

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction LOS ANGELES

Reporting Period 01/01/2017 - 12/31/2017

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

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

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

5066 Romaine St.	5+	Renter	1	0	0	14	15	0		DB	
644 N. Normandie Ave.	5+	Renter	1	0	0	11	12	0		DB	
4247 N. Eagle Rock Blvd.	5+	Renter	5	0	0	54	59	0		DB	
5101, 5115 N. Lankershim Blvd.; 5130 N. Klump Ave.	5+	Renter	25	0	0	272	297	0		DB	
12622 W. Vanowen St.	5+	Renter	0	1	0	6	7	0		DB	
218 S. Occidental Blvd.	5+	Renter	6	5	0	36	47	0		DB	
5012 S. Slauson Ave.	5+	Renter	2	0	0	26	28	0		DB	
2441 S. Sepulveda Blvd.	5+	Renter	66	0	0	529	595	0		DB	
4847 W. Oakwood Ave.	5+	Renter	4	0	0	45	49	0		DB	
957 N. Figueroa Ter.	5+	Renter	1	0	0	27	28	0		DB	
662 S. Kelton Ave.	5+	Renter	1	0	0	11	12	0		DB	
801 S. Berendo St.	5+	Renter	9	0	0	89	98	0		DB	
1011 S. Serrano Ave.	5+	Renter	9	0	0	95	104	0		DB	
1330 S. Federal Ave.	5+	Renter	3	0	0	33	36	0		DB	
5630 N. Fair Ave.	5+	Renter	1	1	0	13	15	0		DB	
5842 N. Carlton Way	5+	Renter	2	0	0	16	18	0		DB	
12616 W. Vanowen St.	5+	Renter	0	1	0	6	7	0		DB	
820 W. Colden Ave.	5+	Renter	1	1	0	7	9	0		DB	
1446 N. Detroit St.	5+	Renter	7	0	0	53	60	0		DB	
525 N. Wilton Place.	5+	Renter	8	0	0	80	88	0		DB	
2140 S. Butler Ave.	5+	Renter	7	0	0	70	77	0		DB	
1244 W. 39th St.	5+	Renter	2	2	0	9	13	0		DB	
639 N Fairfax Ave	5+	Renter	4	0	0	44	48	0		DB	
1237 S Holt Ave	5+	Renter	3	0	0	31	34	0		DB	
4725 N Radford Ave	5+	Renter	2	0	0	19	21	0		DB	

700 S Manhattan Pl	5+	Renter	13	0	0	147	160	0		DB	
625 S Barrington Ave	5+	Renter	4	0	0	42	46	0		DB	
1446 N Tamarind Ave	5+	Renter	4	1	0	39	44	0		DB	
3550 S Overland Ave	5+	Renter	6	0	0	54	60	0		DB	
320 N. Madison Ave.	5+	Renter	91	29	0	2	122	0		DB, HOME, HCD(AHSC) , HCD(VHHP) , MHSA	
8862 W. Pico Blvd.	5+	Renter	3	44	0	1	48	0		DB	
1301 W. 7th St.	5+	Renter	75	0	0	1	76	0		DB	
649 S. Wall St.	5+	Renter	54	0	0	1	55	0		DB	
3015 S. West View St.	5+	Renter	7	56	0	1	64	0		DB	
3651-3675 S. Western Ave.	5+	Renter	27	5	0	1	33	0		HCD(VHHP) , LA COUNTY, 9% LIHTC	
1070 S Holt Ave	5+	Renter	3	0	0	26	29	0		DB	
705 S Gayley Ave	5+	Renter	2	0	0	10	12	0		DB	
10534 W. Santa Monica Blvd	5+	Renter	3	0	0	34	37	0		DB	
11110 W. Hartsook	5+	Renter	7	0	0	54	61	0		DB	
1601 N. Hobart Blvd.	5+	Renter	44	9	0	1	54	0		DB, LA CITY, AHP, HCID(IIG), 9%LIHTC	
1440 N. Gordon St.	5+	Renter	4	1	0	36	41	0		DB	
269 S. Mariposa Ave.	5+	Renter	17	0	0	104	121	0		DB	
1650 Sawtelle Blvd.	5+	Renter	4	0	0	44	48	0		DB	
4522 W. Lexington Ave.	5+	Renter	1	0	0	8	9	0		DB	

14828 Rayen St.	5+	Renter	1	0	0	13	14	0		DB	
178 N. Alexandria Ave.	5+	Renter	1	0	0	13	14	0		DB	
1233 N. Highland Ave.	5+	Renter	8	0	0	64	72	0		DB	
1515 S. Holt Ave.	5+	Renter	2	0	0	19	21	0		DB	
5536 N. Fulcher Ave.	5+	Renter	3	0	0	33	36	0		DB	
7077 W. Willoughby Ave.	5+	Renter	14	0	0	155	169	0		DB	
18535 W. Burbank Blvd	5+	Renter	1	0	0	12	13	0		DB	
11050 W. Hartsook St.	5+	Renter	3	0	0	45	48	0		DB	
11036 W. Moorpark St.	5+	Renter	8	0	0	88	96	0		DB	
1315 W. Florence Ave	5+	Renter	0	20	0	0	20	0		DB	
4909 W. Rosewood Ave.	5+	Renter	2	0	0	24	26	0		DB	
6500 N. Sepulveda Blvd.	5+	Renter	7	0	0	153	160	0		DB	
6677 W. Santa Monica Blvd.	5+	Renter	31	0	0	664	695	0		DB	
5151 W. Romaine St.	5+	Renter	0	75	0	1	76	0		DB	
11916 W. Pico Blvd.	5+	Renter	9	0	0	91	100	0		DB	
11925 W. Louise Ave.	5+	Renter	4	0	0	45	49	0		DB	
10757 W. Palms Blvd.	5+	Renter	1	0	0	13	14	0		DB	
3671 S. Western Ave.	5+	Renter	5	0	27	1	33	0		DB	
1832 S. Barrington Ave.	5+	Renter	1	0	0	10	11	0		DB	
610 S. Van Ness Ave.	5+	Renter	1	0	0	11	12	0		DB	
519 N. Normandie Ave.	5+	Renter	1	0	0	13	14	0		DB	
105 S Doheny Dr	5+	Renter	4	0	0	31	35	0		DB	
5639 E Huntington Dr North	5+	Renter	1	0	0	12	13	0		DB	
11401 W Santa Monica Blvd/1539 S Purdue Ave	5+	Renter	4	0	0	47	51	0		DB	

(9) Total of Moderate and Above Moderate from Table A3		27	13040		
(10) Total by Income Table A/A3	697	255	27	13040	
(11) Total Extremely Low-Income Units*	0				

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

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

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

* Note: This field is voluntary

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	1208	818	4653	2342	0	9021	0

* Note: This field is voluntary

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

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	20427	212	856	893	718	697	0	0	0	0	3376	17051
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	12435	593	867	536	604	255	0	0	0	0	2855	9580
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		13728	40	47	45	143	27	0	0	0	0	302	13426
Above Moderate		35412	6798	13047	15833	12231	13040	0	0	0	-	60949	0
Total RHNA by COG. Enter allocation number:		82002											
Total Units ▶ ▶ ▶			7643	14817	17307	13696	14019	0	0	0	0	67482	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													40057

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

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Landscape Design	Integrate Landscape Ordinance and Low Impact Development; Ordinance into project review process.	2013-2021	The City continued to capture, treat and infiltrate stormwater and urban runoff by utilizing the recently adopted Low Impact Development Ordinance, as well as additional water conservation measures.
Density Bonus	Create 375 non-subsidized very low income units; Create 750 non-subsidized low income units; Create 187 non-subsidized moderate income units; Make revisions to the density bonus provisions in the Code and the Affordable Housing Incentives Program Guidelines.	2013-2021	In 2017: 91 Cases Filed for 4496 Total Units with 1380 Restricted Affordable Units. 34 Projects permitted for 1177 Total Units with 717 Very Low Income, 605 Low Income and 143 Moderate Income Units
Affordable Housing in the Coastal Zone (Mello Act Implementation)	Adopt amendments to the Zoning Code to implement inclusionary and replacement housing requirements in the Coastal Zone; Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate implementation of affordable housing requirements in the Coastal Zone; 45 very low income units;	2013-2021	Work continues to progress toward a public review draft of a permanent ordinance implementing the Mello Act in the Coastal Zone portions of the City of Los Angeles.

