordinance. Detailed information is provided for residential graywater collection and reuse systems now recognized by the code. Website links are provided for the green building requirements, graywater, as well as links pertaining to other Technical Assistance Programs.</p>

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

Sustainable Practices Demonstration Projects	One multi-family demonstration project and five single family demonstration projects annually	2009-2014	Program remained on hold throughout the planning period.
Neighborhood Stabilization Program	6 residential neighborhoods served by program Adoption of new Community Plans	2008-2014	Progress of CRA/LA component unable to be obtained to dissolution of Redevelopment Agencies.  6 Community Plans in development, which include land use and urban design chapters to help protect neighborhood character. Plans also include policies to encourage and incentivize increased support and better services (such as healthy food stores and parks) in underserved areas.
Services in Public Housing	50 residential clients served by educational assistance programs 100 residential clients served by computer training programs 100 youth served by recreational, educational and cultural programs 1,600 residential clients served by career assistance programs	2006-2014	Through the work of the Resident Services Section, the HACLA continues to provide residents with a variety of programs and support services to promote self-sufficiency. Programs and services offered to residents include: job readiness; job training, GED completion, computer literacy, family counseling, after-school programs, and health services. 30,000 repeat customers received employment, computer or educational services. HACLA successfully enrolled and placed 499 clients for the South Bay Workforce investment Board (SBWIB) Transitional Subsidized Employment Program (TSE). The Housing Authority reestablished the Kids Progress Inc. (KPI) to raise funds to develop and implement programs and services to help public housing residents. The Housing Authority is implementing a comprehensive Human Capital Development initiative at Jordan Downs, also known as "Family First Initiative".
Improved Street Standards, Streetscapes and Landscaping	Adopt new street standards	2008-2014	City continues to adopt new street standards that provide an enhanced balance between traffic flow and other important street functions including transit routes, pedestrian environments, bicycle routes, building design, etc. New standards have been adopted in Downtown and Hollywood, and are pending in several Community Plans currently being updated.
Improved Quality of Bicycle and Pedestrian Paths	Adopt policies in Bicycle Plan, Transportation Element and Community Plans that promote pedestrian and bicycle transit linkages 10 bicycle route segments constructed/improved 100 pedestrian paths improved	2008-2014	The City's 2010 Bicycle Plan was adopted by City Council in March 2011, with more than 120 miles of bike facilities installed since adoption. In addition to the Plan, a Five-Year Implementation Strategy and Technical Handbook was adopted at that time as well. Furthermore, quarterly reports on the Plan have been published since adoption. Phase I of the implementation plan has begun the process for approval in 2012-2013. Key recommendations of the plan have also been implemented including creation of a Bike Plan Trust Fund and installation of bike corrals.  The City's Walkability Checklist, adopted in 2008, continued to be used for encouraging pedestrian-orientation in new discretionary projects.  The City's Mobility Element has been proceeding since 2010. It is projected to be approved in 2014.

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

Urban Design Standards	Adopt urban design standards in 16 Community Plans	Develop template for urban design chapter of Community Plans - 2008 Incorporate into plans and tailor to each community - 2008-2014	Citywide Design Guidelines for all projects were completed in 2011, including specific guidelines for multi-family development, commercial development and industrial development. An Ordinance to implement required Findings utilizing the Guidelines as part of discretionary actions is before the City Council in 2013.  In addition, 6 Community Plans are in development, which each include a Land Use and Urban Design chapter, which will help address specific design concerns for residential development.
Bicycle Facilities	Establish guidelines and development standards 40 bicycle facilities developed in residential projects annually	2009-2014	On September 30, 2011, the City Council approved DCP's proposed ordinance to expand bicycle parking requirements throughout the City. The actions will expand bicycle parking requirements to cover multi-family residential developments with more than three units or more than five guest rooms; include commercial, industrial, and manufacturing uses of less than 10,000 square feet; increase the levels of bicycle parking required under the current code for commercial, institutional, and industrial projects; define acceptable locations for bicycle parking; require that both short-term and long-term bicycle parking be provided; improve design standards; amend the amount of bicycle parking that may be substituted for automobile parking, and provide rules for the installation of bicycle parking within the public right-of-way by private businesses.
Response to Development Opportunities	20 developers and property owners provided with technical assistance annually	2006-2014	CRA/LA outreach is unknown due to the dissolution of the Redevelopment Agencies.
Planning for Neighborhoods	16 updated Community Plans Implementation tools as appropriate	2008-2014	6 Community Plans in development, with one Plan (Hollywood) adopted in 2012. New Community Plans for West Adams-Baldwin Hills-Leimert Park, South LA, Southeast LA, San Pedro, Granada Hills and Sylmar are in an advanced phase of development and plan to be introduced in 2013. The Plans will include heightened implementation measures for urban design and land use through the use of a new tool developed during the planning period, called a Community Plan Implementation Overlay district (CPIO).
Community and Neighborhood Council Development Review	Duplicate case files provided to CNCs for proposed projects Notifications to CNCs for filed applications bi-weekly Case filing activity posted on DCP website bi-weekly Case activity maps posted on DCP website quarterly	2006-2014	DCP continued bi-weekly web posting and emailing of cases filed by Neighborhood Council and Community Plan areas. DCP continued to provide duplicate copies of cases filed to CNCs. In 2011 DCP introduced a new "Neighborhood Liaason" position, which is meant to be the point of contact for community and neighborhood groups seeking more information about planning processes or pending plans and projects. 2011 also saw the beginning of DCP's new Public Participation Policy, which increased to 60 days the time the public has to review preliminary reports before the City Planning Commission (CPC) meets.

