Materials and Resources (cont.) Points

Materials Credit 2: Construction Waste Management

INTENT: 1-2
Divert construction, demolition, and land clearing debris from landfill disposal. Redirect recyclable material back to the manufacturing process.

REQUIREMENT:
Develop and implement a waste management plan, quantifying material diversion by weight.
- ☐ Recycle and/or salvage at least 50% (by weight) of construction, demolition, and land clearing waste. (1 point)
- ☐ Recycle and/or salvage an additional 25% (75% total by weight) of the construction, demolition, and land clearing debris. (1 point)

TECHNOLOGIES/STRATEGIES:
Develop and specify a waste management plan that identifies licensed haulers and processors of recyclables; identifies markets for salvaged materials; employs deconstruction, salvage, and recycling strategies and processes, includes waste auditing; and documents the cost for recycling, salvaging, and reusing materials. Source reduction on the job site should be an intergral part of the plan

The plan should address recycling of corrugated cardboard, metals, concrete brick, asphalt, land clearing debris (if applicable), beverage containers, clean dimensional wood, plastic, glass, gypsum board, and carpet, and evaluates the cost-effectiveness of recycling rigid insulation, engineered wood products and other materials. Refer to the LEED Reference Guide for guidelines and references that provide waste management plan development and implementation support including model bid specifications.

Materials Credit 3: Resource Reuse

INTENT: 1-2
Extend the life cycle of targeted building materials, reducing environmental impacts related to materials manufacturing and transport.

REQUIREMENT:
- ☐ Specify salvaged or refurbished materials for 5% of building materials. (1 point)
- ☐ Specify salvaged or refurbished materials for 10% of building materials. (1 point)

TECHNOLOGIES/STRATEGIES:
Commonly salvaged building materials include wood flooring/ paneling/cabinets, doors and frames, mantels, iron work and decorative lighting fixtures, brick, masonry and heavy timbers. See the LEED Reference Guide for calculation tools and guidelines. Determine percentages in terms of dollar value using the following steps:
1. Calculate total dollars* (see exclusions) of the salvaged or refurbished material.
2. Calculate total dollars (see exclusions) of all building materials.
3. Divide Step 1 by Step 2 to determine the percentage.

Exclusions: In total dollar calculations, exclude: labor costs; all mechanical and electrical material and labor costs; and project overhead and fees.
*If the cost of the salvaged or refurbished material is below market value, use replacement cost to estimate the material value, otherwise use actual cost to the project.

Materials and Resources (cont.) — Points

Materials Credit 4: Recycled Content — 1-2

INTENT:
Increase demand for building products that have incorporated recycled content material, reducing the impacts resulting from extraction of new material.

REQUIREMENT:
- ☐ Specify a minimum of 25% of building materials that contain in aggregate a minimum weighted average of 20% post-consumer recycled content material, OR, a minimum weighted average of 40% post-industrial recycled content material. (1 point)
- ☐ Specify an additional 25% (50% total) of building materials that contain in aggregate, a minimum weighted average of 20% post consumer recycled content material, OR, a minimum weighted average of 40% post-industrial recycled content material. (1 point)

TECHNOLOGIES/STRATEGIES:
Specify building materials containing recycled content for a fraction of total building materials. Start with the materials listed in the EPA's Comprehensive Procurement Guidelines (CPG). Common building materials and products with recycled content include; wall, partition, and ceiling materials and systems; insulation; tiles and carpets; cement, concrete, and reinforcing metals; structural and framing steel. See the LEED Reference Guide for a summary of the EPA guidelines and calculation methodology guidelines. Determine percentages in terms of dollar value using the following steps:
1. Calculate total dollars (see exclusions) of the material that contain recycled content. 2.Calculate total dollars (see exclusions) of all building materials.
3.Divide Step 1 by Step 2 to determine the percentage.
Exclusions: Labor costs; all mechanical and electrical material and labor costs; project overhead and fees)

Materials Credit 5: Local/Regional Materials — 1-2

INTENT:
Increase demand for building products that are manufactured locally, reducing the environmental impacts resulting from transportation, and supporting the local economy.

REQUIREMENT:
- ☐ Specify a minimum of 20% of building materials that are manufactured regionally within a radius of 500 miles. (1 point)
- ☐ Of these regionally manufactured materials, specify a minimum of 50% that are extracted, harvested, or recovered within 500 miles. (1 point)

TECHNOLOGIES/STRATEGIES:
Specify and install regionally extracted, harvested, and manufactured building materials. Contact the state and local waste management boards for information about regional building materials. See the LEED Reference Guide for calculation methodology guidelines. Determine percentages in terms of dollar value using the following steps:
1.Calculate total dollars (see exclusions) of material that is locally or regionally manufactured.
2.Calculate total dollars (see exclusions) of all building materials.
3.Divide Step 1 by Step 2 to determine the percentage.
Exclusions: Labor costs; all mechanical and electrical material and labor costs; project overhead and fees.

Material Credit 6: Rapidly Renewable Materials — 1

INTENT:
Reduce the use and depletion of finite raw and long cycle renewable materials by replacing them with rapidly renewable materials.

REQUIREMENT:
☐ Specify rapidly renewable building materials for 5% of total building materials.

TECHNOLOGIES/STRATEGIES:
Rapidly renewable resources are those materials that substantially replenish themselves faster than traditional extraction demand (e.g. planted and harvested in less than a 10 year cycle) and do not result in significant biodiversity loss, increase erosion, air quality impacts, and that are sustainably managed. See the LEED Reference Guide for calculation methodology guidelines.
Determine percentages in terms of dollar value using the following steps:
1.Calculate total dollars (see exclusions) of materials that are considered to be rapidly renewable.
2.Calculate total dollars (see exclusions) of all building materials.
3.Divide Step 1 by Step 2 to determine the percentage.
Exclusions: Labor costs; all mechanical and electrical material and labor costs; project overhead and fees.

Material Credit 7: Certified Wood — 1

INTENT:
Encourage environmentally responsible forest management.

REQUIREMENT:
☐ Use a minimum of 50% of wood-based materials certified in accordance with the Forest Stewardship Council guidelines for wood building components including but not limited to framing, flooring, finishes, furnishings, and non-rented temporary construction applications such as bracing, concrete form work and pedestrian barriers.

TECHNOLOGIES/STRATEGIES:
Refer to the Forest Stewardship Council guidelines for wood building components that qualify for compliance to the requirements and incorporate into material selection for the project.

Indoor Environmental Quality (IEQ) — Points

IEQ Prerequisite 1: Minimum IAQ Performance — Required

INTENT:
Establish minimum IAQ performance to prevent the development of indoor air quality problems in buildings, maintaining the health and well being of the occupants.

REQUIREMENT:
- ☐ Meet the minimum requirements of voluntary consensus standard ASHRAE 62-1999, Ventilation for Acceptable Indoor Air Quality and approved Addenda.

TECHNOLOGIES/STRATEGIES:
Include proactive design details that will eliminate some of the common causes of indoor air quality problems in buildings. Introduce standards into the design process early. Incorporate references to targets in plans and specifications. Ensure ventilation system outdoor air capacity can meet standards in all modes of operation. Locate building outdoor air intakes away from loading areas, building exhaust fans, cooling towers, and other sources of contamination. Include operational testing in the building commissioning report. Design cooling coil drain pans to ensure complete draining.

IEQ Prerequisite 2: Environmental Tobacco Smoke (ETS) Control — Required

INTENT:
Prevent exposure of building occupants and systems to Environmental Tobacco Smoke (ETS).

REQUIREMENT:
- ☐ Zero exposure of nonsmokers to ETS by prohibition of smoking in the building, OR, by providing a designated smoking room designed to effectively contain, capture and remove ETS from the building. At a minimum, the smoking room shall be directly exhausted to the outdoors with no recirculation of ETS-containing air to the non-smoking area of the building, enclosed with impermeable structural deck-to-deck partitions and operated at a negative pressure compared with the surrounding spaces of at least 7 Pa (0.03 inches of water gauge). Performance of smoking rooms shall be verified using tracer gas testing methods as described in ASHRAE Standard 129-1997. Acceptable exposure in non-smoking areas is defined as less than 1% of the tracer gas concentration in the smoking room detectable in the adjoining non-smoking areas. Smoking room testing as described in the ASHRAE Standard 129-1997 is required in the contract documents and critical smoking facility systems testing results must be included in the building commissioning plan and report or as a separate document.

TECHNOLOGIES/STRATEGIES:
Prohibit smoking in the building and/or provide designated smoking areas outside the building in locations where ETS can not reenter the building or ventilation system and away from high building occupant or pedestrian traffic.

Indoor Environmental Quality (cont.) Points

IEQ Credit 1:
Carbon Dioxide (CO_2)
Monitoring

1

INTENT:
Provide capacity for indoor air quality (IAQ) monitoring to sustain long term occupant health and comfort.

REQUIREMENT:
☐ Install a permanent carbon dioxide (CO_2) monitoring system that provides feedback on space ventilation performance in a form that affords operational adjustments, AND specify initial operational set point parameters that maintain indoor carbon dioxide levels no higher than outdoor levels by more than 530 parts per million at any time.

TECHNOLOGIES/STRATEGIES:
Install an independent system or make CO_2 monitoring a function of the building automation system. Situate monitoring locations in areas of the building with high occupant densities and at the ends of the longest runs of the distribution ductwork. Specify that system operation manuals require calibration of all of the sensors per manufacturer recommendations but not less than one year. Include sensor and system operational testing and initial set point adjustment in the commissioning plan and report.

IEQ Credit 2:
Increase Ventilation
Effectiveness

1

INTENT:
Provide for the effective delivery and mixing of fresh air to building occupants to support their health, safety, and comfort.

REQUIREMENT:
☐ For mechanically ventilated buildings, design ventilation systems that result in an air change effectiveness (E) greater than or equal to 0.9 as determined by ASHRAE 129-1997. For naturally ventilated spaces demonstrate a distribution and laminar flow pattern that involves not less than 90% of the room or zone area in the direction of air flow for at least 95% of hours of occupancy.

TECHNOLOGIES/STRATEGIES:
Employ architectural and HVAC design strategies to increase ventilation effectiveness and prevent short-circuiting of airflow delivery. Techniques available include use of displacement ventilation, low velocity, and laminar flow ventilation (under floor or near floor delivery) and natural ventilation. Operable windows with an architectural strategy for natural ventilation, cross ventilation, or stack effect can be appropriate options with study of inlet areas and locations. See the LEED Reference Guide for compliance methodology guidelines.

IEQ Credit 3:
Construction IAQ
Management Plan

1-2

INTENT:
Prevent indoor air quality problems resulting from the construction/renovation process, to sustain long term installer and occupant health and comfort.

REQUIREMENT:
Develop and implement an Indoor Air Quality (IAQ) Management Plan for the construction and pre-occupancy phases of the building as follows:

☐ During construction meet or exceed the minimum requirements of the Sheet Metal and Air Conditioning National Contractors Association (SMACNA) IAQ Guideline for Occupied Buildings under Construction, 1995, AND protect stored on-site or installed absorptive materials from moisture damage, AND replace all filtration media immediately prior to occupancy (Filtration media shall have a Minimum Efficiency Reporting Value (MERV) of 13 as determined by ASHRAE 52.2-1999). (1 point)

☐ Conduct a minimum two-week building flushout with new filtration media at 100% outside air after construction ends and prior to occupancy, OR, conduct a baseline indoor air quality testing procedure consistent with current EPA protocol for Environmental Requirements, Baseline IAQ and Materials, for the Research Triangle Park Campus, Section 01445. (1 point)

TECHNOLOGIES/STRATEGIES:
Specify containment control strategies including protecting the HVAC system, controlling pollutant sources, interrupting pathways for contamination, enforcing proper housekeeping and coordinating schedules to minimize disruption. Specify the construction sequencing to install absorptive materials after the prescribed dry or cure time of wet finishes to minimize adverse impacts on indoor air quality. Materials directly exposed to moisture through precipitation, plumbing leaks, or condensation from the HVAC system are susceptible to microbial contamination. Absorptive materials to protect and sequence installation include; insulation, carpeting, ceiling tiles, and gypsum products. Appoint an IEQ Manager with owner's authority to inspect IEQ problems and require mitigation as necessary.

IEQ Credit 4: Low-Emitting Materials — 1-4

INTENT:
Reduce the quantity of indoor air contaminants that are odorous or potentially irritating to provide installer and occupant health and comfort.

REQUIREMENT:
Meet or exceed VOC limits for adhesives, sealants, paints, composite wood products, and carpet systems as follows:

- ☐ Adhesives must meet or exceed the VOC limits of South Coast Air Quality Management District Rule #1168 by, AND all sealants used as a filler must meet or exceed Bay Area Air Resources Board Reg. 8, Rule 51 (1 point)
- ☐ Paints and coatings must meet or exceed the VOC and chemical component limits of Green Seal requirements. (1 point)
- ☐ Carpet systems must meet or exceed the Carpet and Rug Institute Green Label Indoor Air Quality Test Program. (1 point)
- ☐ Composite wood or agrifiber products must contain no added urea-formaldehyde resins. (1 point)

TECHNOLOGIES/STRATEGIES:
Evaluate and preferentially specify materials that are low emitting, non-irritating, nontoxic and chemically inert. Request and evaluate emissions test data from manufacturers for comparative products. Ensure that VOC limits are clearly stated in specifications, in General Conditions, or in each section where adhesives, sealants, coatings, carpets, and composite woods are addressed.

IEQ Credit 5: Indoor Chemical and Pollutant Source Control — 1

INTENT:
Avoid exposure of building occupants to potentially hazardous chemicals that adversely impact air quality.