	30 low income units; 50 moderate income units		
Zoning for Health Facilities	Adopt amendment to Zoning Code to remove restrictions on locations of public health and treatment program facilities.	2013-2021	No Activity in 2017
Sustainable Building Materials and Practices	Integrate guidelines into project review process; Develop and maintain an outreach website.	2013-2021	The LADBS and LADWP implements the sustainable building materials requirements of the Green Building Code. Guidelines regarding sustainable building materials are integrated into project reviews.
Home Energy Improvement Program	Provide free green assessments to property owners.	2013-2021	No Status Update for 2017
Recycle Construction Waste	Establish incentive program for source separation of construction and demolition waste; Establish rebate program for construction and demolition waste taken to a City-certified waste processor; Adopt ordinance to require construction and demolition waste to be taken to a City-certified waste processor.	2013-2021	The Citywide Construction and Demolition (C&D) Waste Recycling Ordinance became effective January 2011. Requires that all mixed C&D waste generated within City limits be taken to City certified C&D waste processors (BOS is responsible).
Recycling Collection in Residential Development	Provide on-site recycling bins and weekly pickup for all residential developments.	2013-2021	Discussions began that would lead to recycling on multiple family and commercial developments.
Congestion Management Program Land Use Strategy	Report on all projects developed and all demolitions around major transit stations and transit corridors annually; Certify compliance with the Los Angeles County Congestion Management Program annually.	2013-2021	No Status Update for 2017
Computerized Information Center/Information & Referrals for Persons with Disabilities	Assist 150 or more clients seeking homeless services and housing resource referrals annually.	2013-2021	No Status Update for 2017
New Resources for Rental Assistance	Increase the funding base for rental assistance for homeless households and households at high risk of homelessness.	2013-2021	The City allocated \$10.1M of general funds for Rapid-Rehousing to house up to 1,000 homeless persons and homeless veterans. LA City has received 530 HUD-VASH vouchers to house homeless veterans. The Housing Authority also allocated 500 housing choice vouchers to house veterans who do not meet the HUD-VASH program requirements. Ballot Measures H and HHH were passed in November 2016, but the funds won't be The City allocated \$10.1M of general funds for Rapid-Rehousing to house up to 1,000 homeless persons and homeless veterans. LA City has received 530 HUD-VASH vouchers to house homeless veterans. The Housing

			<p>Authority also allocated 500 housing choice vouchers to house veterans who do not meet the HUD-VASH program requirements.</p> <p>Ballot Measure HHH, for \$1.2 billion over 10 years of capital funding for homeless facilities and housing, was approved in November 2016, but the funds won't be available until 2017.</p>
Resources for Housing Serving the Mentally Ill	Pursue funding towards permanent housing units for homeless mentally ill annually.	2013-2021	Supported the County's request to apply Affordable Health Care Act funding for housing.
Homeless Housing and Services Coordination	Citywide and sub-regional plans to reduce and end homelessness adopted by the City Council; Regular reports on financial management; Regular reports on contract management and program implementation; Report on applicability of Standards for Excellence criteria being developed by Home for Good.	2013-2021	In 2017, regular Coordinating Council meetings and Special meetings hosted and facilitated by LAHSA continue. During each meeting, there was at least one SPA Representative present or on the phone to represent each SPA in Los Angeles, as well as other attendees including City and County government, and LAHSA representatives.
Access New Resources and Services for the Homeless	Periodic reports on legislative and budgetary initiatives.	2013-2021	The City Council voted to commit 12.4 million for emergency relief to get homeless people off the streets before the anticipated El Niño winter storms. This includes \$10 million in short-term rent subsidies for veterans and other homeless people, and \$1.7 million for emergency shelter beds. It marks the first time in city history that general fund dollars have been used for homeless aid. In addition, the City made an initial investment of \$2.9M in F/Y 15-16 to scale up the Coordinated Entry System by increasing outreach workers to find homeless residents and place into a housing placement pipeline. This funding also supported CES administrative staff positions.
City Homeless Coordinator	Periodic reports on homeless housing and service delivery and recommendations for improvement.	2013-2021	In the 2017 Homeless Count, there were approximately 34,189 homeless individuals, families, and youth on any given night in the City of Los Angeles (a 20% increase from 2016). 74% of the City's homeless population is unsheltered. Monthly Homelessness Cabinet meeting have been held each month.
Office of the City Attorney Dispute Resolution Program (DRP)	Refer and resolve 20 housing-related disputes.	2013-2021	The DRP continues providing comprehensive dispute resolution services including information, referral, conciliation, mediation, facilitation and consultation services. The DRP reviews Rent Stabilization Ordinance (RSO) case files, contacts the parties (landlord and tenant) involved in the dispute, and invites them to resolve their conflict through mediated dialogue in lieu of prosecution.
Family Solutions System	Initiated seven regional Family Solution Systems throughout the Los Angeles CoC; Serve approximately 1,200	2013-2021	The Homeless Family Solution System (HFSS) aligned with the Coordinated Entry System for Adults and Youth and renamed itself to Coordinatated Entry System (CES) for Families. CES for Families is designed to utilize both

	homeless and at- risk persons per year.		<p>centralized and decentralized access points to quickly identify and move families experiencing homelessness into more stable housing situations. The Family Solution Centers (FSC) operate as the “front door” to the homeless system serving families in LA County. Each FSC utilizes a standardized screening, triage, and assessment process to help connect families to the housing intervention that best meets their needs. The following additional components will be added this year:</p> <ul style="list-style-type: none"> -Bridge Housing: a 24/7 shelter model designed for higher vulnerable families. -Diversion: Flexible resources and case management to ensure households can be stably housed without coming into the homeless shelter system. <p>As a result of the passage of Measure H, additional resources have been added to the CES for Family System to meet the increasing demand. 2017 will also see the strengthening of the co-location relationship with the LA County Office of Education and LA Unified School District. This relationship will bring McKinney Vento Liaisons to each FSC throughout the County.</p>
Due Process Hearing	Conduct 1,300 hearings.	2013-2021	Continued implementing inter-agency efforts to create strategies for preserving at-risk housing by restarting, planning and participating in the 2017 Los Angeles Preservation Working Group Meeting (LAPWG). The LAPWG is comprised of housing agencies and service providers such as the regional office of the U.S. Department of Housing and Urban Development (HUD), the Housing Authority of the City of Los Angeles (HACLA), the County of Los Angeles, various legal service organizations, and affordable housing organizations. The LAPWG meets quarterly to share information, discuss strategies and opportunities for the preservation of the City's affordable housing stock.
Outreach and Education of Enforcement Programs	Conduct 14 informational workshops.	2013-2021	<p>Workshops - 12, Constituents: 254 Division-Wide Hotline Calls - 47,971 Outreach Contractors Interactions with Constituents - 8,400 Division-Wide Constituent Emails - 20,883 Constituents assisted via the public counter 135 Total Division-Wide Constituent Contacts - 77,643</p>
Preservation of Affordable Housing	Preserve and/or extend the affordability of 500 units annually currently part of the City of Los Angeles affordable housing stock.	2013-2021	In CY 2017, the HCIDLA facilitated the extension of covenants on two (2) at-risk expiring affordable housing developments through the issuance of Tax-exempt Bond financing (20 units), and the debt restructure and covenant extension of a former Redevelopment Agency (CRA) property consisting of 15 units.
Rent Stabilization Ordinance (RSO)	Maintain registration of 638,000 units annually; Protect tenants from unreasonable rent increases while providing landlords with a just and	2013-2021	RSO status enforced for current inventory of approximately 653,000 RSO units, including rented condominiums. In 2017, HCID processed 1,179 landlord declarations of intent to evict for no-fault reasons (26% increase from 2016); 1,054 tenant households (60% increase from 2016) were provided over