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

SurveyLA -- The Los Angeles Historic Resources Survey	Complete citywide survey Publish results	2006-2012	SurveyLA field surveys are being conducted over a multi-year period by Community Plan Area (CPA). As each area is completed, the results are compiled in report format and posted on this web page by CPA name. As of May 1, 2013 the following Surveys have been released: Canoga Park - Winnetka - Woodland Hills - West Hills, Central City North, Encino-Tarzana, Harbor Gateway, Hollywood, North Hollywood-Valley Village, Northeast Los Angeles River Revitalization Area, Palms - Mar Vista - Del Rey, San Pedro, Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass, South Los Angeles, Southeast Los Angeles, West Adams - Baldwin Hills - Leimert, West Los Angeles and Wilmington - Harbor City.  The results are published on project site: <a href="http://preservation.lacity.org/survey">http://preservation.lacity.org/survey</a> .
Anti-Mansionization Regulations	Adopt an ordinance to regulate new single-family home construction in flatland areas Adopt an ordinance to regulate new single-family home construction in hillside areas	Adopt ordinance for flat lands - 2008 Adopt ordinance for hillsides - 2009	City Council adopted the permanent Baseline Mansionization Ordinance in February 2011. The Ordinance is intended to curb the construction of homes that are excessively large and thus out-of-scale with nearby homes in the City's various single-family residential zones.
Neighborhood Preservation -- Downzoning	Rezone appropriate areas in 16 Community Plans	2008-2014	1 Community Plan was completed (Hollywood) and 5 are near adoption as of the end of 2012. Hollywood proposed some targeted downzoning to preserve neighborhood character. The proposed downzoning was balanced with upzoning in areas with good transit access. The same general approach is being taken in other areas.
Homeownership Properties Acquisition Demonstration Project	150 affordable units sold to moderate income families	2008-2014	Progress on this program is unclear due to the dissolution of the CRA/LA.
Home Ownership on Large Lots in Pacoima	1 pilot project in Pacoima	2008-2014	Progress on this program is unclear due to the dissolution of the CRA/LA.
Reasonable Accommodation	Train DCP staff on processing Reasonable Accommodation requests Produce and disseminate materials regarding Reasonable Accommodation process	2007-2014	DCP has processed 35 Reasonable Accommodation requests involving planning or zoning issues since 2006. There has not been much progress in producing and disseminating materials regarding the process. Staff training has taken place in an ad-hoc basis.
ADA Compliance Officer(s)	Reasonable accommodation provided in all appropriate and covered facilities and programs including residential shelters	2006-2014	DOD worked with City Departments to ensure reasonable accommodation was provided in facilities and programs.
Office of the City Attorney Dispute Resolution Program (DRP)	Refer and resolve 50 housing disputes related to persons with disabilities	2006-2014	DOD Computerized Information and Referral Center provided four direct referrals to the DRP for landlord/tenant disputes in each of the two years where data is available. The majority of CIC housing disputes were referred to the Eviction Center and Housing Rights Center due to the immediate