REQUIREMENT:
Design to minimize cross-contamination of regularly occupied areas by chemical pollutants;

- ☐ Employ permanent entryway systems (grills, grates, etc.) to capture dirt, particulates, etc. from entering the building at all high volume entryways, AND provide areas with structural deck to deck partitions with separate outside exhausting, no air recirculation and negative pressure where chemical use occurs (including housekeeping areas and copying/print rooms), AND provide drains plumbed for appropriate disposal of liquid waste in spaces where water and chemical concentrate mixing occurs.

TECHNOLOGIES/STRATEGIES:
Design to physically isolate activities associated with chemical contaminants from other locations in the building, providing dedicated systems to contain and remove chemical pollutants from source emitters at source locations.

Applicable measures include eliminating or isolating high hazard areas; designing all housekeeping chemical storage and mixing areas (central storage facilities and janitors closets) to allow for secure product storage; designing copy/fax/printer/printing rooms with structural deck to deck partitions and dedicated exhaust ventilation systems; and including permanent architectural entryway system(s) to catch and hold particles to keep them from entering and contaminating the building interior.

IEQ Credit 6: Controllability of Systems 1-2

INTENT:
Provide a high level of individual occupant control of thermal, ventilation, and lighting systems to support optimum health, productivity, and comfort conditions.

REQUIREMENT:
- ☐ Provide a minimum of one operable window and one lighting control zone per 200 s.f. for all occupied areas within 15 feet of the perimeter wall. (1 point)
- ☐ Provide controls for each individual for airflow, temperature, and lighting for 50% of the non perimeter, regularly occupied areas. (1 point)

TECHNOLOGIES/STRATEGIES:
Provide individual or integrated controls systems that control lighting, airflow, and temperature in individual rooms and/or work areas. Consider combinations of ambient and task lighting control and operable windows for perimeter and VAV systems for non perimeter with a 1:1: 2 terminal box to controller to occupant ratio.

IEQ Credit 7: Thermal Comfort 1-2

INTENT:
Provide for a thermally comfortable environment that supports the productive and healthy performance of the building occupants.

REQUIREMENT:
- ☐ Comply with ASHRAE Standard 55-1992, Addenda 1995 for thermal comfort standards including humidity control within established ranges per climate zone. (1 point)
- ☐ Install a permanent temperature and humidity monitoring system configured to provide operators control over thermal comfort performance and effectiveness of humidification and/or dehumidification systems in the building. (1 point)

TECHNOLOGIES/STRATEGIES:
Integrated envelope and HVAC system design strategies that achieve thermal comfort conditions based on mean radiant temperature, local air velocity, relative humidity, and air temperature. Install and maintain a temperature and humidity monitoring system for key areas of the building (i.e., at the perimeter, and spaces provided with humidity control). This function can be satisfied by the building automation system. Specify in system operation manuals that all sensors require quarterly calibration. Include criteria verification and system operation in commissioning plan and report.

IEQ Credit 8:
Daylight and Views

INTENT: 1-2

Provide a connection between indoor spaces and the outdoor environment through the introduction of sunlight and views into the occupied areas of the building.

REQUIREMENT:

☐ Achieve a minimum Daylight Factor of 2% (excluding all direct sunlight penetration) in 75% of all space occupied for critical visual tasks, not including copy rooms, storage areas, mechanical, laundry, and other low occupancy support areas. Exceptions include those spaces where tasks would be hindered by the use of daylight or where accomplishing the specific tasks within a space would be enhanced by the direct penetration of sunlight. (1 point)

☐ Direct line of sight to vision glazing from 90% of all regularly occupied spaces, not including copy rooms, storage areas, mechanical, laundry, and other low occupancy support areas. (1 point)

TECHNOLOGIES/STRATEGIES:

Implement design strategies to provide access to daylight and views to the outdoors in a glare-free way using exterior sun shading, interior light shelves, and/or window treatments. Orient buildings to maximize daylighting options. Consider shallow or narrow building footprints. Employ courtyards, atriums, clerestory windows, skylights, and light shelves to achieve daylight penetration (from other than direct effect or direct rays from the sun) deep into regularly occupied areas of the building.

Innovation Credits and Design/Build Process — Points

LEED
Innovation Credits — 1-4

INTENT:
To provide design teams and projects the opportunity to be awarded points for exceptional performance above requirements set by the LEED Green Buildings System and/or innovative performance in Green Building categories not specifically addressed by the LEED Green Building Rating System.

REQUIREMENT:
In writing, using the LEED Credit Equivalence process, identify the INTENT of the proposed innovation credit, the proposed REQUIREMENT for compliance, the proposed DOCUMENTATION to demonstrate compliance, and the TECHNOLOGIES/STRATEGIES used to meet the required elements.

SUGGESTED USES:
- Responses to regional sustainability issues.
- Unique project types and locations.
- Emerging sustainable design topics and innovations.

LEED
Accredited Professional — 1

INTENT:
To support and encourage the design integration required by a LEED Green Building project and to streamline the application and certification process.

REQUIREMENT:
☐ At least one principal participant of the project team that has successfully completed the LEED Accredited Professional exam.

STRATEGY:
Attend a LEED Accredited Professional training workshop in preparation to take and pass the LEED Accredited Professional exam.

LEED™ Scorecard

Purpose of Form: Use this form to score your project against the LEED™ Green Building Rating System. Fill it out at the time of registration. It will help you, and us, to keep track of the prerequisites and applicable credits on your project. It will also be used to track compliance when that documentation is submitted to the US Green Building Council.

☐ 14 Sustainable Sites

☐Prerequisite: Erosion and Sedimentation Control
☐☐☐Credit 1: Site Selection
☐☐☐Credit 2: Urban Redvelopment
☐☐☐Credit 3: Brownfield Redevelopment
☐☐☐Credit 4: Alternative Transportation
☐☐☐Credit 5: Reduced Site Disturbance
☐☐☐Credit 6: Stormwater Management
☐☐☐Credit 7: Landscape and Exterior Design to Reduce Heat Islands
☐☐☐Credit 8: Light Pollution Reduction

☐ 5 Water Efficiency

☐☐☐Credit 1: Water Efficient Landscaping
☐☐☐Credit 2: Innovative Wastewater Technologies
☐☐☐Credit 3: Water Use Reduction

☐ 17 Energy and Atmosphere

☐Prerequisite 1: Fundamental Building Systems Commissioning
☐Prerequisite 2: Minimum Energy Performance
☐Prerequisite 3: CFC Reduction in HVAC&R Equipment
☐☐☐Credit 1: Optimize Energy Performance
☐☐☐Credit 2: Renewable Energy
☐☐☐Credit 3: Additional Commissioning
☐☐☐Credit 4: Elimination of HCFC's and Halons
☐☐☐Credit 5: Measurement and Verification
☐☐☐Credit 6: Green Power

☐ 13 Materials and Resources

☐Prerequisite: Storage & Collection of Recyclables
☐☐☐Credit 1: Building Reuse
☐☐☐Credit 2: Construction Waste Management
☐☐☐Credit 3: Resource Reuse
☐☐☐Credit 4: Recycled Content
☐☐☐Credit 5: Local/Regional Materials
☐☐☐Credit 6: Rapidly Renewable Materials
☐☐☐Credit 7: Certified Wood

☐ 15 Indoor Environmental Quality

☐Prerequisite 1: Minimum IAQ Performance
☐Prerequisite 2: Environmental Tobacco Smoke (ETS) Control
☐☐☐Credit 1: Carbon Dioxide (CO2) Monitoring
☐☐☐Credit 2: Increase Ventilation Effectiveness
☐☐☐Credit 3: Construction IAQ Management Plan
☐☐☐Credit 4: Low-Emitting Materials
☐☐☐Credit 5: Indoor Chemical and Pollutant Source Control
☐☐☐Credit 6: Controllability of Systems
☐☐☐Credit 7: Thermal Comfort
☐☐☐Credit 8: Daylight and Views

☐ 64 Total Core LEED Rating System Points

☐ 5 Innovation and Design Process Points

☐☐☐LEED Innovation Credits
☐☐☐LEED Accredited Professional

☐☐☐ Total Points Scored

LEED Green Building Certification Levels

LEED Certified	= 26 - 32	Points
LEED Certified Silver Level	= 33 - 38	Points
LEED Certified Gold Level	= 39 - 51	Points
LEED Certified Platinum Level	= 52+	Points