	reasonable return; Maintain registration of 6,500 spaces in 57 mobile home parks; 400 landlord declarations of intent to evict will be processed annually; 300 tenant households will be provided approximately \$3 million in relocation assistance through the HCIDLA contractor annually.		\$15.4 million in relocation assistance (68% increase from 2016).
Neighborhood Stabilization Program Foreclosed Properties	300 units acquired, rehabilitated, and resold/rented.	2013-2021	Property units acquired - 0; property units rehabilitated - 0; property units resold/rented - 2. The NSP Program is in the process of winding down through administrative and accounting activities as well as through 9 remaining projects.
Property Management Training Program (PMTF)	Complete 12 Property Management Training programs annually for approximately 420 landlords & managers; Refer non-compliant property to property management training programs provided by partnering apartment owner associations in Los Angeles.	2013-2021	In CY 2017, HCICLA staff participated in 12 Property Management Training Programs administered by partnering agencies; HCIDLA mailed 1039 referral letters to non-compliant property owners.
RSO Monitoring	Annual report on the status of the RSO inventory; 50 Ellis removal applications processed annually.	2013-2021	In 2017, Los Angeles RSO implemented a Rent Registry program, greatly expanding L.A.'s ability to monitor and enforce legal rents for approximately 653,000 RSO units. HCIDLA updated and shared RSO and Ellis status on ZIMAS, making this data publicly available; processed 441 applications for permanent withdrawal of RSO properties from the rental housing market (a 25% increase from 2016), and completed 1,222 RSO status determinations (an 8% increase from 2016).
Citywide Fair Housing Program	Receive 7,310 fair housing inquiries annually; Resolve 413 fair housing investigations annually; Conduct 67 fair housing training sessions annually; Train 35 new fair housing testers annually; Maintain the Housing/Predatory Lending Hotline	2013-2021	For the period of 1/1/2017 - 9/30/2017 HRC responded to 7,143 inquires; resolved 61 fair housing investigations; conducted 51 fair housing training sessions; trained 16 new testers; and maintained the Housing/Predatory Lending Hotline.
RSO Tenant/Landlord Outreach and Education Program	Develop mechanism to ensure disclosure; 120 public presentations will be conducted annually, including Property Management Training Program presentations, community presentations, landlord/tenant workshops and drop-in	2013-2021	The RSO outreach and education program continues, including the distribution of updated RSO Awareness materials, highlighting new programs and fair housing and rights of immigrant tenants. In 2017, a new mobile text application to research RSO status of properties was developed. Approximately 262 public presentations, drop in sessions and fair housing seminars were conducted in 2017. HCID Rent/Code Hotline assisted over 106,000 callers.

	sessions, and fair housing clinics.		
Fair Housing Research	Complete the AI; Identify and implement action items	2013-2021	<p>During the early portion of the calendar year, with assistance from its AFH contractor, the City developed a resident and stakeholder survey for Los Angeles residents and service providers to complete and provide answers to their fair housing experiences and concerns. More than 6,000 City resident surveys were completed by City of L.A. residents.</p> <p>-In addition, staff from HCIDLA and HACLA collaborated with CDC and HACoLA in hosting focus groups under four different topic areas totaling 12 meetings and concluded the City's first phase of public meetings for the AFH process.</p> <p>-During the summer of the calendar year, the City posted the draft AFH Plan for a 45-day public comment period and utilized various media types. In addition, a two-hour public forum was held in the evening to present the key objectives and status of the AFH, as well as solicit verbal and written comments from attendees.</p> <p>-As part of the AFH development, City staff assisted its consultants in editing and drafting the AFH Plan by providing numerous City and County data sources (for the creation of maps, analyses, and conclusions to be developed), reviewing draft versions of the AFH Plan, and crafting the Goals and Strategies section of the Plan which is the five-year timeline for achieving significant objectives for the AFH.</p>
Domestic Violence Shelter Program	Provide 1,500 individuals with access to public services annually; Maintain 580 shelter and transitional beds annually for domestic violence victims.	2013-2021	For the period of January 1, 2017 through December 31, 2017, the City's Domestic Violence Shelter Operations Program served 974 individuals.
HOPWA Emergency Shelter and Transitional Housing Program	1,589-2,162 housing subsidies per year.	2013-2021	For the period of January 1, 2017 through December 31, 2017, the HOPWA program provided housing subsidies to 985 clients via various programs.
Small Lot Subdivisions	1400 market-rate units; 100 moderate income units; Revised Small Lot Subdivision Guidelines - 2013-2014; Inter-departmental clarification memo - 2013-2014.	2013-2021	27,544 Units and 73 Cases Filed; 5,827 Units Approved
Barriers to Limited Equity Housing Cooperatives	Study barriers to the greater utilization of limited-equity cooperatives; Utilize limited equity co-ops as a tool to facilitate affordable homeownership	2013-2021	No Activity in 2017
Mobile Home Park Preservation	Assist 100 mobile park tenants; 250	2013-2021	No Activity in 2017

	market-rate mobile home park pads in residential areas preserved.		
Housing and Services Planning for Persons Living with HIV/AIDS	Regularly updated plan for the use of HOPWA grant funds.	2013-2021	In progress.
HOPWA Centralized Countywide Housing Information Services Clearinghouse	Assist between 25,140-36,000 clients seeking HIV/AIDS housing information annually.	2013-2021	For the period of January 1, 2017 through December 31, 2017, the HOPWA program provided 35,587 separate instances of housing information and referrals to low-income, HIV positive clients.
Collaboration on Data Production and Collection	Additional data from Federal, State, regional and County agencies; Homeless Count with City of Los Angeles data	2013-2021	The DCP is working on a Growth and Infrastructure Report for 2017 that detailed population, housing, employment and development trends through July 2017, including estimated growth since the 2010 census based on a range of date sources fro the City, state, regional and federal agencies. The Homeless Count report is published on the LAHSA website.
Census 2020	Census forms and methodologies that better reflect the City's needs.	2013-2021	Initial work continued in 2017 to prepare for the 2020 Census.
Housing Needs Assessment by Community Plan Area	Housing Needs Assessment by Community Plan Area	2013-2021	The nine community plan updates in progress in 2017 each analyzed housing needs. The plans employ a variety of strategies to produce and preserve housing for a variety of incomes and needs. The San Pedro Community Plan was adopted in 2017 after vigorous policy development around issues of affordable housing and displacement. At least five of the proposed plans are expected to create affordable housing bonus programs.
Database for Evaluating Housing Needs	Database of current socioeconomic and demographic data on DCP website; Periodic reports of socioeconomic and demographic data.	2013-2021	The DCP also updated its public (web) database of population and housing estimates by sub-areas of the City, including baseline 2010 Census information.
Consolidated Plan	Complete 1 and 5-year plans	2013-2021	Completed the Consolidated Plan updates.
Expedite Affordable Housing Projects	Reduce building permit processing time by up to 12 months; Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate implementation of expedited processes for affordable housing development; Prioritize affordable housing projects to expedite processing of permits and any related entitlements; Assist 20 affordable housing projects per year; Reduce entitlement processing time by up to three months	2013-2021	The BuildLA program, which will significantly increase efficiency in the development process, continued to move forward in 2017.