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

Citywide Fair Housing Program	Receive 600 fair housing inquiries annually Resolve 480 fair housing investigations annually Conduct 67 fair housing training sessions annually Train 35 new fair housing testers annually Answer 1,400 calls regarding fair housing issues annually through the Fair Housing/Predatory Lending Hotline	2006-2014	The LAHD maintained a contract with the Housing Rights Center (HRC) to perform Fair Housing evaluations. In the years 2010-2011, HRC has received 1,999 fair housing inquiries; resolved 1014 fair housing investigations; conducted 230 fair housing training sessions; trained 138 new fair housing testers; and received 16,169 Fair Housing/Predatory Lending Hotline calls that included tenant/landlord issues, fair housing concerns, and housing/predatory lending calls.
Community Reinvestment	Implement a demonstration program in at least one low or moderate income neighborhood	2008-2014	Status of CRA/LA projects was unable to be obtained due to the State's dissolution of the Redevelopment Agencies.
Responsible Lending Training with Financial Institutions	Implement a demonstration outreach and training program	2008-2014	No demonstration outreach and training program was developed.
Housing Information Clearinghouse	Establish a consolidated housing information database on the City's website	2006-2014	No coordinated housing information database has been created. However City Departments have coordinated and shared information on housing for the Citywide Housing Production System (CHPS) database. HACLA continues to use Social Serve for property listings in 2011 as well.
Housing Information Services	Identify avenues to distribute and disseminate information	2008-2014	HACLA continued to conduct voucher issuance sessions, worked with program partners to disseminate information and used Social Serve for property listings.
Don't Borrow Trouble: Education against Home Equity Fraud and Predatory Lending Scams	Answer 60 DBT/predatory lending calls annually through the Fair Housing/Predatory Lending Hotline	2006-2014	Don't Borrow Trouble does not exist as a stand-alone program; rather all callers with predatory lending inquiries are assisted and referred to appropriate resources.
Education for Buyers and Homeowners	3,000 individuals assisted annually	2006-2014	Over 3,000 individuals attended homebuyers education classes annually.
Education for Property Owners	Provide education about housing management practices and regulations and promote knowledge of housing rights	2006-2014	Status of CRA/LA projects was unable to be obtained due to the State's dissolution of the Redevelopment Agencies.
RSO Tenant/Landlord Outreach and Education Program	Develop mechanism to assure disclosure	2008-2014	RFP & \$150,000 contract for development of landlord-tenant outreach program has been completed. Expanded outreach & training is underway to promote awareness of RSO tenant/landlord rights & responsibilities. Several outreach components have been implemented per the outreach plan, such as monthly informational workshops held citywide began in 2011, and included workshops conducted in Spanish. A total of 78 monthly workshops have been conducted.

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

Fair Housing Awareness Training Program (Neighborhood Councils)	Establish fair housing education programs Pursue funding for training initiatives	2008-2014	Program has remained on hold pending budget and staff resources.
Fair Housing Research	Complete the AI Identify and implement action items	2006-2014	A contractor was selected in late 2011 to develop a new Analysis of Impediments to Fair Housing Choice (AI) for the City. A draft AI was posted on the LAHD's website for public comment in the Spring of 2012. The document will be completed in early 2013.
Domestic Violence Shelter Program	Provide 2,850 individuals with access to public services annually Maintain up to 1,006 shelter and transitional beds annually for domestic violence victims	2006-2014	1488 individuals were provided access to public services for Program Year beginning in April 2012. Data is through Feb. 2013. 587 shelter and transitional beds provided
HOPWA Emergency Shelter and Transitional Housing Program	20 existing HIV/AIDS emergency shelter beds funded annually 152 existing HIV/AIDS transitional housing beds funded annually 30 new HIV/AIDS transitional housing beds funded annually	2006-2014	During 2006-2012, 1,295 households were assisted. In 2011-2012 there were 48 emergency and 127 transitional beds.
Shelter and Transitional Housing Facilities	829 existing emergency shelter beds funded annually 2,880 existing transitional housing beds funded annually	2006-2014	The Los Angeles Continuum of Care has 5,892 emergency housing beds, including 1,492 winter shelter beds, 1,307 beds for families, and 3,183 beds for individuals.
Overnight Shelter (Winter Shelter and Year-Round Shelter)	954 temporary shelter beds year round Serve 30 or more families by vouchers in the Year Round Shelter Program 1,768 temporary winter shelter beds Serve 200 or more families and 15 or more individuals by vouchers in the Winter Shelter Program	2006-2014	The Los Angeles Continuum of Care has 5,892 emergency housing beds, including 1,492 winter shelter beds, 1,307 beds for families, and 3,183 beds for individuals.
Resources for Shelters	Distribute goods to 220 or more homeless service agencies and housing providers annually	2006-2014	City is not involved in this program. Area organization (Shelter Partnership) continues to coordinate the provision of goods to homeless service agencies and housing providers.
Priority Occupancy for Homeless Persons	Adopt citywide policy and amend city codes and regulations to facilitate priority housing occupancy for homeless and special needs households	2007-2014	Program does not appear to have progressed.
Community Based Development Organization (CBDO)	Provide educational/vocational training and employment placement/retention services to 280 homeless persons annually	2006-2014	Over an 18 month period from 2011-2012: Completed Educational/Vocational Training: 2,101 persons Obtained Employment: 819 persons Retained Employment: 819 persons