PROJNAME	Old Full Address	Profit Status	Owner ID	Owner Name	Owner Address 1	City	Zip Code	F1GAT	F1Conversion Date	F2Conversion Date	F4 Conversion Date	Fixed Date	Family, Senior, Disabled	Total Units	Date of Construction	F1Years of Affordability	Condition	Prepayment Status	Construction Type
Pico Union Manor-Pu Terrace	1540-42 11Th Place	Non-Profit		Pico Union Manor-Pu Terrace	1540-42 11th Place			CRA	01/01/2006			1/01/2006	FAMILY	8	04/23/1980	23	GOOD		Rehab
Professional Hsg & Dev	1808 Magnolia Ave.		65	Professional Housing	1005 Rambler Rd.	Merced	95340	236(J)(1)	10/25/1994				FAMILY	11	08/22/1981	20			
Midtown Apartments	1682 W. 12th Pl.			Alpha Prop Mgmt	1755 E. Martin Luther King Blvd.	Los Angeles	90058	236(J)(1)	01/11/1994					18	01/29/1981	20			
Professional Hsg & Dev	1400 S. Kenmore Ave.		65	Professional Housing	1005 Rambler Rd.	Merced	95340	236(J)(1)	10/25/1994				FAMILY	16	01/01/1970	20			
Princess Apts	4335 Woodlawn Ave.			American Development Corp.				236(J)(1)	10/04/1995			10/04/1995		10	06/04/1978	20			
Reeves, Larkin	3927-29-1/2 S. Flower Drive	Homeownership		Reeves, Larkin				CRA						4	03/10/1971				Rehab
Midtown Apartments	1548 W. 11th Pl.			Alpha Prop Mgmt	1755 E. Martin Luther King Blvd.	Los Angeles	90058	236(J)(1)	01/11/1994					16	09/25/1969	20			
Neld North Apartments	3811 Denker Ave.		57	Neld North Apartments	1755 E. Martin Luther King	Los Angeles	90058	236(J)(1)	05/11/1994			5/11/1994		16	01/21/1970	20		FNOI: 12/06/94	
Neld North Apartments	2730 S. Normandie		57	Neld North Apartments	1755 E. Martin Luther King	Los Angeles	90058	236(J)(1)	05/11/1994			5/11/1994		14	09/18/1969	20		FNOI: 12/06/94	
Neld North Apartments	1253 W. 39th St.		57	Neld North Apartments	1755 E. Martin Luther King	Los Angeles	90058	236(J)(1)	05/11/1994			5/11/1994		20	04/17/1971	20		FNOI: 12/06/94	
	221 W. 11th St.			ROBERT NIZICH	839 S. Beacon St., Suite 332	San Pedro	90731	DENSITY BONUS					FAMILY	2	09/02/1970	999	GOOD		
Midtown Apartments	3030 San Marino St.			Alpha Prop Mgmt	1755 E. Martin Luther King Blvd.	Los Angeles	90058	236(J)(1)	01/11/1994					25	10/07/1972	20			
Jewel Terraces	2950 Van Buren Pl.			American Develop Corp.	1800 N. Highland Ave. #318	Hollywood	90028	236(J)(1)	03/28/1994			3/28/1994	FAMILY	12	12/08/1971	20			
Parres, Miguel & Romana G.	1409 S. Courtland Ave.	Homeownership		Parres, Miguel & Romana G.				CRA	01/01/2006			1/01/2006		4	10/22/1970	22	GOOD		rehab
Jewel Terraces	1418-1460 W. 27th St.			American Develop Corp.	1800 N. Highland Ave. #318	Hollywood	90028	236(J)(1)	03/28/1994			3/28/1994	FAMILY	20	07/30/1970	20	MODERATE		
Michael & Maria Sandor	2500 Hobart Blvd	For Profit		Michael & Maria Sandor	2500 Hobart Blvd		90018	CRA	11/13/1994			11/13/1994		52	09/12/1972	5	GOOD		rehab
Midtown Apartments	1350-56 Bonnie Brae Street	For Profit		Midtown Apartments Ltd.	1350.56 Bonnie Brae Street			CRA	01/01/2006						02/05/1971	23	GOOD		rehab
Professional Hsg & Dev	1745 W. 20th St.		65	Professional Housing	1005 Rambler Rd.	Merced	95340	236(J)(1)	10/25/1994				FAMILY	21	05/07/1969	20			
Royal Apts Phase I	1327 S. Catalina St.		71	Royal Apts A LP	3250 Wilshire Blvd.	Los Angeles	90010	236(J)(1)	04/07/1995			4/07/1995	FAMILY	16	07/29/1972	20			
Residence Service Foundation	2628-38 S. Brighton Ave.	Non-Profit		Residence Service Foundation				CRA	01/01/2000			1/01/2000	SENIOR, DISABLED	13	03/05/1969	18	GOOD		new
Redev Investors V-A	3963-71 S. Harvard Blvd.			Redev. Investor 5	6330 San Vicente Blvd, Ste. 270	Los Angeles	90048	HUD Held		12/31/1998	11/02/1996	11/02/1995	FAMILY	66	05/12/1971		GOOD		
Los Angeles Gardens	1123-45 W. 36th St.		51	Los Angeles Garden	1005 Rambler Rd.	Merced		236(J)(1)	11/16/1994			11/16/1994	FAMILY		09/30/1970	20		FNOI: 11/29/93 EXTEND	
Yamoto, Lloyd T.	1545-59 W. 12Th Street	For Profit		Yamoto, Lloyd T.	1545-59 W. 12th Street			CRA	01/02/2007			1/02/2007		8	07/08/1971	30	GOOD		rehab
Los Angeles Gardens	2225 W. 11th St.		51	Los Angeles Garden	1005 Rambler Rd.	Merced		236(J)(1)	11/16/1994			11/16/1994	FAMILY		03/15/1975	20		FNOI: 11/29/93 EXTEND	
L.A.Pro II APARTMENTS	3909 Denker Ave.		48	LA Pro 2 Apts A LD	1755 E. Martin Luther King Blvd.	Los Angeles	90058	236(J)(1)	07/31/1993				FAMILY	20	06/10/1975	20			
L.A.Pro II APARTMENTS	1100 S. Berendo		48	LA Pro 2 Apts A LD	1755 E. Martin Luther King Blvd.	Los Angeles	90058	236(J)(1)	07/31/1993				FAMILY	20	01/04/1975	20			
L.A.Pro II APARTMENTS	3977 S. Menlo Ave.		48	LA Pro 2 Apts A LD	1755 E. Martin Luther King Blvd.	Los Angeles	90058	236(J)(1)	07/31/1993				FAMILY	24	05/18/1974	20	MODERATE		
L.A. Pro I Apts.	922 S. Lake Ave.		47	LA Pro 1 Apts A LD	1755 E. Martin Luther King Blvd.	Los Angeles	90058	235(J)(1)	07/31/1993				FAMILY	24	12/14/1974	20			
Midtown Apartments	1356 S. Bonnie Brae St.			Alpha Prop Mgmt	1755 E. Martin Luther King Blvd.	Los Angeles	90058	236(J)(1)	01/11/1994					24	10/04/1972	20			
Midtown Apartments	1350 S. Bonnie Brae St.			Alpha Prop Mgmt	1755 E. Martin Luther King Blvd.	Los Angeles	90058	236(J)(1)	01/11/1994					24	10/06/1973	20			
Mid Wilshire Apts	2826 La Salle Ave.			Stonecraft Prop.	1161 San Vicente Blvd.	Los Angeles	90049	236(J)(1)	04/09/1994			4/10/1994		16	11/23/1971	20		FNOI: 09/01/92 SELL	
Mid Wilshire Apts	1128 W. 28th St.			Stonecraft Prop.	1161 San Vicente Blvd.	Los Angeles	90049	236(J)(1)	04/09/1994			4/10/1994		12	08/10/1973	20		FNOI: 09/01/92 SELL	
Mid Wilshire Apts	1100 S. Kingsley			Stonecraft Prop.	1161 San Vicente Blvd.	Los Angeles	90049	236(J)(1)	04/09/1994			4/10/1994		23	08/28/1975	20		FNOI: 09/01/92 SELL	
Los Angeles Gardens	1212 S. Bonnie Brae		51	Los Angeles Garden	1005 Rambler Rd.	Merced		236(J)(1)	11/16/1994			11/16/1994	FAMILY		02/02/1974	20		FNOI: 11/29/93 EXTEND	
Los Angeles Gardens	3774-98 Budlong Ave.		51	Los Angeles Garden	1005 Rambler Rd.	Merced		236(J)(1)	11/16/1994			11/16/1994	FAMILY		07/02/1969	20		FNOI: 11/29/93 EXTEND	
Portugal, Rosa & Munoz	1021-25-1/2 Burlington	For Profit		Portugal, Rosa & Munoz	1023 S. Burlington Ave.		90006	CRA	01/01/2006			1/01/2006		6	08/09/1970	20	GOOD		rehab
Magnolia Manor	1201 S. Magnolia Ave.		70	Ron Levine	9348 Civic Center, Ste. 300	Beverly Hills	90210	236(J)(1)	12/11/1990					21	06/13/1973	20		FNOI: 12/28/90 STAY IN	
Roy Aberdeen	1115-21 Valencia	Homeownership		Roy Aberdeen	1115-21 VALENCIA			CRA	12/30/2019			12/30/2019		4	07/31/1973	30	GOOD		rehab
Green Houses	1047-55 S. Bonnie Brae	Private						CRA	01/14/2017			1/14/2017			12/23/1973	30	GOOD		Rehab
Vargas, Hector & Maria	705-07 W. 23Rd Street	Private						CRA	01/01/2014			1/01/2014			10/22/1974	30	GOOD		Rehab
Aviles, Velma & Jose	1414 Malvern	For Profit		Aviles, Velma & Jose	1414 Malvern			CRA	01/01/1994			1/01/1994		4	05/23/1950	5	GOOD		rehab
George Hemingway, Hummel	1755 W. Adams	Private		George Hemingway, Hummel	322 S. Citrus Ave.		90036	CRA						54	10/04/1975				rehab
Donald, Charles & Magdaleno	1327 S. Valencia St.	For Profit		Donald, Charles Magdaleno	1327 S. Valencia Street			CRA	01/01/2000			1/01/2000		10	11/14/1974	15	GOOD		rehab
Dolan, Mark T.	1430 Bonnie Brae	For Profit		Dolan Mark T.	1438 Western Glendale		91201	CRA	01/01/2006			1/01/2006		20	09/24/1974	23	GOOD		rehab
David Wong Project	1214 S. Lake Street	For Profit		David Wong Project	6207 Tipton Way		90042	CRA	06/02/2015			6/02/2015		39	09/25/1974	30	GOOD		rehab
Davalos, Maria & Pascual	1424 Constance	For Profit		Davalos, Maria & Pascual	1424 Constance			CRA	01/01/2009			1/01/2009		19	05/13/1971	30	GOOD		rehab
Dandy, Susie	1852-54 1/2 W. 22Nd St.	Homeownership	20	Dandy, Susie	1852-54 1/2 W. 22ND ST		90007	CRA						3	10/07/1972				rehab
Dandy, Susie	1852 W. 22Nd Street	Homeownership	20	Dandy, Susie	1854 W. 22ND ST., L. A.		90007	CRA	01/01/1995					3	12/21/1971	4	GOOD		rehab
Barnes,Zuri & Alma(Green House	1047 S. Bonnie Brae	Private		Barnes,Zuri & Alma(Green House	1047 S. Bonnie Brae				01/01/2017			1/01/2017	FAMILY	9	03/19/1971	29	GOOD		
King Boulevard Apartments	973-1001-1019-23 E. Martin luther k	For Profit		Kurges, Charles & Elaine	3995 CROWN HAVEN CT #894	N. PRK		CRA	01/01/2010			1/01/2010			03/15/1974	30	GOOD		rehab
Griffith Apartments	812-845 E. 28th Street	For Profit	84	The Bedford Group	600 Corporate Point, Suite 1100	Culver City	90230	CRA	01/01/2015	1/1/2015		1/01/2015	FAMILY	22	01/01/1986	30	GOOD		new
Jerome/Roger Weinhouse	1135 S. Grand view	For Profit						CRA	06/16/2008			6/16/2008			03/14/1974	30	GOOD		rehab
Hoy, Michael & Evelyn	1115 S. Grand view Street	For Profit		Hoy Michael & Evelyn	1115 S. Grandview street			CRA	01/01/1990			1/01/1990		6	12/01/1983	4	GOOD		rehab
Telacu Manor	1033 S Hope Street	Non-Profit		Telacu Manor	5400 E. Olympic Blvd,Suite 300		90022	CRA	09/30/2031			9/30/2031		40	06/01/1984	40	GOOD		new
Normandie Villas	2633 S. Normandie	Private		Maddox and Stabler	5200 W Pico Boulevard	Los Angeles	90019	CHFA	09/29/2013	1/1/2015		9/29/2013	FAMILY	25	01/01/1982	30	GOOD		new
	1630-32-1/2 W. 12Th Place	For Profit						CRA							03/01/1984				rehab
80Th Street Arms, Inc.	2750 S. Kenwood Ave.	Non-Profit		80Th Street Arms, Inc.	1535 W. 28TH STREET				01/01/2015			1/01/2015	FAMILY	4	03/01/1984	30	GOOD		
WOGO 2	1020 S. Normandie			Security Mgmt. Inc.				236(J)(1)	10/24/1994					10	05/03/1986	40			
WOGO 2	1036 S. Ardmore Ave.			Security Mgmt. Inc.				236(J)(1)	10/24/1994					10	08/02/1987	40			
Sandor,Assumed By Nelly Hollat	1330 S. Union	For Profit		Sandor,Assumed By Nelly Hollat	5215 W. Delongpre Ave.		90027	CRA	01/01/1992			1/01/1992		24	09/01/1982	4	GOOD		rehab
Westmoreland Park Apts.	1701-1711 S. Westmoreland Ave.			Park Place Mgmt.				236(J)(1)	11/07/1989					24	03/01/1984	40		FNOI: 8/18/88 STAY IN	
Westlake Apts	430 W. 28th St.		58	Nobles Prop. Mgmt.				236(J)(1)	04/02/1995				SENIOR	36	04/02/1985	40			
	1246-1247 W. 30th St.			PARK CITY PARTNERSHIP	2714 Durfee Ave., Suite A	El Monte	91732	DENSITY BONUS					FAMILY	35	02/01/1984	999	GOOD		
Liau, John T.	1936-36-1/2 Toberman Street	Homeownership		Liau, John T.	1938-36 1/2 Toberman Street			CRA	01/01/1994			1/01/1994		4	07/03/1985	6	GOOD		rehab
	1540 S. St. Andrews Pl.			Villa St. Andrews A	P.O. Box 546	Pacific Palisad	90272	236(J)(1)	09/20/1994				FAMILY	14	11/02/1985	40	MODERATE	FNOI: 3/26/93 EXTEND	
Van Buren Apts	2723 Van Buren Pl.			Siskin Inv. Co.				236(J)(1)	03/15/1994			3/15/1994	FAMILY	28	01/01/1984	40	MODERATE		
Lydia Garrigan	1436-38-1/2 S. Burlington Ave.	For Profit		Lydia Garrigan	1436-38 1/2 S. Burlington			CRA	07/02/2010			7/02/2010		80	06/01/1984	30	GOOD		rehab
Two Worlds Phase II	1226-1230 S. Kingsley Dr.			SK Mgmt. Co.				236(J)(1)	05/14/1993					84	06/01/1984	40		FNOI: 5/14/93 EXTEND	
Two Worlds Phase I	1306 S. Westlake Ave.			SK Mgmt. Co.				236(J)(1)	03/01/1994					96	03/01/1984	40		FNOI: 5/19/93 EXTEND	
Harvard Gardens	1928 S. Harvard			Continental Construction				221(D)(4)	04/01/2001			4/01/2001	FAMILY	52	05/03/1986	20	GOOD		
Christine O'Donovan Trust	1447 Constance Ave.	For Profit		Christine O'Donovan Trust	14 N.E. 53Rd St.		97213	CRA	01/01/1993			1/01/1993	FAMILY	6	07/03/1986	5	GOOD		rehab
Chavez, Rosario & Dolores	1826-28 S. Bonnie Brae	For Profit		Rosario & Dolores Chavez	1826-28 S. Bonnie Brea			CRA	01/01/1986			1/01/1986	FAMILY	5	05/03/1985	4	GOOD		rehab
Central Avenue Villas	4051 Central Avenue			Central Avenue Villas	5918 S. Vermont Ave.		90044	CRA	08/10/2031			8/10/2031	UNDER CONSTRUCT	20	09/02/1986	40			new
Catholic Kolping Society	1610-12-1/2 12Th Street	Non-Profit		Catholic Kolping Society	1610 West 12Th Street		90015	CRA	01/01/1995			1/01/1995		5	09/02/1986	5	GOOD		rehab
Bush-Zurn	1101-07 N. Grand view Ave.	For Profit		Bush-Zurn	1101-07 S. Grandview			CRA	01/01/1983			1/01/1983		17	08/02/1986	5	GOOD		rehab
WOGO 2	1052 S. Ardmore Ave.			Security Mgmt. Inc.				236(J)(1)	10/24/1994					10	10/01/1983	40			
Yorkshire Terrace Apts	1033-34 S. Burlington	Non-Profit		Yorkshire Terrace	1033-34 S. Burlington			CRA	01/01/2015				FAMILY	18	12/01/1983	30	GOOD		new
WOGO 2	1551 W. 24th St.			Security Mgmt. Inc.				236(J)(1)	10/24/1994					19	12/01/1983	40			
La Hacienda I I	1630 Union Street	Non-Profit		La Hacienda I I	1630 Union Street			CRA	01/01/2015	3/7/2015		1/01/2015	FAMILY	10	01/01/1984	30	GOOD		new
Zurn, Stanley	1435 S. Union	For Profit		Zurn Stanley	1435 s. union			CRA	06/08/2008			6/08/2008		11	06/02/1985	30	GOOD		rehab
New Hampshire Apts	1509 S. New Hampshire Ave.			Alpha Prop Mgmt	1755 E. Martin Luther King Blvd.	Los Angeles	90058	221(D)(4)	09/28/1992					6	09/02/1985	20		FNOI: 12/06/93 EXTEND	
St. Andrews Bldg. 1823	1819-1823 S. St. Andrews Pl.			1819 St. Andrews Bldg.	9350 Wilshire Blvd., Ste. 250	Beverly Hills	90212	236(J)(1)	11/05/1991				FAMILY	19	05/03/1985	40	MODERATE	FNOI: 12/28/90 STAY IN	
St. Andrews Bldg. 1510	1510 S. St. Andrews Pl.			1510 St. Andrews	9350 Wilshire Blvd., Ste. 250	Beverly Hills	90212	236(J)(1)	05/20/1991				FAMILY	13	06/01/1984	40	MODERATE	FNOI: 10/18/93 EXTEND	
St. Andrews Bldg. 1414	1414 S. St. Andrews Pl.			1414 St. Andrews Bldg.	9350 Wilshire Blvd., Ste. 250	Beverly Hills	90212	236(J)(1)	03/09/1991				FAMILY	13	04/02/1985	40	MODERATE	FNOI: 10/18/93 EXTEND	
Siejay Apartments	1337-1505 S. Hoover St.			S & J Mgmt.				221(D)(3)	05/02/1988					78	09/02/1985	40		2ND NOI: 11/22/89 EXTEND	
Columbia Apts	415 E. Adams		19	Columbia Apts. Ltd.	1800 N. Highland Ave. #318	Los Angeles	90028	236(J)(1)	05/18/1994				FAMILY	24	12/01/1983	20			
Curtis Johnson Apts	1213 W. 39th St.			Stoneridge Mgmt Co.	334 N. Normandie Ave.	Los Angeles	90004	236(J)(1)						5	07/03/1986	20			
Columbia Apts.	1034 S. Catalina St.		19	Columbia Apts. Ltd.	1800 N. Highland Ave. #318	Los Angeles	90028	236(J)(1)	05/18/1994				FAMILY	24	01/01/1983	20			
Casa Development	1151 S. New Hampshire Ave.			Alliance Hsg. Mgmt.	1175 Crenshaw Blvd.	Los Angeles	90011	236(J)(1)	12/17/1994				FAMILY	158		20		FNOI: 12/23/92 EXTEND	
St. Andrews Bldg. 1522	1522 S. St. Andrews Pl.			1522 Bldg. A. Partnership	9350 Wilshire Blvd., Ste. 250	Beverly Hills	90212	221(D)(3)	12/21/1990				FAMILY	13	04/01/1984	20	MODERATE	FNOI: 10/18/93 EXTEND	
Las Torres	944 Grattan St.							HUD Held		7/2/2000	01/29/1991	1/29/1991	SENIOR	104	01/01/1985		GOOD		
Le Salle Apts.	2011 La Salle Ave.	Private		LA SALLE PLACE APARTMENTS, c/o Buffalo Accounting	1304 Berkeley Street, #4	Santa Monica, CA	90404	CHFA	06/18/1982				FAMILY	5	07/21/1991	40			New
Holiday 102	900 E. Adams Blvd.			Alliance Housing Mgmt	1175 Crenshaw Blvd.	Los Angeles	90011	236(J)(1)	09/20/1994					90	06/01/1984	20		FNOI: 5/6/93 SELL	
Pico Plaza	1226-1243 S. Arapahoe			G & K Mgmt. Co.	P.O. Box 3623	Culver City	90231	221(D)(3)	12/29/1993					43	06/02/1987	20			
Oxford Park	1920 S. Oxford Ave.		29	G & K Management Co.	5150 Overland Ave.	Culver City	90231	221(D)(3)	10/06/1992			10/07/1992	SENIOR	109	04/02/1987	20	MODERATE	FNOI: 12/31/90 EXTEND	
Gramercy Place Apts	1819 S. Gramercy Pl.			Alliance Msg. Mgmt.	1175 Crenshaw Blvd.	Los Angeles	90011	221(D)(3)	03/09/1994					18		20			
L A Pro 30 APARTMENTS	2657 Budlong Ave.			SK Mgmt. Co.	6330 San Vicente Bl	Los Angeles	90048	236(J)(1)	07/01/2014					34	01/01/1987	40		FNOI: 4/14/93 EXTEND	
L A Pro 30 APARTMENTS	1340 S. Westlake Ave.			SK Mgmt. Co.	6330 San Vicente Bl	Los Angeles	90048	236(J)(1)	07/01/2014					20	06/01/1986	40		FNOI: 4/12/93 EXTEND	
L A Pro 30 APARTMENTS	1106 S. Harvard Blvd.			SK Mgmt. Co.	6330 San Vicente Bl	Los Angeles	90048	236(J)(1)	07/01/2014					29	04/01/1983	40		FNOI: 4/12/93 EXTEND	
Holiday 102	1348 W. 20th St.			Alliance Hsg. Mgt.	1175 S. Crenshaw Blvd.	Los Angeles	90019	236(J)(1)	10/20/1994					15	06/01/1985	20		FNOI: 4/5/93 SELL	