Implement CEQA Streamlining Measures	Allow for streamlined environmental review (i.e. SCEA) required for Infill and Transit Priority Projects; Assist 10 Transit Priority Projects and Infill Projects per year.	2013-2021	Work progressed in 2017 with a consultant to assist in the facilitation of CEQA streamlining measures outlined by this program. The program should be complete, with staff fully trained by 2018.
Second Unit (Granny Flat) Process	30 second units on lots annually; Identify development standards and code requirements that pose compliance difficulties to second unit process; Adopt amendments to the Zoning Code to alleviate challenges.	2013-2021	With the adoption of AB 2299 and SB 1069, the City drafted a new Accessory Dwelling Unit (ADU) ordinance to comply with the new State ADU law, which was effective on Jan. 1, 2017. The City Planning Commission approved the draft ordinance in December 2016 and the ordinance is currently under consideration.
Zoning and Neighborhood Implementation Tools for Mixed Use Development	1,000 housing units in mixed use developments; Identify targets in all Community Plans; Adopt ordinances if appropriate.	2013-2021	New by-right mixed-use zones (called Community Plan Implementation Overlays - CPIOs) are being developed along transit-rich commercial corridors in the nine draft Community Plan updates. Transit Neighborhood Plans are also creating new mixed-use zones to protect jobs and housing mix.
Housing Element Relationship to Land Use Entitlement and Long-Range Planning	Annual report to City Planning Commission.	2013-2021	No Activity in 2017
Entitlement Case Management and Expediting for Green Building Projects	Reduce plan check process time for 50 Tier 1 and 2 projects	2013-2021	Expediting green projects is done through the regular expedite process. Case management offers service to green projects.
Building Design for Sustainability	Guidelines developed and updated; Integrate guidelines into all project reviews.	2013-2021	No Activity in 2017
SurveyLA - The Los Angeles Historic Resources Survey	Complete citywide survey; Publish results.	2013-2021	The SurveyLA project finished its surveying of Los Angeles community plan areas for historic and/or culturally significant resources in 2016, including completion of reports for Northeast Los Angeles, Central City and Central City West. It also completed a Field Survey Results Master Report in August 2016. The Report is intended for use as a cover document for all CPA reports and provides detailed information about SurveyLA methodology and further defines terms used in the reports.
Downtown Affordable Housing Bonus	300 moderate, 225 low, and 225 very low income affordable units; Study whether program is meeting objectives and ways to make improvements.	2013-2021	Market rate projects continued to take advantage of the provisions of the program. However, no developers are believed to have received the affordable housing bonus in 2017.
Community Level Affordable Housing Programs	Playa Vista: 125 moderate-income for-sale and 83 low-income rental units in Phase 2; Cornfield Arroyo Seco: 20 very low-income and 46 low-income units; Central City West: 500 low-income units;	2013-2021	In June 2017, the City Planning Commission (CPC) unanimously recommended approval of the updated South and Southeast Los Angeles Community Plans. A key element of the Plans are the Community Plan Implementation Overlays (CPIOs) a zoning tool that implements many of the Plans' goals and policies including incentivizing affordable and mixed-income

	Creation of 10 community plans with affordable housing incentives.		housing around the area's 30 bus and rail stations.
Reasonable Accommodation	Train City Planning Department staff on processing Reasonable Accommodation requests; Produce and disseminate materials regarding Reasonable Accommodation process; Improve forms and outreach.	2013-2021	No Status Update for 2017
Zoning and Development Standards for Homeless Housing	Adopt amendment to zoning code to facilitate by-right siting of shelter and transitional housing facilities.	2013-2021	Amendments to the Emergency Homeless Shelter Zoning Code (Ordinance 184186) was adopted in March 2017. It amended Section 12.03, 12.80, 12.81 and adds Section 12.82 to the Los Angeles Municipal Code (LAMC) for the purpose of more quickly establishing homeless shelters during a shelter crisis. This includes broadening the definition of "shelter for the homeless" to include greater types of facilities and providers as well as better aligning City and State law in order to streamline the process for a Mayoral or City Council declaration of shelter crisis and allow the efficient establishment of temporary homeless emergency shelters in response to that declaration.
Homeless Needs Outreach	Disseminate information about the housing needs of special needs populations to 2,000 people.	2013-2021	No Activity in 2017
Nuisance Abatement in Residential Buildings	Respond to and successfully resolve 30,000 nuisance complaints on residential properties annually.	2013-2021	The City's enforcement agencies continued to successfully resolve nuisance complaints on residential properties.
Update the Los Angeles Building Code	Adopt the most recent version of the CBC when released.	2013-2021	The new building code was updated in December 2013 to incorporate provisions of the 2013 California Building Code, which is based on the 2012 International Building Code.
Entitlement Case Management and Expediting for Green Building Projects	Reduce plan check process time for 50 Tier 1 and 2 projects	2013-2021	Expediting green projects is done through the regular expedite process. Case management offers service to green projects.
Utility Maintenance Program	LADWP-referred cases: 30 DWP utility shut-offs prevented through issuance of payments: 130	2013-2021	During Calendar Year 2017, 119 utility shut offs were prevented, thereby helping to prevent the displacement of tenants. Out of the 119 shut off prevented, 96 were for DWP.
Financial Incentives to Conserve Water	Installation of high efficiency clothes washers in 5,000 households per year.	2013-2021	This program continues with clothes washer rebates in 2014-15.
Incentives to Conserve Energy	50,000 low income households obtain more energy-efficient refrigerators; 2,000 households retire non-energy	2013-2021	No Status Update for 2017

	efficient refrigerators annually.		
Encourage Energy Conservation through Pricing	10,000 residential customers on the TOU rate	2013-2021	There has been substantial growth in the number of time-of-use meters for LADWP electric customers. A separate meter is sometimes required for particular rate incentives.
Green Power for a Green LA	25,000 households choosing alternative energy sources.	2013-2021	Currently LADWP's own generation mix includes 23% renewable. As additional solar and wind projects have come on line, and with the termination of LADWP's participation in the Navaho Generating Station, LADWP is on track to reach 33% renewables by the end of 2020.
Incentives to Encourage Green Building Solutions in Existing Buildings	Develop green building incentives program for existing buildings.	2013-2021	LADWP expanded customer incentives to encourage energy and water efficiency buildings in 2015. The Energy Efficiency Technical Assistance Program (EETAP) was launched in early 2015; this program reimburses building owners for audits and other necessary efficiency project development costs to help more building owners participate. The number of joint programs with SoCalGas continues to expand to serve more customers and help LADWP meet its efficiency goals. Programs assist small buildings (small business direct install), moderate size buildings (energy advantage) and large buildings (LABBC and EETAP, plus new construction projects). In late 2015, the partner utilities launched a joint Energy Savings Assistance Program which provides energy (electric and gas) and water efficiency measures to low-income residents of multi-family buildings in LA.
Reduced "Trips" for Housing near Transit and/ or with Affordable Housing Units	Increase the trip credits provided for affordable housing units.	2013-2021	In January 2017, the DOT issued new Traffic Study Guidelines, which created new trip generation rates for residential or mixed-use developments that include Affordable Housing Units based on the total number and type of dwelling units reserved as affordable. These trip generation rates are based on vehicle trip count data collected at affordable housing sites in the City of Los Angeles in 2016.
Housing Alternatives for Seniors	Find alternative housing solutions for 1,600 senior citizens	2013-2021	The Department of Aging contracts with a non-profit organization (currently Affordable Living for the Aging), which provides shared housing services for elderly Los Angeles residents. The organization meets with seniors to provide timely information on upcoming housing opportunities, open wait lists and details about their Shared Housing Program (a service that matches individuals to share private residences throughout Los Angeles County).
Housing Legal Services for Seniors	Assist 200 seniors with legal advice each year.	2013-2021	The Department of Aging contracts with a non-profit legal services organization (currently Bet Tzedek) to provide free, expert legal advice to assist seniors in various legal issues including: public entitlement, housing related laws, legal aid, landlord/tenant disputes, government benefits, health law consumer protection, nursing home law and powers of attorney. Appointments can be scheduled at any of the 16 Multipurpose Senior Centers.
Million Trees LA	Distribute free shade trees to residents to	2013-2021	Through the City Plants program, City residents are eligible to receive up to