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

HOPWA Supportive Services for Persons Living with HIV/AIDS	Provide 13,500 clients with supportive services annually	2006-2014	During 2006-2012, 9,047 households were assisted.
Rental Assistance for Homeless Persons	Distribute 4,000 Housing Choice Vouchers to homeless households annually	2006-2014	HACLA increased the total of tenant-based vouchers set aside for the homeless in 2008 by 1,000 to 4011. HACLA added a 500 voucher set aside for the Chronically Homeless in 2012.
Rental Assistance for Homeless Persons with Disabilities	Maintain housing of 2,000 homeless households with disabilities annually	2006-2014	As of 2012, HACLA had 3,073 units of supportive housing allocated for the homeless with disabling conditions.
HOPWA Rental Assistance for Persons Living with HIV/AIDS	63 extremely low income and 21 very low income households receive TRA annually 13 extremely low income and 18 very low income households receive PBRA annually 305 low income households receive STRMU assistance annually	2006-2014	During 2006-2012, 242 households were assisted. The majority of these households are extremely low income. 80 households were assisted with project based and scattered site master leasing housing. 770 households were assisted with short term rental mortgage and utility (STRMU) grants which help them maintain their housing
Citywide Rent-to-Prevent-Eviction Program	Assist 110-125 individuals or families at risk of homelessness annually	2006-2014	In the last year of the program (2010), 115 adults were assisted, as well as 88 households (families).
New Resources for Rental Assistance	Increase the funding base for rental assistance for homeless households and households at high risk of homelessness	2008-2014	The CRA/LA developed resources for rental assistance, but the total progress is unable to be retrieved due to the dissolution of the Redevelopment Agencies.  LAHSA is funding activities through its ESG grant. All HPRP funds fully expended.
HOPWA Housing Development for Persons Living with HIV/AIDS	Financing commitment to, at minimum, one housing development per year dedicated to serving persons living with HIV/AIDS and their families	2006-2014	Since 2006, 31 HOPWA units have been financed as permanent supportive housing.
Permanent Supportive Housing Program	2,224 permanent supportive housing units financed for homeless households	2008-2014	From start of the PSHP to present, 35 projects have been funded creating 2,178 units.
New Resources for Housing Serving the Mentally Ill	Pursue funding towards permanent housing units for homeless mentally ill annually	2008-2014	Since the release of the Federal Strategic Plan to End Homelessness & the local Home for Good plan, LAHSA is taking a targeted approach to assessing need and setting regional priorities for CH, Vets, families & youth. Based on our 2011 Homeless Count, approximately 35% are severely mentally ill. RFPs for new funding under the SuperNOFA application target these groups. In addition, the Year Round Program also targets these groups. LAHSA will also continue to fund the two safe havens of which one is located in Skid Row and provides 50 beds to individuals with severe mental illness.