Holiday 102	3021 Shrine Pl.		Alliance Hsg. Mgt.	1175 S. Crenshaw Blvd.	Los Angeles	90019	236(J)(1)	10/20/1994						24			20	FNOI: 4/6/93 SELL		
Holiday 102	900 E. Adams Blvd.		Alliance Hsg. Mgt.	1175 S. Crenshaw Blvd.	Los Angeles	90019	236(J)(1)	10/20/1994						16	01/01/1984		20	FNOI: 4/6/93 SELL		
HDR Fund 1 Apts	1063 W. 39th Pl.		37 HDR Apt Fund 1-Ltd	1755 E. Martin Luther King	Los Angeles	90058	236(J)(1)	06/07/1993			6/07/1993	FAMILY		22	06/01/1986		20			
HDR Fund 1 Apts	2714-2726 S. Orchard		37 HDR Apt Fund 1-Ltd	1755 E. Martin Luther King	Los Angeles	90058	236(J)(1)	06/07/1993			6/07/1993	FAMILY		16	08/01/1983		20	MODERATE		
	956 W. 9th St.		FOUR SEPERAT OWNERS				LAND USE	10/14/2013				FAMILY		4	09/01/1990		30	GOOD		
Haven #502	825 W. Adams Blvd.		Haven 502 A LDP	P.O. Box 546	Pacific Palisad	90272	236(J)(1)	01/24/1994				FAMILY		105	01/01/1982		20	MODERATE		
Freeway Redevelopment	1451 W. 20th St.		28 Freeway Redevelopment	10960 Wilshire Blvd.	West Los Angeles	90024	HUD Held			10/06/1993	10/06/1993	FAMILY		19	10/14/1983					
Freeway Redevelopment	1401 W. 20th St.		28 Freeway Redevelopment	10960 Wilshire Blvd.	West Los Angeles	90024	HUD Held			10/06/1993	10/06/1993	FAMILY		16	01/01/1978					
Freeway Redevelopment	1213 S. Serrano		28 Freeway Redevelopment	10960 Wilshire Blvd.	West Los Angeles	90024	HUD Held			10/06/1993	10/06/1993	FAMILY		12						
Hollywood Parkview	1001 W. 23rd St.			Stonecraft Prop.	11661 San Vicente Bl.	Los Angeles	90049	236(J)(1)	02/19/1994						16	06/01/1991		20	FNOI: 9/01/92 SELL		
Hollywood Parkview	1244 S. Lake St.			Stonecraft Prop.	11661 San Vicente Bl.	Los Angeles	90049	236(J)(1)	02/19/1994						16	01/01/1984		20	FNOI: 9/01/92 SELL		
University Gardens-Hoover	1250 W. Jefferson Blvd.	Non-Profit		University Gardens-Hoover	1250 W. Jefferson			207	07/28/1995			7/28/1995	FAMILY		113			25	MODERATE		new
St. Andrews Bldg. 1541	1541 S. St. Andrews Pl.			1541 Bldg. A Part	9350 Wilshire Blvd., Ste. 250	Beverly Hills	90212	221(D)(3)	12/11/1990				FAMILY		13	01/01/1987		20	MODERATE	FNOI: 12/05/93 EXTEND	
Gramercy Place	1540 S. Gramercy Pl.			Ronald Levine	9350 Wilshire Blvd., Ste. 250	Beverly Hills	90212	221(D)(3)	12/06/1990			12/06/1990	FAMILY		13	09/06/1988		20	MODERATE		
Griffith Gardens	1144-1154-1162 E. 24th St.			Natl. Housing Mints, Agent	415 E. Harvard St. #104	Glendale	91205	221(D)(3)	11/10/1991			11/10/1991	FAMILY		39	01/01/1988		20	MODERATE		
Hobart Park Apts	2622 S. Hobart Blvd.			Max Siegel dba Westbart II	5219 Santa Monica Blvd.	Los Angeles	90029	221(D)(3)	01/20/1990			1/21/1990	FAMILY		18	12/20/1989		40	MODERATE	2ND NOI: 11/22/89 EXTEND	
Hobart Terrace	1922 S. Hobart Blvd.			Max Siegel dba Westbart III	5219 Santa Monica Blvd.	Los Angeles	90029	221(D)(3)	10/14/1989			10/15/1990	FAMILY		16	01/01/1981		40	MODERATE	2ND NOI: 11/22/89 EXTEND	
Jessie C. Terry Manor	3100 S. Vermont Ave.	Non-Profit		Jessie C. Terry Manor	3100 S. Vermont Avenue			221(D)(3)	11/30/1991	1/1/2000			SENIOR, DISABLED		170	01/01/1981			MODERATE		new
St. Andrews Terrace	1529 S. St. Andrews Pl.		40 Howard Fung		1313 Valley View Rd., #111	Glendale	91202	221(D)(3)	09/25/1989			9/26/1989	FAMILY		27	02/01/1989		40	MODERATE	2ND NOI: 8/27/90	
Billy G Mills Manor	1104 W. 37th Pl.			Watt Mgt. Co.				221(D)(4)	06/10/1991				FAMILY		102			20	MODERATE		
St. Andrews Bldg. 1625	1625 S. St. Andrews Pl.			1625 St. Andrews Pl	9350 Wilshire Blvd., Ste. 250	Beverly Hills	90212	236(J)(1)	07/07/1991				FAMILY		19	12/01/1986		40	MODERATE	FNOI: 12/28/90 STAY IN	
Angeles Apartments #2	3012 Hallsale Ave.		61 Partnership Service		2225 Fourth Ave.	Seattle	98121	236(J)(1)	03/15/1995				FAMILY		109	01/01/1989		20	GOOD		
Casa De Woods	1951 W. 22nd St.			Casa De Woods C/O	2029 Century Park East	Los Angeles	90067	236(J)(1)	06/10/1995			6/10/1995	FAMILY		20	11/27/1985		20	GOOD	FNOI: 7/12/94 EXTEND	
Columbia Apts	1522 W. 11th Pl.		19 Columbia Apts. Ltd.		1600 N. Highland Ave. #318	Los Angeles	90028	236(J)(1)	05/18/1994				FAMILY		16	01/01/1985		20	MODERATE		
Dudley Oaks Apartments	2119-2129 S. Oak St.			Eliot Elieff	6330 San Vicente Blvd., Ste. 270	Los Angeles	90048	236(J)(1)	09/26/1962				FAMILY		20	06/01/1988		40	MODERATE	FNOI: 12/31/90 PREPAY	
Ellendale Arms	2711 Ellendale Pl.		22 Don Lawrence Co.		245 Fischer Ave #A1	Costa Mesa	92626	236(J)(1)	06/20/1992			6/21/1992	FAMILY		67			40	MODERATE	FNOI: 12/31/90 STAY IN	
Gramercy Place Apts	1819 S. Gramercy Pl. S.			1819 S. Gramercy Pl.	2042 Aramacost Ave.	Los Angeles	90025	236(J)(1)	03/09/1994				FAMILY		18	07/01/1986		40	MODERATE		
Houston Homes	1151 E. 20th St.							HUD Held		6/30/1998	07/02/1989	6/08/1999	FAMILY		60				MODERATE		
La Salle Ave Manor	1935 La Salle Ave.			Landlords Prop. Mgmt.	3757 Wilshire, 301	Los Angeles	90010	236(J)(1)	03/15/1992			3/15/1992	FAMILY		33	01/01/1983		20	MODERATE		
Los Angeles Gardens	2624 S. Harvard Blvd.		51 Los Angeles Garden		1005 Rambler Rd	Merced	95340	236(J)(1)	11/16/1994			11/16/1994	FAMILY		102			20	MODERATE	FNOI: 11/29/93 EXTEND	
Parkwood Manor	1225 W. 39th Pl.			Parkwood Manor	3757 Wilshire, 301	Los Angeles	90010	236(J)(1)	01/31/1996			1/31/1996	FAMILY		16	01/01/1986		20	GOOD		
Pico Union Plaza	1111-1141 W. 17th St.	Non-Profit						236(J)(1)	06/13/1989			6/13/1989	FAMILY		37			20	POOR		
Pico Union Square I	1421-35 S. Toberman St.	Non-Profit		Pico Union Square I	1421-35 S. Toberman Street			236(J)(1)	05/23/1990	1/1/2002		5/23/1990	FAMILY		10	01/01/1983		20	POOR		new
Pico Union Square II	1430-44 S. Toberman St.	Non-Profit		Pico Union Square II	1430-44 S. Toberman Street			236(J)(1)	10/12/1992	1/1/2002		10/12/1992	FAMILY		8	06/01/1986		40	POOR		new
Professional Hsg & Dev	1020 S. Kingsley Dr.		65 Professional Housing		1005 Rambler Rd.	Merced	95340	236(J)(1)	10/25/1994				FAMILY		24	07/01/1985		20	MODERATE		
Queen Apts	2620 S. Orchard		66 Queen Apts A LDP		3250 Wilshire Blvd.	Los Angeles	90010	236(J)(1)	10/04/1995			10/04/1995	FAMILY		16	01/01/1982		20	GOOD		
Royal Apts Phase I	3817 Wisconsin St.		71 Royal Apts A LP		3250 Wilshire Blvd.	Los Angeles	90010	236(J)(1)	04/07/1996			4/07/1996	FAMILY		10	06/15/1982		20	GOOD		
Sheridan Manor X	1045 W. 18th St.		73 Security Pacific I		2225 4th Ave.	Seattle	98121	236(J)(1)	09/24/1994			9/24/1994	FAMILY		30	01/01/1987		40	MODERATE		
St. Andrews && Venice Building	1555 S. St. Andrews Pl.			St. Andrews & Venice	9350 Wilshire Blvd., Ste. 250	Beverly Hills	90212	236(J)(1)	05/13/1991				FAMILY		13	03/08/1988		40	MODERATE		
St Andrews Arms Apts	1505-1511 S. St. Andrews Pl.			Joseph M. Korda	5967 W. 3rd St.	Los Angeles	90036	236(J)(1)	10/06/1992				FAMILY		43	01/01/1987		40	MODERATE	FNOI: 12/31/90 STAY IN	
Thirtyninth Place Apts	1075 W. 39th Pl.			Michael R. Lavkin	P.O. Box 1744	Beverly Hills	90213	236(J)(1)	12/12/1992				FAMILY		12	01/01/1987		40	MODERATE		
Thirtyninth Street Manor	1230 W. 39th St.			Thirtninth Street Manor	3757 Wilshire Blvd., 301	Los Angeles	90010	236(J)(1)	08/08/1993			8/08/1993	FAMILY		45	05/04/1981		40	MODERATE		
Villa Wilton	1419 S. Wilton Pl.			Villa Wilton A. LDP	P.O. Box 546	Pacific Palisad	90272	HUD Held		8/31/1998	09/20/1994	9/21/1994	FAMILY		18	12/01/1983			MODERATE	FNOI: 3/26/93 EXTEND	
Wilton Place Building	1546 S. Wilton Pl.			Wilton Place Building	9350 Wilshire Blvd., Ste. 250	Beverly Hills	90212	236(J)(1)	09/28/1990			5/21/1991	FAMILY		13	01/01/1986		40	MODERATE	FNOI: 10/12/93 STAY IN	
Mahal Apartments	1310 S. Wilton Place			Stanley Folb Developers				BOND-FINANCED	04/06/1997			2/01/1997	FAMILY		48	01/01/1981		10	GOOD		
Grandview Homes	1114-1132 N. Grandview Ave.		92 Young Israel					CDBG	06/01/2003				FAMILY		26	11/01/1986		20	GOOD		
Project #24	951 S. Oxford	Private		N. William Berk & Kerry Shars Edelm	P.O. Box 6757	Beverly Hills	90212	BOND-FINANCED	11/17/2009			10/01/2005	FAMILY		51	01/01/1985		25	GOOD		
Roberta Stephens Villa I & II	2624 S. Central Ave/1037 E. 27th A	Non-Profit		Concerned Citizens Of So.Cent	P.O. Box 11337	Los Angeles	90011	CDBG	01/01/2022			7/01/2032	FAMILY		40	01/01/1992		30	EXCELLENT		