	increase shade, energy efficiency and clean air in individual homes and multi-family residential properties as part of the Million Trees LA program. Plant trees on public property and along City-controlled parkways, medians and other public right-of-ways with appropriate tree canopy to reduce air pollution, provide cooling through shading, and to improve blighted neighborhoods. CDBG, SCAQMD, Private Donations, LADWP Funds		seven free shade trees. The LA Conservation Corps delivers the trees to a property along with stakes, ties, and fertilizer pellets. Parkway trees and trees in front of businesses are also available.
Housing Enforcement (Inter-Agency Slum Housing Task Force)	500 properties subjected to Task Force review and/or prosecution annually.	2013-2021	No Status Update for 2017
Temporary Housing Facilities for Disaster Response	120 sites available throughout the City within 24 hours of a natural disaster.	2013-2021	No natural disasters hit Los Angeles in 2017.
Outreach and Training for Emergency Preparedness and Response	4 fairs during Emergency Preparedness Month annually; 2 Neighborhood Preparedness Ambassadors Trainings annually; Outreach to neighborhood and community groups as requested.	2013-2021	The City completed its Regional Disaster Housing Planning activities in 2014. The project focused on residential recovery and reconstruction throughout the 5 county region. The planning activities included a disaster working group comprised of local housing industry representatives as well as state and federal housing and disaster planning experts.
Access to Housing for Health Program (AHH)	Assist approximately 70 persons per year.	2013-2021	No Status Update Available for 2017.
Emergency Shelter and Transitional Housing Facilities	Emergency Shelter (Crisis Housing) beds: Total 3,009 Transitional Housing beds: 1,615	2013-2021	Emergency Shelter (Crisis Housing) beds: Total 3,009 Transitional Housing beds: 1,615 2016 marked the beginning of a trend away from transitional housing as an effective intervention for all homeless populations with the exception of transition age youth. A greater emphasis was placed on the Housing First model in which the priority is to rapidly match persons with permanent housing resources and place them in PH as quickly as possible.
Overnight Shelter (Winter Shelter and Year-Round Shelter)	871 temporary shelter beds year round; 1,335 temporary winter shelter beds.	2013-2021	Crisis Housing total: 3,009 beds (City and County General funds, ESG and DPSS funding.) Temporary Winter Shelter beds total: 1,500 beds serving over 8,100 unduplicated individuals (City and County General funds and ESG funds)
Job Training and Placement for Homeless Individuals	Provide educational/vocational training and employment placement/retention services to 1000 homeless persons annually.	2013-2021	LAHSA subcontractors provide direct education and vocational training to homeless persons. Los Angeles has created a workforce development program (LA R.I.S.E.) that specifically provides supported employment and job coaching to persons who are experiencing homelessness.

Permanent Supportive Housing For Homeless Persons	Maintain 1,477 permanent supportive housing units for homeless households annually.	2013-2021	Permanent Supportive Housing (PSH) total in 2016: 8,615 beds in 6,549 units. Additional information is unavailable at this time.
Biennial Homeless Count	Biennial count and survey of sheltered and unsheltered homeless persons residing in the Los Angeles CoC area.	2013-2021	LAHSA continues to increase its volunteer pool to conduct the annual homeless count. In the 2017 Homeless Count, there were approximately 34,189 homeless individuals, families, and youth on any given night in the City of Los Angeles (a 20% increase from 2016). 74% of the City's homeless population is unsheltered.
Homeless Management Information Systems (HMIS) Data Collection	All providers receiving City funding shall participate in HMIS.	2013-2021	LAHSA, on a yearly basis updates the Housing and Services Inventory that gets submitted to HUD. As of June 2016, the HMIS bed coverage rate approached 55%. Additional information is unavailable at this time.
Assistance for Homeless Persons in Accessing Housing and Services	Continue funding 1 organization to reach 300 or more homeless individuals; Explore expanding outreach funding to community based organizations within the City.	2013-2021	LAHSA on a yearly basis updates the Housing and Services Inventory that gets submitted to HUD. As of June 2017, the HMIS bed coverage rate approached 53%.
Neighborhood Awareness of Special Needs Housing	Establish outreach curriculum; Pursue funding for training program.	2013-2021	LAHSA continues to host the Community Quarterly meetings which: (1) provide regular opportunities for community stakeholders and service providers to share information and best practices; (2) deliver important updates on programs funding, grant opportunities, performance measurement, and legislative and policy requirements; (3) Solicit feedback on the implementation and evaluation of CoC goals; and (4) Engage the community in the annual Greater Los Angeles Homeless Count. The timeframe for the meetings are as follows: Quarter 1: March/April, Quarter 2: June/July, and Quarter 3: October/November. In addition, this year, LAHSA expanded to include the Community Information Sessions whose purpose is to educate and inform members of the community on homeless related issues. Through presentations and question and answer breakout sessions, community members are encouraged to ask questions and learn more about the state of homelessness in Los Angeles. Community Information Sessions are held in each of the 8 Service Planning Areas, bi-annually during the months of April and September, typically run for an hour and a half, and are held at centrally located locations during evening hours so that community members can attend.
Technical Assistance to Homeless Housing Providers	Technical assistance provided to 20 providers annually	2013-2021	In 2016, LAHSA formed a Capacity Building and Technical Assistance Working Group to address the growing demand for technical assistance among homeless service providers.

			<p>The Technical Assistance Working Group is made up of TA providers (CSH, Abt Associates, United Way, Shelter Partnership) who are bringing to the table their expertise and resources. The goal of this group is to help identify the Capacity Building and TA needs of the service providers, region, and homeless delivery system and provide the resources and expertise to meet those needs. The Work Group also went after additional funding to increase LAHSA's capacity to provide such technical assistance by 2017. In addition, LAHSA's HMIS Support Team introduced eLearning within the LAHSA HMIS Training Program and offered interactive online HMIS instruction that provide in-depth instruction on how to navigate HMIS, including engaging scenario-based simulations and quizzing elements. The HMIS Support Team also provided technical support for both HMIS and training-related inquiries while it continues to provide HMIS TA to all service providers via its ticket system generated by emails sent to hmissupport@lahsa.org by service providers. Finally, throughout the completion of the Continuum of Care Program Competition process, LAHSA provided daily technical assistance for housing provider applicants.</p>
Homebuyer Financial Assistance	<p>During the first year, 80 loans for low-income homebuyers and 30 loans for moderate-income homebuyers; 50 loans for low-income homebuyers per year thereafter, if funding permits; Issue 80 MCCs per year: 40 for low-income and 40 for moderate-income.</p>	2013-2021	<p>During this calendar year, a total of 63 loans were funded for first-time homebuyers: 46 for low-income, and 17 for moderate-income homebuyers. Additionally, 91 MCCs were issued: 60 for low-income, and 31 for moderate-income.</p>
New Programs to Increase the Production of Affordable Housing	<p>Prepare reports to Council and the Mayor that identify potential policies and programs to address the increase in funding for the production and preservation of affordable housing.</p>	2013-2021	<p>Transit Oriented Affordable Housing Incentive Program: On September 22, 2017 the City Planning Department released its final guidelines for the Transit Oriented Communities (TOC) Affordable Housing Incentive Program. The TOC Guidelines establishes new incentives for housing production. Additionally, the TOC Guidelines for any particular area may be tailored to its Community Plan as part of the Department's ongoing update program, provided that the affordable housing requirements of Measure JJJ are met.</p> <p>Draft Permanent Supportive Housing Ordinance: On August 31, 2017, the City Planning Department released its draft Permanent Supportive Housing (PSH) Ordinance as part of the City's Comprehensive Homeless Strategy. On December 14, 2017, the Draft PSH was amended by the City Planning Commission. The proposed ordinance will be moving forward to the City Council for final consideration.</p> <p>State Affordable Housing Package: On September 29, 2017, Governor Jerry Brown signed into law a landmark affordable housing package of 15 bills to help increase the supply and affordability of housing in California.</p>