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

Permanent Housing (for persons with disabilities)	Maintain 1,477 permanent supportive housing units for homeless households annually	2008-2014	The most recent data available (from 2012), indicates that a total of 1,120 permanent supportive housing units for persons with Disabilities is being maintained.
Los Angeles Supportive Housing Acquisition Fund	Support site acquisition and pre-development of up to 1,500 housing units	2008-2014	Since its inception in 2008, the City of Los Angeles Supportive Housing Loan Fund has financed the development of almost 1,500 units of supportive housing. The fund allows nonprofit organizations to compete successfully for scarce land by providing funds quickly, and increasing efficiency through a one-stop source for acquisition and predevelopment capital while securing permanent financing.
Homeless Housing and Services Coordination	Citywide and sub-regional plans to reduce and end homelessness adopted by the City Council Regular reports on financial management Regular reports on contract management and program implementation	2008-2014	Following the Federal Strategic Plan, Opening Doors, the LA Continuum of Care (CoC) has prioritized three key goals: ending chronic homelessness; preventing and ending veteran homelessness; and preventing and ending homelessness for families, youth, and children. As noted above, LAHSA requires all applicants for new CoC funding to allocate 100% of their units to the chronically homeless.  The CoC's most recent plan, Home For Good, was formally adopted in 2010. However, the CoC's strategy is continuing to evolve through development of place-based community plans aligned with the Federal Strategic Plan and Home for Good. A total of 10 community plans will be developed and incorporated into the CoC's strategic efforts over the next five years.
Access New Resources and Services for the Homeless	Periodic reports on state and county legislative and budgetary initiatives	2008-2014	The City and LAHSA have issued periodic reports on State and County legislative and budgetary initiatives that could benefit programs serving the homeless. This included official City support for H.R. 840 in 2007-2008 - the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2007.
Housing and Services Planning for Persons Living with HIV/AIDS	Regularly updated plan for the use of HOPWA grant funds	2006-2014	The Housing Opportunities for Persons living with AIDS (HOPWA) Request For Proposals (RFP) included input from focus groups with providers; held and staffed bimonthly meetings w/ Los Angeles County HIV/AIDS Committee (LACHAC); HOPWA technical services provider completed assessment of the Hotel/Food Voucher Program and Housing Case Manager position, and recommendations for changes to programs.
City Homeless Coordinator	Periodic reports on homeless housing and service delivery and recommendations for improvement	2008-2014	No progress has been made in hiring a City Homeless Coordinator. However, as the lead for the Los Angeles Continuum of Care, LAHSA, conducts quarterly meetings to discuss efforts on how to combat homelessness effectively and efficiently. Attendees include City and County representatives to ensure an information sharing and coordinated process. Each year, there are approximately 20 Continuum meetings featuring over 450 homeless service providers, city and county representatives, school districts, policy makers, faith based and grass roots organizations, and other homeless stakeholders. In addition, on a monthly basis, LAHSA provides financial and contract management reports to designated Committees of the LAHSA Commission.

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

Temporary Housing Facilities for Disaster Response	120 sites available throughout the City within 24 hours of a natural disaster	2006-2014	The City is undertaking Regional Disaster Housing Planning activities funded by the Regional Catastrophic Planning Grant Program (RCPGP) awards from the Federal Emergency Management Agency (FEMA). The planning activities include a disaster working group comprised of local housing industry representatives as well as state and federal housing and disaster planning experts. Contacts are being made with the local Emergency Network Los Angeles, a collaborative group of non-profits that are voluntary organizations active in disasters (VOADs).
Outreach and Training for Emergency Preparedness and Response	4 fairs during Emergency Preparedness Month annually 2 Neighborhood Preparedness Ambassadors Trainings annually Outreach to neighborhood and community groups as requested	2006-2014	The City is undertaking Regional Disaster Housing Planning activities funded by the Regional Catastrophic Planning Grant Program (RCPGP) awards from the Federal Emergency Management Agency (FEMA). The planning activities include a disaster working group comprised of local housing industry representatives as well as state and federal housing and disaster planning experts. Contacts are being made with the local Emergency Network Los Angeles, a collaborative group of non-profits that are voluntary organizations active in disasters (VOADs).
Siting Homeless Housing and Services	Identify locations for housing with supportive services in 16 Community Plans Identify targets in all Community Plans	2008-2014	The new Community Plans have not been identifying specific locations for housing with supportive services. However single-room occupancy (SRO), transitional, and supportive housing are considered the same as multi-family housing and are permitted wherever multi-family is permitted.
Zoning and Development Standards for Shelters	Adopt amendment to Zoning Code to facilitate by-right siting of shelter and transitional housing facilities	2008-2014	The City Zoning Code meets the requirements of State law, wherein under SB 2 transitional and supportive housing meeting the Health and Safety Code definition of a regular rental housing development should be treated no different than any other rental housing in the same zone. The requirement applies not only to multi-family housing but also single-family housing. Based on the Health and Safety Code definition of regular rental development (five or more units in a development and not one of the units can be owner-occupied), transitional and supportive housing can be placed in single-family zones, utilizing a group of single-family homes.
Zoning for Health Facilities	Adopt amendment to Zoning Code to remove restrictions on locations of public health and treatment program facilities	2008-2014	A Community Care Facilities Ordinance has been proposed, which seeks to amend the City Code to be consistent with the California Community Care Facilities Act. The Ordinance is likely to affect certain types of treatment facilities as well as residential care facilities for the elderly in the City. In early 2013, the Ordinance had been sent to a working group to further flesh out the relevant issues.