Rolland Curtis Gardens	1077 W. 38Th Street	Private		Roland Curtis Gardens				221(D)(4)	08/01/2003	8/01/2003			FAMILY		48	01/01/1988		20	GOOD		new
Jefferson Villas	1286-92 W. Jefferson Blvd.	Non-Profit	35 H A C L A Five Plex		2600 Wilshire Blvd	Los Angeles	90057	CHFA	10/19/2003	1/01/2015		10/20/2002	FAMILY		5	01/01/1982		40	GOOD		new
Manhattan Gardens	1424-1504 S. Manhattan Blvd.	Non-Profit		H A C L A 5-Plex	2600 Wilshire Blvd	Los Angeles	90057	CHFA	09/18/2003	1/01/2015		9/18/2003	FAMILY		5	01/01/1982		40	GOOD		new
Pace Villa	1375-77-79-81-83 W. 39th St.	Non-Profit		Pace Housing and Community Dev Corp	2525 W. 8th Street, Suite 308	Los Angeles	90057	CHFA	03/12/2004	1/01/2015		3/12/2004	FAMILY		16	01/01/1982		40	GOOD		
	1611 W. 12Th Street	For Profit						CRA								12/01/1985					rehab
80Th Street Arms, Inc.	1535 W. 28Th Street	Non-Profit							01/01/2015			1/01/2015	FAMILY			01/01/1986					
Adams Normandie Scatt. Sites	1237 W. 22Nd Street	Homeownership	5 Adams Normandie Scatt. Sites					CRA	01/01/2015			1/01/2015	FAMILY		3	01/01/1983		31	GOOD		rehab
Adams Normandie Scatt. Sites	1261 W. 22Nd. Street	Homeownership	5 Adams Normandie Scatt. Sites					CRA	01/01/2015			1/01/2015	FAMILY		2	01/01/1989		31	GOOD		rehab
Adams Normandie Scatt. Sites	1680 W. 24Th Street	Homeownership	5 Adams Normandie Scatt. Sites					CRA	01/01/2015			1/01/2015	FAMILY		3			31	GOOD		rehab
Adams Normandie Scatt. Sites	1714 W. 23Rd Street	Homeownership	5 Adams Normandie Scatt. Sites					CRA	01/01/2015			1/01/2015	FAMILY		3	08/23/1989		31	GOOD		rehab
Adams Normandie Scatt. Sites	1720 W. 23Rd Street	Homeownership	5 Adams Normandie Scatt. Sites					CRA	01/01/2015			1/01/2015	FAMILY		3	08/31/1989		31	GOOD		rehab
Adams Normandie Scatt. Sites	2412 S. Budlong Ave.	Homeownership	5 Adams Normandie Scatt. Sites					CRA	01/01/2015			1/01/2015	FAMILY		3	01/01/1988		31	GOOD		rehab
Albert Choate	1332-34 S. Westlake Avenue	Private		Albert Choate	1332-34 S. Westlake Avenue			CRA	01/01/1986			1/01/1986				09/02/1988		4	GOOD		Rehab
Andrew Smith	932 Venice Blvd.	Private						CRA								01/01/1985					Rehab
Arceneaux, John & Gloria	3110-16 S. Normandie	For Profit		Arceneaux, John & Gloria	3110-16 S. Normandie			CRA	11/10/2011			11/10/2011				01/01/1981		30	GOOD		Rehab
Beyond Shelter	1455 E. 23Rd Street	Non-Profit	12 Beyond Shelter		4032 Wilshire Blvd. #502		90010	CRA	12/21/2019			12/21/2019	FAMILY, DISABLED		2	04/25/1985		30	GOOD		Rehab
Blackwell, Robert	2651 S. Dalton	Private		Blackwell, Robert	2651 S. Dalton			CRA	01/01/2000			1/01/2000			9			19	GOOD		Rehab
Boelling, Eugene E.	1830 11Th Place	For Profit		Boelling, Eugene E.	1830 W. 11Th Place		90006	CRA	01/01/1990			1/01/1990	FAMILY		5	01/01/1982		5	GOOD		Rehab
Brumer, Stanley	1005 W. 23Rd Street	Private		Brumer, Stanley				CRA	11/01/2013							05/25/1988		30	GOOD		Rehab
Burkhalter	2207 W. 11Th Street	Private		Burkhalter	2207 W. 11th street			CRA	01/01/2006			1/01/2006	FAMILY		47	06/30/1987		22	GOOD		Rehab
CHUI KIM	1105 S. PARK VIEW								01/02/2011			1/02/2011			18	01/01/1986		30	GOOD		
Carlson, Carl J. W.	1923 S. Park Grove	For Profit		Carlson, Carl J. W.	1923 S. Park Grove		90031	CRA	01/01/1991			1/01/1991			5	01/01/1985		5	GOOD		Rehab
Casa Central	1100 E. 32Nd	Non-Profit		Casa Central	1100 E. 32nd			CRA	01/01/2017			1/01/2017	FAMILY		6	05/23/1991		30	GOOD		New
Casa Familia I I I	726 E. Adams Blvd.	Non-Profit		Casa Familia I I I	726 E. Adams Blvd.			CRA	01/01/2010			1/01/2010			8	12/18/1989		25	GOOD		Rehab
Casa Pico I & I I	1102-26 W. 17Th St (Scattered)	Non-Profit		Casa Pico I & I I	1102-26 W 17th St.(Scattered)			CRA	01/01/2015			1/01/2015			65	01/01/1983		34	GOOD		New
Chavez, Rosario	1616 S. Bonnie Brae	For Profit		Chavez, Rosario	1616 S. Bonnie Brae			CRA	01/01/1986			1/01/1986			5	07/31/1989		5	GOOD		Rehab
Cirin, Victor & Elaine	1407-1408 W. 11Th Street	Private						CRA								09/06/1988					Rehab
Cons, Lauro D And Martha A	1928 Park Grove Avenue	Homeownership		Cons, Lauro D And Martha A	1928 Park Grove Avenue			CRA	02/02/2020			2/02/2020			1	12/05/1986		30	GOOD		Rehab
Crowder, Elnora	1761 W. 23Rd Street	For Profit		Crowder, Elnora	4239 W. 62 St		90043	CRA	09/30/1993			9/30/1993			7	04/15/1988		5	GOOD		Rehab
Cuahutle, Fernando & Maria	651 W. 23Rd Street	For Profit		Cuahutle, Fernando & Maria	3910 DIVISION STREET, L. A.		90065	CRA	05/14/2015			5/14/2015				01/01/1984		30	GOOD		Rehab
Dalton Arms	2640 S. Dalton Ave.	Private		Roland Tweed	7177 Brockton Ave, Ste 444	Riverside	92506	CRA	01/01/2015	11/27/2014		1/01/2015	FAMILY		5	06/04/1983		30	GOOD		New
Del Prado	Nwc Olympic & Grand Avenue	For Profit		Del Prado Hope Ltd	11117 Santa Monica Blvd		90025	CRA	06/01/2019			6/01/2019	UNDER CONSTRUCT		192	01/01/1954		30			New
Diaz, Angel And Estela	1414 W. 23Rd Street	Private						CRA	07/02/2015			7/02/2015				01/01/1983		30	GOOD		Rehab
Diaz, Raul & Maria C.	1121 S. Lake Street	Private		Diaz Raul & Maria C.	1121 S. Lake Street			CRA	01/01/1987			1/01/1987			6	02/01/1982		5	GOOD		Rehab
Dunbar Hotel	4223-4225 S. Central Avenue	Non-Profit		Dunbar Hotel	4223-4225 S. Central Avenue			CRA	01/01/2017			1/01/2017	SENIOR, DISABLED		72	01/01/1982		30	GOOD		Rehab
Dunham, James E.	1879 W. 23Rd Street	Homeownership		Dunham, James E.				CRA	01/01/1994			1/01/1994	FAMILY		2	01/01/1983		5	GOOD		Rehab
Eder, James And Carmen	1420 Constance	Private						CRA	01/01/2017			1/01/2017				04/21/1982		30	GOOD		Rehab
Ensenada Hotel	1355 S. Hill Street	Private		Ensenada Hotel	1355 S. Hill Street			CRA	01/01/2010			1/01/2010			51	05/01/1987		25	GOOD		Rehab
Fame	2232 Harvard Blvd.	Non-Profit		Fame Housing Corp.	2232 Harvard Blvd.		90018	CRA	01/01/2022			1/01/2022			24	01/01/1982		30	GOOD		Rehab
Fame/Good Shepherd	2412-2422 Western Avenue	Non-Profit	" Fame/Good Shepherd Ctr Hsg Dev		2270 Harvard Blvd	Los Angeles	90018	CRA	01/01/2028			1/01/2028	SENIOR		40	01/01/1986		42	GOOD		New
Flores, Manuel & Carmen	1336 S. Valencia	For Profit	27 Flores, Manuel & Carmen		1338 S. Valencia			CRA	01/01/2000			1/09/2013			2	01/01/1985		21	GOOD		Rehab
Gonzales, Jeronimo	1732 W. 24Th Street	Homeownership		Gonzales, Jeronimo	1732 W. 24th Street		90007	CRA	01/01/1994			1/01/1994			12			7	GOOD		Rehab
Gonzalez, Federico/Teresa	2069 S. Oak Lane							CRA								05/04/1988					Rehab
Gonzalez, Juana	1927 S. Bonsallo Avenue	For Profit		Gonzalez, Juana	1138 S. Normandie Ave		90007	CRA	01/01/1990			1/01/1990			8	04/24/1989		5	GOOD		Rehab
Granda, Gonzalo And Kerihy	1438-44 W. 25Th Street	Non-Profit		Granda, Gonzalo and Kerihy	1438-44 W. 25th Street			CRA	08/25/1994			8/25/1994	FAMILY		5	06/05/1992		5	GOOD		New
HDR Fund 1 Apts	2375 Scarff St.	For Profit	37 HDR Apt Fund 1-Ltd		1755 E. Martin Luther King	Los Angeles		236(J)(1)	11/29/2000			8/07/1993	FAMILY		20	08/21/1984		17			Rehab
HDR Fund 1 Apts	2375 Scarff St.	Private	H.D.R. Apartments		1755 E. MARTIN LUTHER KING JR			CRA	11/29/2000			8/07/1993			20	08/21/1984		17	GOOD		
Hayes, Ethel	2203 S. Harvard Blvd.	Homeownership	Hayes, Ethel		2203 S. Harvard Blvd.			CRA	01/01/1994			1/01/1994			2	05/13/1988		4	GOOD		Rehab
Hemingway, George	848 W. 23Rd Street	For Profit	Hemingway, George		848 W. 23rd Street			CRA	02/01/2000			2/01/2000			24	07/18/1991		17	GOOD		Rehab
Hendeles, Moise	2225 S. Harvard Blvd	For Profit	Hendeles, Moise		2225 S. Harvard Blvd			CRA	01/01/2015			1/01/2015	FAMILY		14	03/07/1990		30	GOOD		Rehab
Henderson Apartments	1703 W. 24Th Street	For Profit	Henderson Apartments		1703 W. 24TH ST			CRA	01/01/2018			1/01/2018	FAMILY		8	07/05/1990		31	GOOD		New
Henry T. Wong Project	1540 S. Hoover St.	For Profit	Wong, Henry & Marge - Owners		5725 East Mountain Ave.		92667	CRA	01/01/1999			1/01/1999			12	05/11/1988		14	GOOD		Rehab
Henry Wong Project	1548 S. Hoover St.	For Profit	Henry Wong Project		1548 S. Hoover Street			CRA	01/01/1999			1/01/1999			13	10/31/1985		13	GOOD		Rehab