			Affordable Housing Linkage Fee Ordinance: On December 13, 2017, Mayor Eric Garcetti signed into law, the Affordable Housing Linkage Fee Ordinance (AHLF), which is expected to generate over \$100 million annually.
Monitor and Preserve At-Risk Affordable Housing	Monitor and report on identified assisted affordable housing at-risk of conversion annually through the Annual Progress Report; Involve property owners and residents of identified at-risk units in preservation efforts; Create non-financial strategies and support Citywide and inter-agency efforts to create strategies for preserving at-risk housing.	2013-2021	<p>In CY Calendar Year 2017 (CY 2017), the HCIDLA continued to implement non-financial strategies to extend and preserve affordable housing at-risk of losing its affordability restrictions. The HCIDLA completed the following strategies:</p> <p>HCIDLA contacted 25 property owners/management companies with 429 units of expiring covenanted and assisted at-risk affordable housing. HCIDLA initiated a dialogue to offer a buy-down of affordability approach, restructuring of debt or other options to extend affordability.</p> <p>HCIDLA initiated the process to secure the services of an at-risk affordable housing tenant outreach and education services consultant. These activities are an integral part of the HCIDLA's ongoing citywide preservation efforts. The authority to contract and contract execution is expected in March 2018. Continued implementing inter-agency efforts to create strategies for preserving at-risk housing by restarting, planning and participating in the 2017 Los Angeles Preservation Working Group Meeting (LAPWG). The LAPWG meets quarterly to share information, discuss strategies and opportunities for the preservation of the City's affordable housing stock.</p>
Preservation of Rent-Stabilized Housing Units	Preserve more than 638,000 RSO units; Approximately 330 rent adjustment applications will be processed for over \$13 million in property improvements will be approved annually.	2013-2021	In 2017, 557 RSO rent adjustment applications were processed (21% increase over 2016) for approximately \$32 million (88% increase over 2016) in property improvements. Of these, 21 applications (4%) were for Seismic Retrofit Work totalling \$9.04 million in seismic upgrades.
RSO Enforcement	Investigate and enforce 6,000 RSO violations annually; Refer 60 non-compliant cases to the City Attorney annually.	2013-2021	HCIDLA contacted 25 property owners/management companies with 429 units of expiring covenanted and assisted at-risk affordable housing. HCIDLA initiated a dialogue to find out owner's plans for their properties and offer a buy-down of affordability approach, restructuring of debt or other options to extend affordability. HCIDLA will continued to work with these property owners through CY 2018.
Transit Oriented District Studies	Complete Transit Neighborhood Plans (TNPs) for 24 transit stations.	2013-2021	<p>Significant work took place on 11 future Transit Neighborhood Plans for the next two light-rail lines: Expo Phase 2 and Crenshaw/LAX. The draft Exposition Corridor Transit Neighborhood Plan was presented in 2017.</p> <p>On September 22 2017, the Department released its final guidelines to establish the Transit Oriented Communities (TOC) Affordable Housing Incentive Program. The TOC Guidelines establish new incentives for mixed-income housing production near transit as required by Measure JJJ.</p>

Targeting Growth in Community Plan Areas	Identify targeted growth areas and incorporate appropriate land use designations in 10 Community Plans; Complete Transit Neighborhood Plans (TNPs) for 24 transit station.	2013-2021	Each of the 9 Community Plans being updated in 2017 includes targeted growth areas and incorporates appropriate land use designations to achieve citywide and local growth objectives.
Jobs/Housing Balance Incentives: Residential Exemptions in Transportation Specific Plans	Add fee exemption for residential units to Transportation Specific Plans that govern employment centers.	2013-2021	Work progressed on the development of the Westside Mobility Plan, which amongst other things, aims to expand fees to rental housing development to help pay for area transportation improvements. An exemption and/or credit for the provision of affordable housing units is being considered. Specific Plan drafted and draft EIR being prepared. Open Housing and Public Hearing was on June 23, 2016.
Education about Growth, Housing Need, MixedUse and Mixed-Income Neighborhoods	50 training sessions/workshops; 100 participating neighborhood council members and community organization members annually.	2013-2021	The City contracts with the Housing Rights Center (HRC) to conduct presentations and/or workshops different neighborhood councils as part of the Citywide Fair Housing Program. HACLA continued to work with Jordan Downs Community Advisory Committee and the WATTS neighborhood council to provide training and information regarding the redevelopment of Jordan Downs which is proposed to be a mixed use and mixed income neighborhood.
Stormwater Mitigation	Integrate on-site storm water design guidelines into project review process.	2013-2021	The Low-Impact Development (LID) Ordinance, which effectively replaced the previous stormwater collection and mitigations program, became effective and applicable to most relevant projects in 2012.
Planning for Neighborhood Character	10 updated Community Plans; Implementation tools as appropriate.	2013-2021	6 New Community Plans have been approved through 2017. Three remained in development. They all include consideration of selective downzoning and design guidelines to preserve prevailing scale of development in the neighborhood.
Community and Neighborhood Council Development Review	Duplicate case files provided to CNCs for proposed projects; Notifications to CNCs for filed applications bi-weekly; Case filing activity posted on DCP website bi-weekly	2013-2021	Duplicate case files and early notification were provided to Certified Neighborhood Councils (CNCs) for all proposed projects in their neighborhoods (through the Certified Neighborhood Council Notification Program and the Early Notification System). The Neighborhood Council Liaison position was maintained by DCP throughout 2017.
Neighborhood Preservation - Downzoning	Rezone appropriate areas in 10 Community Plans.	2013-2021	6 New Community Plans have been approved through 2017. Three remained in development. They all included consideration of selective downzoning and design guidelines to preserve prevailing scale of development in the neighborhood.
Urban Design Studio	Maintain Urban Design Studio as a division within the DCP; Maintain the Professional Volunteer Program (PVP).	2013-2021	The DCP's Urban Design Studio was maintained throughout 2017 to include review and advice on residential projects regarding overall project design and sustainable alternatives for public right of way improvements associated with residential projects. The DCP continued to utilize the Professional Volunteer

			Program (PVP).
Facilitate Housing for Senior and Disabled Persons	Assist in the development of 250 senior units a year; Construct 1750 Eldercare units; Explore the creation of an affordability component to Eldercare Ordinance.	2013-2021	No Status Update for 2017.
Residential Rehabilitation of Public Housing	Complete revitalization of Jordan Downs, including: 280 extremely low income, 280 very low income, and 140 low income 1-for-1 replacement Public Housing units; 100 new extremely low-income units, 400 new very low- income units (< 60% AMI), 20 low-income workforce housing units (< 80% AMI) and 380 market-rate units.	2013-2021	Implementation of the Jordan Downs redevelopment plan continued in 2017.
Public Housing Annual Inspections	All public housing units inspected annually. All Section 8 units inspected annually.	2013-2021	Public housing and Section 8 units continued to be inspected annually by HACLA.
Housing Information	Establish a consolidated housing information database on the City's website; Update available Section 8 Voucher units online.	2013-2021	No Status Update for 2017.
Rental Assistance for Homeless Households	Maintain 4,000 Housing Choice Vouchers to homeless individuals or households	2013-2021	No Status Update for 2017.
Predevelopment/Acquisition Financing for the Development of Affordable Housing	Facilitate predevelopment and/or acquisition financing for approximately 500 units annually.	2013-2021	A total of 370 units were financed during this calendar year.
New Production of Affordable Housing	Add 500 units annually to the City of Los Angeles affordable housing stock; 30% of units to be Permanent Supportive Housing (PSH); Construct housing for seniors, the disabled and large families.	2013-2021	Construction began on a total of 621 units, comprising of 541 new construction units and 80 acq/rehab units, of which 156 were Permanent Supportive Housing (PSH) units, and the remaining 452 were family/ senior, and 13 manager's units.
Systematic Code Enforcement Program (SCEP)/Gateway to Green	Inspect 180,000 multi-family residential rental units annually for compliance with state health and safety codes and the Los Angeles Housing Code; Achieve code compliance with habitability standards within 120 days of systematic inspection; Initiate contact for complaint inspections	2013-2021	In CY 2017, SCEP inspected 181,936 multi-family residential units; achieved 95% code compliance within 120 days of inspection; initiated contact for complaint inspections within three business days 76% of the time; to date, the Department has completed 67,408 Gateway to Green energy surveys, and identified 45,429 properties with energy saving potential.