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

Assistance for Homeless Persons in Accessing Housing and Services	Continue funding 1 organization to reach 300 or more homeless individuals Explore expanding outreach funding to community-based organizations within the City	2006-2014	A total of 2,465 homeless persons have been reached through LAHSA's Emergency Response Teams. In recent years, LAHSA has been implementing various programs to ensure that outreach is expanded. LAHSA, in collaboration with the City and County of Los Angeles is building regional systems of care that will provide coordinated assessments for receipt of homeless services, prevents homelessness by helping families remain within their communities and retain their current non-shelter housing, or diverts people to housing options other than homeless shelters. The first step in this process was the Family Transitions Project (FTP), which streamlined intake of homeless families seeking motel vouchers during the winter months, resulting in improved coordination and more families being diverted away from homelessness and being rapidly rehoused in permanent housing. Building on the success of the FTP, LAHSA, in partnership with the City and County of Los Angeles, is pooling resources to fund the Family Solutions Centers (FSC), which will provide coordinated entry, intake assessment, and housing and supportive services interventions to homeless families and families at-risk of homelessness across the various regions of Los Angeles County. In collaboration with mainstream resources and targeted homeless resources, this new integrated Countywide system will provide the appropriate level of services and housing to each family in need. The ultimate goals of this coordinated system will be to divert families from becoming homeless and to end families' homelessness as rapidly as possible.
Computerized Information Center (CIC)/Information and Referrals for Persons with Disabilities	Assist 150 or more clients seeking homeless services and housing resource referrals annually	2006-2014	The CIC uses a custom software program to provide information on and referral to critical services offered throughout the greater Los Angeles area. CIC staff provide referrals to over 1000 persons with disabilities and agencies annually. The database resources include: housing, emergency shelter, accessible transportation, employment training, job placement, and recreational opportunities. We were not able to determine the number of housing referrals made in from 2006 to current.
HOPWA Centralized Countywide Housing Information Services Clearinghouse	Assist 2,640 clients seeking HIV/AIDS housing information referrals	2006-2014	The website has been redesigned and was recently launched. It is user friendly and receives over 50,000 web hits each year.

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

**Jurisdiction** City of Los Angeles  
**Reporting Period** 1/1/2012 - 12/31/2012

Awareness of Special Needs Housing (Neighborhood Councils)	Establish outreach curriculum Pursue funding for training program	2008-2014	LAHSA's Emergency Response Team (ERT) is considered one of the lead Outreach Programs in Los Angeles City and County. The ERT provides support to Los Angeles County and City Departments as well as Elected Officials offices. LAHSA continues its networking with other outreach workers countywide. In 2011, there was a focus providing information and training on Los Angeles County Department of Health Services "Healthy Way LA" Program, and participation in the United Way's "Home for Good" Outreach Programs Survey. LAHSA also assistance and supported local outreach teams on conducting special projects. This year, special outreach projects included the Hansen Dam/Sunland-Tujunga region, LAC/USC Medical Center Emergency Room Outreach, Venice Beach and Westchester Outreach, Occupy LA Homeless Participant Outreach, CEO/LASD/LAHSA Outreach Protocol Project, and the Skid Row Families Outreach Project. LAHSA's ERT also continues to work with LA City Dept. of Public Works - Bureau of Street Services Investigation and Enforcement Division (SSIED) by providing outreach and notification services to encampment dwellers to ensuring they receive assistance with accessing shelter and related services
Homeless Needs Outreach	Disseminate information about the housing needs of special needs populations to 2,000 people	2008-2014	LAHSA provides information and referral services to over 2,500 persons per year. This includes calls received for homeless assistance. This includes direct requests for assistance received through the emergency services line, by email, and by encounters and engagements made with homeless individuals and families at locations throughout Los Angeles City and County.
Technical Assistance to Homeless Housing Providers	Technical assistance provided to 20 providers annually	2006-2014	Data not available.
A "Project 50" Pilot Program Targeting the Chronically Homeless	50 long-term chronically homeless individuals housed	2008-2010	Project 50 was completed, and housed 43 of the initial 50 chronically homeless individuals that were identified.

**General Comments:**