Hope Manor	1332 S. Hope Street	Non-Profit	Hope Manor	1332 S. Hope Street			CRA	01/01/2017		1/01/2017	72	12/12/1990	31 GOOD	Rehab
Hummel,David & Hemingway,David	1908 W. Adams	For Profit	Hummel,David & Egger Hemingway	5447 M.W. Hummel		91316	CRA	08/12/1986		8/12/1986	48		5 GOOD	Rehab
Iris Apartments	1220 S. Olive St.	For Profit	Iris Apartments	1220 S. Olive Street			CRA	01/01/2020		1/01/2020 FAMILY	35	11/06/1989	35 GOOD	Rehab
Ishii, Herbert	1809 W. 11Th Street	For Profit	Ishii, Herbert	1809 W. 11th Street			CRA	01/01/2019		1/01/2019 FAMILY	63	12/06/1988	33 GOOD	Rehab
Jacobs & Nemitz	1319-21 S. St. Andrews Place	Private	Jacobs & Nemitz	1319-21 S. St. Andrews Place			CRA	02/01/1992		2/01/1992	14	11/19/1987	5 GOOD	Rehab
Jacobs, Lawrence & Fradyne	1546-48 S. Gramercy Place	For Profit	Jacobs, Lawrence & Fradyne	1546-48 S. Gramercy Place			CRA	02/09/1992		2/09/1992	14	05/27/1988	5 GOOD	Rehab
Jefferson Townhomes	1603-1741 W. Jefferson	For Profit	Jefferson Townhomes	1603-1741 W. Jefferson			CRA	01/01/2015		1/01/2015	30	05/01/1988	31 GOOD	New
Jewel Manor	2801 S. Orchard Ave.		USC Real Estate Dev. Corp	734 W. Adams Blvd.		90007	CRA	06/01/2031		6/01/2031	21	09/27/1988	40 GOOD	Rehab
Johnson Apt. Building	3831 Wisconsin Place	For Profit	Johnson Apt. Building				CRA	01/01/2005		1/01/2005 FAMILY	9	06/21/1992	20 GOOD	Rehab
Johnson, Lynn & Henry	2641 La Salle	For Profit					CRA	01/01/2010		1/01/2010	8	10/06/1988	30 GOOD	Rehab
Kenneth & Josephine Hogue	1415 Alvarado Terrace	For Profit	Kenneth & Josephine Hogue	265 N. Glenroy Ave.		90006	CRA	01/01/2017		1/01/2017	48	03/30/1989	29 GOOD	Rehab
Kilgore Manor Apartments	2411 South Central	Non-Profit	S.B. Community Homes	2412 Griffith Avenue		90211	CRA	01/01/2019		SENIOR	51	07/12/1991	31 GOOD	New
Kim, Chul	1050 S. Park View	For Profit	Kim, Chu	1050 S. Park View			CRA	01/01/1988		1/01/1988	18	07/13/1990	7 GOOD	Rehab
Kim, David	1035 S. Ardmore	Private	Kim, David	1035 S. Ardmore				01/01/2015		1/01/2015	10	03/30/1990	28 GOOD	
Kuznetson, Donald	2332 S. Portland Street	For Profit	Kuznetson, Donald	2332 S. Portland St.			CRA	09/19/1989		9/19/1989	15	03/21/1988	5 GOOD	Rehab
La Salle #2	1953 La Salle Avenue	For Profit	La Salle #2	1953 La Salle Avenue			CRA	01/01/2015		1/01/2015	8	06/11/1955	30 GOOD	Rehab
La Villa Hermosa	1530-1628 W. Jefferson Blvd.	For Profit	La Villa Hermosa	1530-1628 W. Jefferson Blvd.			CRA	01/01/1991		1/01/1991 FAMILY	60	07/22/1992	10 GOOD	New
Larsen Apts.	1237 S. Alvarado	Private	Larsen Apts.	1237 S. Alvarado			CRA	01/01/1990		1/01/1990	43	03/24/1987	3 GOOD	Rehab
Lawrence Jacobs	1532 S. Wilton Place	For Profit	Lawrence Jacobs	1532 S. Wilton Place			CRA	01/01/2017		1/01/2017	14	01/26/1990	30 GOOD	Rehab
Leon Walker	1029 W. 39Th Street	For Profit	Leon Walker	1029 W. 39th Street			CRA	01/01/1993		1/01/1993	14	02/10/1989	5 GOOD	Rehab
Louise Brown	2367-69 Portland Street	For Profit	Louise Brown,Trustee	1804 Walnut Ave.	Manhattan Bch	90266	CRA				6	10/28/1988		Rehab
Martinez, Socorro M.	1477-1491 E. 25Th St.	For Profit	Socorro M. Martinez	1477-1491 E. 25Th St.		90011	CRA	01/01/1991		1/01/1991	10		5 GOOD	Rehab
Mchugh,Frank (Mchugh Apartment)	1513 W. 12Th Place	For Profit	Frank Mchugh (Mchugh Apartment)	3732 Via Dolce		90292	CRA	01/01/2001		1/01/2001	18	11/06/1984	14 GOOD	Rehab
Michael P. Zurn	2003 W. 11Th Street	For Profit	Michael P. Zurn	8006 Glider Ave.		90045	CRA	11/01/1994		11/01/1994	10	07/08/1991	8 GOOD	Rehab
Miles, Mitchell & Mable	1475 W. Adams Blvd.	For Profit	Miles, Mitchell & Mable	1475 W. Adams Blvd.			CRA	01/01/1991		1/01/1991	24	07/07/1989	5 GOOD	Rehab
Mr. Jacobs - Mr. Nemitz	1741 W. Westmoreland Ave.	For Profit	Mr. Jacobs - Mr. Nemitz	1741 W. Westmoreland Avenue			CRA	01/01/2017		1/01/2017 FAMILY	22	04/30/1992	30 GOOD	Rehab
Newman, William J. & Kathleen	1216 S. Bonnie Brae Street	For Profit	Newman, William J. & Kathleen	1216 S. Bonnie Brae			CRA	06/02/2011		6/02/2011	12		30 GOOD	Rehab
O'Donovan, Christine	1631 S. Burlington Avenue	For Profit	59 O'Donovan, Christine	14 N. E. 53Rd St.		97213	CRA	08/01/1993		1/01/1993	10	01/17/1990	5 GOOD	Rehab
O'Donovan, Christine	1711 S. Burlington	Private	59 O'Donovan, Christine	1711 S. Burlington			CRA	01/01/1993		1/01/1993	8	06/21/1988	5 GOOD	
Ostrove, David And Edith	2620 Severance Street	For Profit	Ostrove, David And Edith	2620 Severance Street			CRA	04/01/2000		4/01/2000	16	06/11/1985	16 GOOD	Rehab
Pico Union Ii Scattered Sites	1032 Beacon Avenue	Non-Profit	Pico Union II Scattered Sites	634 S. Spring Street, Ste 300		90014	CRA	01/01/2019		1/01/2019 FAMILY	15	10/31/1988	31 GOOD	New
Portsmouth Hotel	1308 S. Hill Street	For Profit	Portsmouth Hotel	1308 S. Hill Street			CRA	10/24/1994		10/24/1994	53	06/22/1990	5 GOOD	Rehab
Prentice Hotel	1012 E. 7Th St	Non-Profit	Prentice Hotel	1012 E. 7TH ST.		90013	CRA	01/01/2020		1/01/2020	46	03/21/1986	30	Rehab
Rimka, Ruth A.	1446 W. 24Th Street	For Profit	69 Rimka, Ruth A.	1446 W. 24th Street			CRA	01/01/1994		1/01/1994	6	07/21/1986	5 GOOD	Rehab
Robert, Daniel	1507 W. Pico Blvd.	For Profit	Robert, Daniel	7055 Trolley Way		90015	CRA	10/02/1993		10/02/1993	26	02/01/1983	5 GOOD	Rehab
Sasaki, Hiroshi And Masako	1440 S. Burlington	For Profit	Sasaki, Hiroshi And Masako	1440 S. Burlington			CRA	07/06/2008		7/06/2008	8	01/06/1989	30 GOOD	Rehab
Schulman, Mark B.	1501 W. Adams Blvd	For Profit	Schulman, Mark B.	555 3/4 Coronado St	Los Angeles	90057	CRA	06/30/1992		6/30/1992	24	03/17/1987	5 GOOD	Rehab
Sheridan East Villa	2210 S. La Salle Ave.	Homeownership	Sheridan East Villa				CRA	01/01/1991		1/01/1991 FAMILY	7	03/06/1989	5 GOOD	Rehab
Sheridan South Villa	2521 S. Juliet Street	For Profit	76 Sheridan South Villa	2521 S. Juliet Street			CRA	01/15/1991		1/15/1991	11	07/20/1991	5 GOOD	Rehab
Sheridan South Villa	1531 W. Adams Boulevard	Private	Schulman, Mark	1531 W. Adams Boulevard			CRA	01/01/2000		1/15/1991	10		15 GOOD	
Sheridan West Villa	2131 S. Hoover Street	For Profit	77 Sheridan West Villa	2131 S. Hoover Street			CRA	01/01/1991		1/01/1991	20	05/17/1991	5 GOOD	Rehab
Trojan Apartments	3115 South Orchard	Private	Trojan Apartments				CRA	01/01/2000		1/01/2000	151	06/18/1987	24 GOOD	New
Troy Apartments	3025 Royal Street	Non-Profit					CRA	01/01/2005		1/01/2005	5	01/01/1987	30 GOOD	New
Tsui, Richard & Donna	1948 S. Bonsallo Ave.	For Profit	Tsui, Richard & Donna	1948 S. Bonsallo Avenue			CRA	01/01/1990		1/01/1990	18	07/13/1988	5 GOOD	Rehab
Villa Nueva	1722 Toberman	For Profit	La Family Housing	c/o RHF 451 E. Oceanside #300		90802	CRA	01/01/2018		1/01/2018 FAMILY	20	05/18/1990	29 GOOD	New
Villagran, Raul & Sylvia	1345 S. Albany	For Profit	Villagran, Raul & Sylvia	1345 S. Albany			CRA	01/01/2010		1/01/2010		04/03/1989	30 GOOD	Rehab
W.American Constr. Corp 5 Plex	1341 W. 37Th Place	For Profit	W. American Constr. 5 Plex	1341 W. 37th Place			CRA	01/01/2015		1/01/2015 FAMILY	15	12/01/1976	33 GOOD	New
Ward Ame Elderly	1177 W. Adams Blvd.	Non-Profit	Ward Housing Limited Prinership	1168 W. 24th Street		90007	CRA	12/20/2006		12/20/2006 SENIOR	120	09/04/1984		New
Warfel/Condon, John & David	1625-33 W. 12Th Street	For Profit	Warfel/Condon, John & David	1625-33 W. 12th street			CRA	01/01/1987		1/01/1987 FAMILY	8	12/04/1984	4 GOOD	Rehab
Whittaker, George And Carol	2824-26 S. Hobart Blvd.	For Profit	Whitaker, George	2824-26 S. Hobart Blvd.			CRA	07/01/2008		7/01/2008	6	11/13/1979	30 GOOD	Rehab
Winston Normandie Apartments	2634 S. Dalton Avenue	For Profit	W. & E. Winston	1836 Hayworth Avenue	Los Angeles	90035	CRA	01/01/2011 8/2/2014		1/01/2011 FAMILY	5	01/01/1984	27 GOOD	New
	1029 E. 28th St.		DARRYL W. GENIS	1405 Crenshaw Blvd.	Torrance	90501	DENSITY BONUS	04/24/1996		FAMILY	5		5 GOOD	
	1045 S. Ardmore Ave.		MATSUBARA U.S.A.	800 Wilshire Blvd., #920	Los Angeles	90017	DENSITY BONUS			FAMILY	15	02/21/1990	999 GOOD	
	1045 S. Ardmore Ave.	Private	MATSUBARA U.S.A.	800 Wilshire Blvd., #920	Los Angeles	90017	ADDITIONAL AUTHORITY			FAMILY	15		999 GOOD	
	1131 S. Elden Ave.		CHARLES C.S. LEE	1401 Hillside St.	Monterey Park	91754	ADDITIONAL AUTHORITY	09/25/1998		FAMILY	4	05/21/1984	10 GOOD	
	1442 W. 27th St.		MARTIN CORREA				LAND USE	11/14/1995		FAMILY	4		5 GOOD	
	1532 S. St. Andrews Pl.		CASA ST. ANDREWS COMMONS	12021 Wilshire Blvd., #166	West Los Angeles	90025	ADDITIONAL AUTHORITY			FAMILY	4		999 GOOD	
	1664 W. 36th St.		23 EARL MORRIS	3522 W. 48th St.	Los Angeles	90043	LAND USE	07/21/1996		FAMILY	2		5 GOOD	
	1672 W. 36th St.		23 EARL MORRIS	3522 W 48th St.	Los Angeles	90043	LAND USE	07/22/1997		FAMILY	2		5 GOOD	
	851 W. 12th St. (San Pedro)		GILBERT CHANG	17625 Fabrica Way	Cerritos	90701	DENSITY BONUS			FAMILY	2		999 GOOD	
Casa Esperanza	206 E. 23rd Street	Non-Profit	Casa Esperanza Limited Prtn	315 W. 9th Street, Suite 410	Los Angeles	90015	DENSITY BONUS	06/30/2021 5/14/2046		6/30/2021 FAMILY	10		30 GOOD	New
Pico Union Villa	1200-1220 S. Union Ave.	Private	AWFMEX Property Management	1625 S. Toberman St	Los Angeles	90015	Section 8	11/13/1999		11/13/1999 SENIOR, DISABLED	115		20 GOOD	
Browning Apartments	1104 Browning Blvd.	Non-profit	HACLA	2600 Wilshire Blvd.	Los Angeles	90057	Section 8	10/20/2003		10/19/2003 FAMILY	5	01/01/1993	20	New
Adams Congress Apts.	1775-1807 West Adams		CDC	811 West Seventh St., Ste 300	Los Angeles	90017	CDBG	03/26/2036		FAMILY	46	10/01/1996	40 EXCELLENT	New
San Marino Court	2780 San Marino St.	Public	HACLA	Dome/Property Management Division	Panorama City	91402	BOND-FINANCED	06/03/1997		6/03/1997 FAMILY	34		10 GOOD	
	1144 S. Elden Ave.	Private	Peter & Edith Yeow	1620 W Sallie Lane	Anaheim	92802	BOND-FINANCED	11/17/2009		FAMILY	12		25 GOOD	
	2842 W. 11th St.	Private	Tong Suhr	14020 S. Van Ness Ave.	Gardena	90249	DENSITY BONUS			FAMILY	4		999 GOOD	
	2816 San Marino St.	Private	Hwan Shik Kim	1260 7th Place	Hermosa Beach	90254	ADDITIONAL AUTHORITY	12/13/2005		FAMILY	6		15 GOOD	
	1052 S. Mariposa Ave.	Private	FRANK SUN	1020 S. Corning Ave.	Los Angeles	90035	DENSITY BONUS			FAMILY	11		999 GOOD	
	943 S. Arapahoe St.	Private	JIM PEERSON, J.P. PROPERTIES	1311 S. Westlake Ave., #101	Los Angeles	90006	ADDITIONAL AUTHORITY	06/23/1999		FAMILY	4		10 GOOD	
Canaan Gardens	641-647 E. 27th St.	Non-profit	Canaan Housing Corporation	2412 Griffith Ave.	Los Angeles	90011	CDBG			FAMILY	7	09/27/1995	30 GOOD	New
Accessible Apts No. 1	2628 Brighton Ave	Non-Profit	0				Section 8	03/11/2004			12			
Pilgrim Tower	1207 S Vermont Ave	Non-Profit	0				Section 8	08/31/1998			97			
1035 W 39th St Apts.	1035 W 39th St		0				Section 8	12/28/2012			5			
			0 910 South Mariposa LLC	Bruce Bernard	Tarzana, CA	91356	BOND-FINANCED	12/01/2026			20			Rehab