	within 72 hours of complaint receipt 80% of the time; Launch Gateway to Green Program in 2014.		
Foreclosure Registry Program	Maintain a database of contact information of all residential properties within the City of Los Angeles that are subject to Ordinance No. 181,185.	2013-2021	HCIDLA registered 7,488 properties in CY 2017, for a total of over 65,762 properties since 2010. HCIDLA implemented both a proactive inspection and monthly inspection in compliance with the Foreclosure Registry Program Ordinance requirements by enhancements made to the Foreclosure Information Management System (FIMS). The FIMS enhancements allows the Los Angeles Department of Building and Safety (LADBS) to pursue their proactive inspections and registrants to report inspections monthly to HCIDLA. HCIDLA inspected 784 foreclosed residential properties in 2017. HCIDLA continues to conduct outreach to lenders/beneficiaries/trustees and their representatives. HCIDLA is innovative in its training process and has conducted multiple webinar presentations and telephone conferences to meet the growing needs of registrants outside of California and across the nation. HCIDLA implemented its GeoRegistry system as a tool for City Departments to report blighted properties in the foreclosure process and to operate as a collaborative tool for City Departments to work to reduce blight in neighborhoods. HCIDLA is collaborating with LADBS, Los Angeles Police Department, Los Angeles City Attorney Office-Neighborhood Prosecutors Office, Bureau of Sanitation, and Los Angeles Fire Department to reduce nuisance and blighted properties. Additionally, from 2016 to 2017, the number of new Notices of Default filed in the City of Los Angeles decreased by 24%.
Monitor and Report on Housing Production Goals	Quarterly and annual summaries on residential building activity; Annual report on the City's housing production and preservation goals and accomplishments; Annual report on changes in the rental housing stock.	2013-2021	The DCP is in the process of producing the 2017 Annual Growth and Infrastructure Report, which included housing production and net changes in the rental housing stock including demolitions and conversions. The DCP also prepared issuance of a 2017 Performance Metrics Report for the Mayor's Office, which focus on the amount of housing growth near transit as well as the percentage of affordable housing created through planning and land use incentives. This report is available through the DCP website at www.planning.lacity.org (under What's New).
Monitor and Update the Density Bonus Program	Annual report on affordable housing units produced as a result of land use incentives; Make revisions to the density bonus provisions in the Code; Update the Affordable Housing Incentives Guidelines.	2013-2021	The DCP participated in a report for the Mayor's Office (per Executive Directive 13) documents the number and percentage of housing units produced as a result of land use incentives.
Expedited Residential Recovery	Issue entitlement approvals within four weeks of application for reconstruction, in the event of a natural disaster; Issue loans and grants within four weeks of application for reconstruction funds.	2013-2021	No natural disasters requiring housing assistance occurred in 2017.

Preservation Barriers Assessment	Identify development standards that pose compliance difficulties for preservation projects; Adopt amendments to the Zoning Code to alleviate challenges	2013-2021	The Unapproved Dwelling Unit Ordinance was approved by the City Council and became effective on May 17, 2017.
Improvements to Entitlement Processing/ Department Realignment	Complete fee study of entitlement processing costs; Amend the Zoning Code to implement full cost recovery	2013-2021	In December 2016, the Department of City Planning completed a comprehensive fee study with a goal of achieving full cost recovery for project planning services. The study and final report indicated the City is recovering approximately 74% of the estimated full cost of providing most fee related services, where the annual revenue collected is less than the estimated fully burdened costs of providing those services. Based on the fee study findings, the Department recommended to City Council revising Los Angeles Municipal Code (LAMC) Section 19.01 through 19.10 to more accurately represent the cost of providing planning and land use services.
Single Family Rehabilitation	384 extremely low-, very low- and low-income units annually.	2013-2021	A total of 302 units completed in 2017: 83 are Low-Income; 84 are Very Low-Income; 102 are Extremely Low-Income; and 33 are Moderate-Income
Foreclosure Eviction Moratorium	Determine the applicability of the moratorium on an annual basis and enforce registration requirement for foreclosed Los Angeles rental properties.	2013-2021	The two-year Foreclosure Eviction Moratorium Ordinance continued through 12/31/2017. In December 2017, the Foreclosure Eviction Moratorium was extended through 2020.
Healthy Homes and Lead-Safe Housing	Complete interventions in 52 extremely low-, 79 very low- and 131 low-income units annually.	2013-2021	Total of 58 units: 37 Very Low-Income; and 21 Low-Income.
Urgent Repair Program	Prevent the vacation of 4,500 market-rate apartment buildings due to life-safety Housing Code and the California Health and Safety Code violations.	2013-2021	In order to prevent and minimize the potential displacement of residents when affordability covenants or rental assistance contracts are terminated, the HCIDLA initiated the process to secure the services of an at-risk affordable housing tenant outreach and education services consultant. These activities are an integral part of the HCIDLA's ongoing citywide preservation efforts. The authority to contract and contract execution is expected in March 2018.
Rent Escrow Account Program (REAP)	Enforce REAP as a vehicle to motivate property owners to maintain their properties and comply with health, safety and habitability standards.	2013-2021	In CY 2017, 352 cases (1,384 units) were brought into compliance and removed from REAP.
Rent Escrow Account Program (REAP) Rehabilitation Loan Pilot Program	Provide 20 qualifying small-scale property owners with a low interest, deferred payment loan to rectify Housing Code violations; ensure rental units are properly maintained and provide a safe and healthy residence for the tenants of RSO units; and expedite the removal of	2013-2021	The HCIDLA continued to monitoring the at-risk affordable housing portfolio and released two Citywide At-risk Affordable Housing Inventory Reports. These reports provide elected officials and the public with information to analyze the potential impact and assist in decision making and allocation of resources.