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Task Force Report

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EXECUTIVE SUMMARY

In November 1999, a Housing Crisis Task Force made up of business and community representatives and staff of City agencies was convened by the Los Angeles City Council to consider the profound crisis of housing affordability in the City. The City's housing prices have risen so high that they not only devour the wages of working families, but threaten the City's continued economic growth. Los Angeles is a city of renters, yet in Los Angeles renters pay a higher proportion of their incomes for rent th anywhere else in the state.

The Housing Crisis Task Force recommends that the City take immediate action to:

1. Establish a housing trust fund with dedicated sources of local revenue.
2. Develop a comprehensive strategy to preserve existing affordable housing.
3. Create more affordable homeownership opportunities through innovative land use.
4. Make the City user-friendly with phone and Internet information services for housing, building, zoning and planning.

The Task Force made four main findings:

The City's economic recovery has been fueled by businesses dependent upon low-wage service workers, yet many of these workers must pay over half their income for rent. To afford a two-bedroom apartment renting at $766 per month, a worker would have to earn $14.90 per hour. A worker earning the California minimum wage of $5.75 an hour would have to work more than100 hours a week to pay the rent The City must intervene in the market to assure a sufficient supply of affordable housi for the City's workforce.

Over the next few years thousands of units in the City's older housing stock will be demolished to make way for new residential, commercial and school construction and as many as 10,000 units with federal, state or local subsidies could convert to market rate rents. The City must act now to preserve existing affordable housing.

The City is nearly built out, and suitable parcels of land for new housing are so scarce that construction has nearly ceased. Between July 1998 and June 1999, on 1,940 net new housing units were built in the City of Los Angeles while population increased by 65,000 people. Homeownership is a fading dream for most Los Angeles

residents. Only 39 percent of the City's households own their own home compared to percent nationwide, and many middle income workers must commute long distances t afford single family homes. The City must ease land use restrictions to provide more opportunities for affordable homeownership

Los Angeles is a major center for the new information economy, yet City government is unable to efficiently provide critical information needed by residents and businesses. From the Rent Stabilization Division to the City Planning Department, accurate information should be easily available by phone and Internet to tenants seeking information on rent control, developers seeking zoning information an homeowners who wish to construct an accessory unit in the backyard.

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INTRODUCTION

The Housing Crisis Task Force

In September 1999, the National Low Income Housing Coalition released a study titled Out of Reach, documenting the profound crisis of housing affordability facing the residents of Los Angeles and the rest of the nation. According to the report, the City's workers must earn at least $14.90 per hour in order to afford the fair market rent of $7 per month for a two-bedroom apartment. A worker earning the federal minimum wage $5.15 an hour would have to work 111 hours a week to afford the rent. Even with California's higher minimum wage of $5.75 per hour, a work week of more than 100 hours is necessary to keep rent within 30 percent of income.

The Los Angeles City Council responded swiftly to this report by passing on Septemb 21, 1999, a motion introduced by Council Member Michael Feuer. The motion instruct the General Manager of the City's Housing Department to convene a task force that would make recommendations to the Mayor on Council on options to alleviate "the shortage of safe, decent and affordable housing within the City of Los Angeles."

A large group of men and women representing diverse sectors of the City's housing economy and representatives of key City agencies were invited to join the task force. Representatives of the private sector came from banks, the Chamber of Commerce, nonprofit housing development corporations, the Apartment Association of Greater Lo Angeles and many others. The Housing Department, the City Planning Department, Department of Building and Safety, the Housing Authority of the City of Los Angeles a the Los Angeles Homeless Services Authority all were part of the Task Force. A list of task force members can be found in the beginning of this report.

On October 28, 1999, the Housing Crisis Task Force began its work with a bus tour of affordable housing developments and slum housing. On November 4, the Task Force, with 78 people attending, assembled for its second meeting. At this meeting Sister Dia Donoghue, Executive Director of Esperanza Community Housing Corporation, and Lauren Saunders, Director of the Housing Conditions Project at Bet Tzedek Legal Services, were confirmed as co-chairs of the Task Force. The task force members the divided themselves into six subcommittees. The subcommittees addressed issues of funding, land use and planning, rental housing, the state of existing affordable housing research and economic development.

Over the next several months each subcommittee held four or five meetings and each drafted a substantial set of recommendations to the City Council on legislative and program changes to address the housing needs of the City's residents. More than 100 people attended at least one task force meeting, putting in more than1,000 volunteer hours on this report. The findings and recommendations are the considered opinions experts in all areas of housing provision.

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DIMENSIONS OF THE HOUSING CRISIS

The City of Los Angeles is in the grip of a profound crisis of housing affordability. The majority of the City's households are renters who are paying higher percentages of the incomes for rent than anyone else in California. Families of the City's lowest wage workers must pay more than half their incomes for rent or double up in substandard apartments.

Growing Gap Between Wages and Housing Costs

The 1990 Census found that 92 percent of renter households earning less than $25,0 per year and a quarter of all renter households were spending more than half their pre tax incomes for rent. Estimates of current rent burden can be made by calculating the income necessary to keep rent payments for an average two-bedroom apartment withi 30 percent of pre-tax household income.

In 1999, the fair market rent for a two-bedroom apartment in the City of Los Angeles w $766 per month including utilities. In order to expend only 30 percent of its income for this apartment, a household would have to have an income of $2,553 a month or $30,636 per year. This income requires an hourly wage of $14.73. But at California's minimum wage of $5.75 per hour, annual income is only $11,960 per year and the household can only pay $299 per month for rent. Even with the City of Los Angeles livi wage of $8.76 per hour without health benefits, the family earns only $18,222 per year and can pay only $455 per month for rent.

Table 1 shows the wages at various levels of income eligibility for federal housing assistance and typical occupations of the people who earn those wages. Over the pas ten years, job growth has been highest in the service sector and this growth is expect to continue. Low-wage jobs also make up a significant part of the next highest job gro sector, the wholesale and retail trade. Although there are a number of wage levels wit the service sector, low-wage jobs predominate. Health care workers, data entry clerks pest control workers and bank tellers all make around $10 to $12 an hour or between $20,000 and $24,000 a year. In garment manufacture, an important Los Angeles industry, sewing machine operators earn only $7 or $8 an hour or $15,000 to $17,000 per year. Line cooks and bakers in the restaurant industry earn similar wages, so do t maids and janitors who clean office buildings and hotels. However, while job growth h been concentrated in low-wage sectors, since the end of the recession in 1997, housi prices have continued to rise.

What is Affordable Housing?

Affordable housing is a term used to mean housing that is affordable to low income households. There are three components of the affordability standard. The first is the portion of income that should be allocated to housing costs. The federal government sets the standard of affordability at 30 percent of income.

Eligible Income

The second component of the affordability standard is the relationship of household income to the median income of households in a given area (The median is the point at which half of all incomes are higher and half are lower).

The federal government sets income eligibility standards for rental housing assistance with reference to area median income. The federal poverty standard is about 30 percent of median income. Households are eligible for housing assistance if they earn less than 50 percent of median income or, in certain programs, less than 60 percent or less than 80 percent of median income. Incomes are adjusted for the number of people in the family. In Los Angeles in 1999, the federally defined median income for a family of four was $51,300. Fifty percent of median was $17,950 for a one-person household and $25,650 for a four-person household (See Table 1).

Fair Market Rent

The government sets a third standard when providing housing assistance. That standard is the amount of rent, the "fair market rent" that the government will pay for an apartment unit occupied by households receiving federal housing assistance. Currently, the federal government's standard for fair market rent is the amount charged for rent in the 40th percentile of the housing market. That is the point at which 60 percent of rents are higher and 39 percent are lower. Allowable rents are adjusted by the number of bedrooms so $766 is the fair market rent for a two-bedroom apartment but $1,033 is the fair market rent for a three-bedroom apartment. When a family receives housing assistance, it pays 30 percent of its income for rent and the government pays the difference between 30

percent of household income and the fair market rent.

Table 1

Occupations at Various Incomes

Person/hh	Income	Hourly Wage	Sample Occupations
30% of county median			
1	$10,750	$5.16	manicurists
2	$12,300	$5.91	parking lot attendant
4	$15,400	$7.40	childcare workers
6	$17,850	$8.58	line cooks
50% of county median			
1	$17,950	$8.62	bank tellers
2	$20,500	$9.85	teachers aides
4	$25,650	$12.33	roofers
6	$29,750	$14.30	truck drivers-tractor trailer
8	$33,850	$16.27	sales representatives
80% of county median			
1	$28,750	$13.82	dental lab technicians
2	$32,850	$15.79	highway maintenance worker
3	$36,950	$17.76	legal secretaries
4	$41,050	$19.73	plumbers
6	$47,600	$22.88	technical writers/editors
8	$50,900	$24.47	registered nurses

Source: Wages, EDD, 1997 Occupational Wage Data. Income levels by HH Size, HACLA.

Another indicator of the need for very low cost housing in the City is the number of families who signed up for Section 8 tenant-based assistance when the waiting list recently opened for the first time in 10 years. About 153,000 families signed up, nearly 10 percent of all the City's households and nearly three times as many as all current holders of Section 8 certificates and vouchers. However, only about 3,600 of the City's 41,000 certificates or vouchers become available each year, so households on the waiting list may have to wait as long as 10 years. Only a small number of all household eligible for Section 8 rental assistance actually receive it because, unlike the mortgage interest deduction for home owners, rental assistance is not an entitlement. Every ho owner may deduct the interest on his or her mortgage loan from the amount of income on which income tax must be paid but the number of Section 8 rental assistance certificates and vouchers approved by Congress each year falls far short of the numb of renter families who need such assistance.

Homeownership

Higher income households are driving out lower income households in the homeownership market as well. In contrast to national homeownership rates of 66 percent, only 39 percent of the City's households own their own home. Table 2 shows

prices, mortgage payments and qualifying incomes for median priced homes in many the City's communities. In only one community could families earning the median inco of $51,300 afford the median priced home. Thousands of teachers, office workers, firefighters and others have moved to distant suburbs in search of affordable single family homes while prices in the City's single family areas have risen to levels affordab only to high income families.

Historically, African-American and Latino households have faced discrimination in obtaining mortgage loans and a recent study commissioned by HUD shows that minor households still have more trouble than Whites obtaining mortgage financing. They ar given less information when applying for loans, are turned down twice as often as Whi and receive lower loan amounts and less favorable loan terms. The study showed that African-American and Latino borrowers face racial discrimination at every stage of the mortgage lending process.

Because rates of homeownership are so low in Los Angeles, assistance to first-time home buyers is an important part of City housing policy. All assistance provided by the City is in partnership with a participating private sector lender. First-time home buyers can obtain low-interest loans or mortgage credit certificates from participating lenders. The City also uses grant funds from HUD to give direct cash assistance to first-time home buyers. These programs include second mortgages, downpayment and closing cost assistance. Some of the City's programs are available to households earning up t 120 percent of the area median income, or to particular groups, such as police officers and fire fighters. Most of the programs which offer larger amounts of cash assistance, such as deferred payment second mortgages and rehabilitation loans, are provided to home buyers who earn up to 80 percent of median income, in accordance with federal law (See Table 1 for the range of incomes at 80 percent of median).

Table 2

Housing Prices and Qualifying Incomes

	Median Sales Price	Total Monthly Cost	Yearly Income Needed to Afford
West Los Angeles	$329,000	$3,047.90	$130,623
Downtown LA / Central City	$315,000	$2,917.90	$125,053
South Los Angeles	$125,000	$1,157.80	$49,621
NE Los Angeles	$136,500	$1,265.00	$54,214
San Fernando Valley	$188,000	$1,741.20	$74,623
W. San Fernando Valley	$205,000	$1,899.00	$81,384
NE San Fernando Valley	$160,000	$1,482.30	$63,526
SE San Fernando Valley	$199,500	$1,848.40	$79,216
Venice	$345,000	$3,195.70	$136,959
Canoga Park	$132,500	$1,227.30	$52,598
Chatsworth	$209,000	$1,935.70	$82,957
Granada Hills	$209,000	$1,935.70	$82,957
Mission Hills	$167,000	$1,546.80	$66,289
North Hollywood	$161,750	$1,498.60	$64,227
Northridge	$256,000	$2,371.20	$101,624
Pacific Palisades	$740,000	$6,280.70	$269,174
Reseda	$156,000	$1,445.60	$61,953
Sherman Oaks	$315,000	$2,917.90	$125,053
Sylmar	$137,500	$1,273.90	$54,596
Van Nuys	$170,000	$1,574.50	$67,480

San Pedro	$226,000	$2,093.40	$89,718
Torrance	$275,000	$2,547.80	$109,193
Westchester	$342,000	$3,167.90	$135,768
Westside	$685,000	$57,793.80	$248,304
Wilmington	$132,500	$1,227.30	$52,598

Source: Housing Price Data, California Association of Realtors, 3rd Quarter 199

Shortage of Land for Housing

In the past, the City met the needs of its growing population by building new housing. Now, although the City's population continues to grow, construction is at a near standstill. Between June 30, 1998 and July 1, 1999, the City's population increased by 65,000 persons but only 1,940 net new units were built. According to the California Department of Housing and Community Development (HCD), during the 1990s new housing production throughout California has been lower than at any time since World War II.

Residential construction is constrained by a number of factors. Construction costs are high. There is little vacant land left in the City and the land that is available is hard to assemble into large enough parcels to make development financially feasible. In areas like South Central Los Angeles, where there are larger parcels of vacant land, residen cannot afford the rents of $1,000 per month or more that must be charged by market rate developers. And even in underutilized commercial strips where the City would like encourage mixed use projects, that is, projects that combine residential and commerci space, contradictions between commercial and residential building codes have stymie successful development.

It is not possible to estimate the amount of vacant land zoned for residential use in the City, nor the number of underutilized parcels zoned for multifamily use that might become available in the next five years. Although the Housing Element of a city's General Plan usually provides this information, the City of Los Angeles chose not to inventory available sites in its current Draft Housing Element. Instead, the City simply provided an estimate of how many additional units might be built on residential properties zoned for higher densities than their current use.

Information gathered informally from developers indicates that available vacant parcel aren't large enough for profitable development and that it is difficult and time consumin to assemble parcels into sites large enough for building.

Overcrowding

Los Angeles is becoming a city of rich and poor with those in the middle absenting themselves to ever more distant suburbs. The City started the decade with more than 372,000 overcrowded units of which 102,000 were severely overcrowded. With a total housing stock of 1.3 million units, nearly 30 percent of all units were overcrowded. Overcrowding has certainly gotten worse over the last 10 years because while the population of the City has increased by 300,000 people, the number of housing units h gown by only 30,600. Figure 1 shows the annual increases in population and housing units between 1990 and 1999.

The small number of units now being built are either luxury units for high income households or government-subsidized units for low income households. While higher income families build ever larger houses in the city's most expensive areas, the solutio for the middle class in search of single family homes has been to move out to suburbs north and east Los Angeles County and to San Bernardino and Riverside Counties. T solution for the poor has been to double and triple up in existing housing and to add n sometimes substandard housing through unpermitted accessory units and converted garages in many of the City's neighborhoods. Such units can even be found in affluent areas.

Unpermitted Units

In the absence of professional developers who assemble land and finance to construc new housing, individual property owners throughout the City are supplementing their incomes and subsidizing their own homeownership by creating illegal rental units. At a time when new construction cannot meet the housing needs of a growing population, residents are clearly finding ways to accommodate growth. The City has a choice: it c permit additional housing in the form of accessory units and new construction on small

lots, or it can refuse to permit these uses which will continue to be provided unpermitte by property owners.

Figure 1

Remaining Land for Housing

The truth is that the City is nearly built out at present levels of land use. The City has a total land area of 300,005 acres (469 square miles) of which 42 percent or 124,822 acres are devoted to residential uses. Most of this land, 104,884 acres, is in single fa use, only 19,938 acres are used for multi-family buildings including condominiums. So the approximately 2.3 million residents who live in multifamily dwellings are squeezed into only 15 percent of the residential land, while the remaining 85 percent of residenti land is reserved for the 1.5 million residents who own or rent single family homes.

While the City's Draft Housing Element estimates that at current zoning as many as 530,000 additional units might be built in single and multifamily areas, nearly all these units would have to built on land already being used for residential or commercial buildings. There is no indication of when any of this land might become available for development. So if the City is going to accommodate its growing population, it will hav to ease land use restrictions to permit more multifamily uses in mixed residential areas and on underutilized or obsolete commercial and industrial properties.

The City's inability to house its growing workforce threatens its continued economic recovery. Skilled workers may be lost to suburban business development. Businesses need affordable housing for their workers and local customers with disposable income that is, households whose housing expenditures don't exceed half their monthly wage. other California communities such as San Jose, San Francisco and Orange County, business leaders have organized in response to shortages of affordable housing.

Loss of Affordable Housing

Demolition

As housing prices quickly outstrip the wages of the City's workers, the City's oldest housing stock, which is its most affordable housing, is fast disappearing. Every year nearly a thousand units are demolished to make way for luxury housing or commercial developments. In the last decade, 12,500 housing units were demolished. Even more demolitions may be in store as the Los Angeles Unified School district looks for sites o which to construct 150 new schools.

Slum Housing

Deterioration also threatens the City's older housing units. A small, but not insignifican number of the City's rental housing owners fail to comply with even minimum habitabili standards. Conditions became so bad that in 1997 a Blue Ribbon Citizens' Committee on Slum Housing issued a stinging report. The Mayor and City Council responded immediately by creating the Ad Hoc Committee on Substandard Housing. This committee moved rental housing code enforcement investigation to the Housing Department and instituted the Systematic Housing Code Enforcement Program (SCE under which all rental housing is inspected once every three years instead of being inspected only in response to tenant complaints. The program is so effective that 96 percent of properties comply once they are cited and owners understand that severe penalties can be levied for non-compliance.

Expiring Federal and Local Subsidies

In neighborhoods where rental prices are rising, apartments with federally subsidized rents may convert to market rates under programs that allow owners to prepay subsidized mortgages or terminate project-based Section 8 contracts. While most tenants in these buildings will receive Section 8 vouchers, the units themselves will no longer be affordable to lower income households.

According to the California Housing Partnership Corporation (CHPC), the City has 21,391 housing units financed by FHA mortgage insurance programs 221(d)(3) and 2 and by Section 8 project-based assistance. A number of buildings have both Section 8 and either Section 221(d) (3) or 236. These programs allow property owners the optio of paying their mortgages before the maturity date (prepaying) or "opting out" of Sectio 8 contracts. Rents in the buildings can then be raised to market rates. In areas of the City where market rents are higher than the rents the owner receives from the U.S. Department of Housing and Urban Development (HUD), a number of owners are

planning to terminate their contracts with HUD and raise their rents to market rates. T City's Draft Housing Element identifies another 22,235 units with tax-exempt bond finance or finance from the Los Angeles Community Redevelopment Agency, the California Housing Finance Agency, the City's Community Development Block Grant, HOME funds or other sources. CHPC estimates that 6,597 of the federally financed u are at high or medium risk of converting to market rates in the next five years, while according to LAHD, affordability restrictions on 7,234 units with a variety of state and local subsidies are set to expire over the next eight years. Of that number, about half, 3,534, may have already converted to market rate.

What is Section 8?

Section 8, first authorized by the federal government in 1974, is a rental assistance program. There is a tenant-based program administered by the local housing authorit and a project-based program administered directly by HUD. The tenant-based progra issues vouchers to eligible individuals and families to help them pay their rent. Under this program, a tenant contributes 30 percent of adjusted income for rent and the housing authority pays the remaining portion of the rent directly to the property owner

Rents can be no higher than rents for similar unassisted units n the same neighborhood or the fair market rent for the area as determined by HUD, unless the tenant is willing to pay a higher proportion of income for rent. In that case, a tenant m pay up to 40 percent of income for rent and the rent can exceed fair market. Before a unit can be approved for occupancy by a family with a Section 8 voucher, the unit mu pass a habitability inspection conducted by the local housing authority. Property owners sign contracts with the housing authority but may "opt out" of these contracts any time.

In the project-based Section 8 program, owners contract directly with HUD for rent subsidies. Eligible tenants still pay only 30 percent of income for rent but the subsidy i attached to the unit, not the tenant family. At one time, project-based Section 8 subsidies were used to build many new units, but almost no new project-based subsidies are now available.

Households are eligible for Section 8 assistance if their income is no higher than 50 percent of county median income (See Table 1). Unfortunately, there are never as many vouchers as there are families who need assistance.

Furthermore, while the federal government will "enhance" the vouchers as long as the original tenants remain in their buildings, once the tenants leave, the voucher will no longer be enhanced and tenants may have trouble finding comparable housing even the Section 8 vouchers. Because HUD's "fair market rents" are set at 40 percent of th median rent, 60 percent of all rents in Los Angeles are higher than the highest rent HU is willing to pay for poor tenants. As these changes continue, many tenants will be displaced from their neighborhoods and the number of affordable units will be substantially reduced. Tenants in units whose state or local affordability restrictions expire will not receive Section 8 certificates. Tenants who live in older, bond-financed units may have somewhat higher incomes than tenants in the federally financed units, but in many areas, even incomes at 80 percent of median may not give tenants much choice in the rental housing market. Tenants who earn 50 percent or less of median income will have trouble finding any housing they can afford.

With the continuing loss of affordable units, the City's affordable housing programs cannot keep the problem from getting worse at present levels of expenditure. Every ye the Los Angeles Housing Department finances the construction or rehabilitation of 900 1,000 affordable units while 750 or more affordable older units are demolished and 50 or more units with federal or local subsidies raise their rents to market rates. The resul is that the number of houses and apartments affordable to low-wage workers is rapidl diminishing.

Homelessness

Based on a study conducted by Shelter Partnership in 1994, the City estimates that there are 109,000 homeless people in Los Angeles over the course of a year. In this group are about 19,900 members of homeless families including 14,000 homeless children. According to a survey of 30 cities by the U.S. Conference of Mayors, about 2

percent of homeless adults are working and yet cannot afford rent. Homeless families and individuals who are trying to regain self-sufficiency through education and work need very low rents, no more than $200 or $300 per month, to obtain permanent housing.

Reductions in Federal, State and Local Housing Expenditures

Federal budget authority for additional affordable housing units reached a high in 1980 and has declined precipitously since then. In 1980 the federal government gave budge authority for $54 billion in constant 1999 dollars for housing, in 2000 the amount is $18 million. At the height of federal expenditure, 541,000 new or rehabilitated units or Secti 8 certificates were authorized but since 1996 there has been no budget authority for th production of new Section 8 housing units. Most federal housing expenditures are for ongoing financial commitments to maintain and operate subsidized units produced in previous years. These outlays have risen steadily over the past 24 years and are expected to be $26 billion in 2000.

The City receives about the same amount every year in federal Community Development Block Grant Funds but because these funds can be used for many purposes from housing to soccer fields, there is a great deal of competition for these funds among different City programs. The amount allocated to housing has decreased recent years as CDBG funds have been budgeted for the Targeted Neighborhood Initiative and other non-housing uses.

In the late 1980s and early 1990s the Los Angeles Community Redevelopment Agenc was able to spend up to $100 million per year on affordable housing out of its Central Business District and Bunker Hill Redevelopment Project Areas. But these projects no have only enough funds to make the interest payments on their bonds.

The state has a mixed record on housing. In the late 1980s, several state bond issues produced funds for two rental rehabilitation programs. Those programs have no curre funds although a new state housing bond is under consideration by the Governor and both houses of the legislature.

The result of all the changes in federal, state and local programs is that the City has fewer dollars for new construction or rehabilitation of affordable housing while existing affordable units are fast disappearing. According to the Southern California Associatio of Non-profit Housing, Los Angeles spends about $23 per person on affordable housin none of it from the General Fund. In contrast, New York spends $89 per person, nearl four times as much as Los Angeles. Similarly, Chicago spends $76 per person, San Jose $71 per person and Seattle $66 per person. Between 1986 and 1996 New York City spent $4.2 billion in mostly city funds to construct or rehabilitate over 140,000 housing units, more than all other major cities in the United States combined.

Population Growth and Housing Need

The City's population grew by fits and starts over the last decade with some populatio decline after the 1994 Northridge earthquake. Nevertheless, the California Department Finance population estimates show an increase of 300,000 people between 1990 and 1999 with 65,000 additional people between 1998 and 1999. About 80 percent of the City's population growth is natural increase, that is, the excess of births over deaths, only a small portion is the result of net migration.

The Southern California Association of Governments (SCAG) is responsible for projecting housing needs in all the jurisdictions in its five-county region. In estimating t need for additional housing units, SCAG takes into account population growth, vacanc rates, job growth, and other factors but does not make adjustments for overcrowding, overpayment, or slum conditions. SCAG bases its projections on estimates of growth provided by local jurisdictions.

When making its allocation the need for new housing units, SCAG takes into account only income, employment and population within jurisdictions, but also the regional distribution of employment and income. SCAG then makes an adjustment in its allocations so that one jurisdiction will not end up providing most of the low income housing while another fails to provide any affordable housing. SCAG calls this distribution "fair share." The fair share distribution assigns each county and city in SCAG's five-county region with a portion of projected growth in housing units at four different income levels. The government of each jurisdiction must show the provision adequate sites for these new housing units in its state-mandated Housing Element of t