	properties from REAP. Removing the property from REAP will allow the property owner to restore their source of rental income. The pilot program will last for 18 months.		
Billing Information Management System	Maintain Billing Information Management System.	2013-2021	Continued outreach and collaborative efforts with L.A. Metropolitan Transit Authority (MTA), Los Angeles World Airports (LAWA), and the Los Angeles Unified School District (LAUSD) to identify properties with above-ground leases. Despite the long term leasing periods for the land and buildings, the Agreements are fluid and enable the leases to be transferred these between operators. This requires the Department to monitor and maintain lessor information, valid and update ownership in BIMS. Note: Above-Ground leases are a relatively new business model, and this information is not accessible through the L.A. County Recorder's Office, since the land remains under the original ownership, e.g. MTA has an underground subway station and then leases the area above the ground to the leasee who then builds a residential rental property.
Veterans Affairs Supportive Housing (VASH)	Maintain 1,000 housing vouchers for formerly homeless Veterans.	2013-2021	In 2017, HACLA has a total allocation of 4,059 HUD VASH Vouchers
HOPWA Supportive Services for Persons Living with HIV/AIDS	Provide between 4,618-6,613 clients with supportive services annually.	2013-2021	For the period of January 1, 2017 through December 31, 2017, the HOPWA program provided supportive services to 3,383 clients via various programs.
HOPWA Housing Development for Persons Living with HIV/AIDS	Financing commitment to, at minimum, 10 units per year dedicated to serving persons living with HIV/AIDS and their families.	2013-2021	The HOPWA program did not provide a financing commitment for the period in question.
Development and Design Standards	Include development and design standards in 10 Community Plans	2013-2021	Development and design standards remain in each of the draft Community Plans that had been released by the end of 2016. Work continued on the North Westlake Design District in 2016, expected to create a friendly experience for pedestrians and promotes mixed-use. The Exposition Corridor Transit Neighborhood Plan released draft plans and guidelines in 2016 and continue to be in progress. The Hybrid Industrial/Live-Work zone was created in 2016. It the first industrial zone of its kind in the City. It allows a mix of residential and commercial uses in a manner that will preserve the surrounding industrial and artistic character of the communities for which it was designed.
Zoning Code Revision	Adopt a brand new Zoning Code that establishes clear and predictable regulations.	2013-2021	During 2017, the Zoning Code revision project called re:codeLA continued to make progress.
Amend the Zoning Code to Facilitate Non-Conventional	Adopt amendments to the Zoning Code to	2013-2021	The Mayor's Office convened Housing Innovation Working Groups in 2017

Housing	accommodate innovative multifamily housing types.		focussing on issues such as modular housing, container housing, tiny houses and supportive housing. DBS is working on a memo to clarify modular and container housing construction.
Homeownership for Voucher Holders	Increase homeownership opportunities among voucher holders.	2013-2021	No Status Update for 2017.
Project-Based Rental Assistance	1,074 (430 extremely low-income, 644 very low- income) households housed through project- based rental assistance vouchers.	2013-2021	As of April 2017, the City maintained 20,351 Project Based Section 8 units .
Lead-Based Paint Evaluation and Abatement Program in Public Housing	Abate lead-based paint hazards in 280 units.	2013-2021	No Status Update for 2017.
Housing Choice Voucher Program	Maintain 47,500 Section 8 vouchers for very low-income households.	2013-2021	No Status Update for 2017.
Section 8 Vouchers for Disabled and Elderly Households	Continue to provide 375 vouchers.	2013-2021	No Status Update for 2017.
Services in Public Housing	50 residential clients served by educational assistance programs; 100 residential clients served by computer training programs; 100 youth served by recreational, educational and cultural programs; 1,600 residential clients served by career assistance programs; Submit application for Workforce Investment Act Recertification for 2013 -15.	2013-2021	No Status Update for 2017.
Rental Assistance for Homeless Households with Disabilities	Maintain housing for 2,400 homeless households with disabilities annually.	2013-2021	No Status Update for 2017.
Land Use Program to Increase the Production of Affordable Housing	Increase the supply of affordable and mixed-income housing; Prepare draft ordinance Schedule 2014 - 2018	2013-2021	A "Value Capture" Ordinance that would clarify and standarize affordability requirements on certain entitlements that allow for greater density and floor area was discussed in the City Council and appears set for adoption in 2017. The Permanent Supportive Housing and Motel Conversion Ordinances that look to increase PSH production with incentives are under discussion by the City Council and look to be adopted in 2018. The Transit Oriented Communities Affordable Housing Incentive Program that incentivize mixed-income and affordable housing projects near transit became effected on September 22, 2017.
Innovative Housing Unit Design	500 units with universal design elements; Provide assistance to developers and	2013-2021	The Mayor's Office convened Housing Innovation Working Groups in 2017 focusing on issues such as modular housing, container housing, tiny houses

	property owners during project review; Increase the number of affordable, accessible units occupied by persons with special needs.		and supportive housing. In June 2017, DBS released a memo to clarify modular and container housing construction.
Adaptive Reuse	4,000 market rate and 100 affordable housing units	2013-2021	3 Cases Filed in 2017; 1 Case Approved; No new units
Redevelopment of Brownfield Industrial and Commercial Sites	Environmental clean-up of at least five brownfield sites; Create opportunity for 100 units, including 10 very low- and 10 low-income units.	2013-2021	In April 2016, the City Council passed the Clean Up Green Up (CUGU) Ordinance. The ordinance does not directly address environmental remediation. However, it combats adverse health effects related to concentrations of industrial uses and freight traffic in three L.A. pilot communities - Boyle Heights, Pacoima/Sun Valley and Wilmington - by creating basic land-use guidelines for development where industrial use and residential neighborhoods intersect, to make them more green-friendly and compatible. New auto body shops, oil refineries and factories will no longer be concentrated next to homes, schools, parks and child care facilities. The ordinance also established improved regulations for air filtration systems citywide.
Public Facilities Zoned Land: Joint Use Opportunities	Create opportunities for 50 very low and 50 low income units during the planning period.	2013-2021	In July 2017, the City Administrative Officer released a Request for Qualifications and Proposals (RFQ/P) for eight City-owned sites, with multiple parcels, that will either be sold or developed. These sites represent at least \$47 million of the City's plan to invest \$138 million towards homeless programs, services, and housing in Los Angeles during this fiscal year. Separately, the City's Housing and Community Investment Department (HCIDLA) is also advancing a parallel effort to develop 13 City-owned parcels for affordable and permanent supportive housing.
Downtown TFAR Public Benefit Fee	\$20 million for affordable housing development; Evaluate whether changes are needed as part of the re:code:LA Unified Downtown Development Code (Program 66).	2013-2021	Five projects filed TFAR applications in 2017, representing 1,412,783 square feet of purchased floor area. The Department of City Planning launched a new community planning effort for the downtown area in 2016. The community plan will result in a complete evaluation of the way floor area is offered downtown in the context of creating a new vision for public benefits.
Innovative Parking Strategies	Incorporate parking recommendations into Community Plans, Specific Plans and Transit Neighborhood Plans, where appropriate.	2013-2021	A parking study completed in 2015 is being used to inform parking recommendations in the Boyle Heights Community Plan Update, which was ongoing in 2017.
Preservation of the Rental Housing Stock - Condominium Conversions and Demolitions	Propose Zoning Code amendment or Director's Interpretation.	2013-2021	In April 2017, the City Council amended the Rent Stabilization Ordinance (RSO) to address relocation assistance for unpermitted rental units, eviction notices, and other technical changes. The Department of City Planning

			reported on condo conversions and demolitions in 2017.
Historic Preservation	Expand the number of HPOZs and HCMs; Study the provision of a historic rehabilitation grant program for low-income homeowners in HPOZs.	2013-2021	Three new HPOZs were adopted by City Council in 2016 - Oxford Square, Sunset Square, and Miracle Mile. All three became effective in March 2017. 14 HCMs were adopted in 2017.
Mills Act Implementation	50 homes annually	2013-2021	22 Cases with Mills Act Recorded
Affordable Housing Monitoring	Annual reports on the status of the affordable housing inventory; Monitor and enforce compliance with affordability covenants; Identify affordability covenants in ZIMAS.	2013-2021	In 2017, the Affordable Housing Inventory, had a total of 41,812 units in 1,296 projects that were monitored for occupancy.
Citywide Housing Production System (CHPS)	Maintain and continue to enhance the Citywide Housing Production System (CHPS).	2013-2021	CHPS is currently being transitioned to a new platform to provide a more dynamic data dashboard. The estimated completion date is Q2 of 2018.
Housing Element Sites Inventory Update	Annual report on development of sites included in the Inventory of Sites	2013-2021	No Activity in 2017

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction LOS ANGELES

Reporting Period 01/01/2017 - 12/31/2017

General Comments: