EXHIBIT 3

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

Jurisdiction City of Los Angeles

Reporting Period 1/1/2011 - 12/31/2011

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

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
10625 Bloomfield St.	5+	R	1			13	14	14	N/A	DB	
1866 S. Greenfield Ave.	3	R	1			2	3	3	N/A	DB	
11818-11822 Dorothy St.	5+	R	2			24	26	26	N/A	DB	
5315 N. Bellingham Ave.	5+	O	1			16	17	17	N/A	DB	
14309 Burbank Blvd.	5+	R	1			7	8	8	N/A	DB	
10227 Mason Ave.	5+	R		3		47	50	50	N/A	DB	
1303 Wellesley Ave.	5+	O	2			23	25	25	N/A	DB	
12412 Pacific	5+	R	1			11	12	12	N/A	DB	
7651 Laurel Canyon Blvd.	5+	R/O	2			34	36	36	N/A	DB	
7857 W Manchester	5+	R/O	3			29	32	32	N/A	DB	
7045 N. Remmel Ave.	2	R	1			1	2	2	N/A	DB	
1611 S. Beverly Glen Blvd.	5+	R/O	1			11	12	12	N/A	DB	
5200 Wilshire Blvd.	5+	R			14	464	478	478	N/A	Zone Change, Conditional Use	
7621 S. Figueroa	5+	R		35		0	35	35	DWP, ARRA-NSP	DB	
11904-11976 Culver Blvd.	5+	R	17	70		37	124	124	Bond Proceeds, HOME		
5555 Hollwood Blvd.	5+	R	9	110		1	120	120	Bond Proceeds, MHP, CRA, DWP, HOME		
1230, 1236, 1240 S. Menlo Ave.	5+	R		60		0	60	60	PBValue, CRA, MHP, DMH-MHSA, HOME		

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5525 Klump Ave.	5+	R	6	42		1	49	49	DMH-MHSA, CRA, HOME		
8904 Willis Avenue	5+	R	20	21		1	42	42	PBValue, DMH-MHSA, HOME	DB	
12230 - 12232 W Osborne Pl	5+	R		59		0	59	59	PBValue, MHP, DMH-MHSA, CRA, HOME		
240 E. 6th	5+	R	77	23		2	102	102	PBValue, MHP, McKinney, DWP, HOME	DB	
505 S. San Pedro	5+	R	57	50		1	108	108	PBValue, CRA, HOPWA, HOME	Greater Dowtown Housing Incentive	
7135 N Wilbur	5+	R		11		62	73	73	CRA, HOME, ARRA-NSP		
808 N. Spring St.	5+	R	103	19		1	123	123	ARRA-NSP	DB	
4201-4261 S. Central Avenue	5+	R		17		1	18	18	CRA, Bond Proceeds, NSP, AHTF		
4020 - 4070 S. Buckingham Road	5+	R		69		1	70	70	CRA, HOME		
15301 Lanark St.	5+	R	66	20		1	87	87	CRA		
538-548 S. Normandie	5+	R		65		1	66	66	CRA, HOME, LADWP		
7238-7248 Canby Ave	5+	R	65	32		1	98	98	CRA, AHTF, Bond Proceeds		
975 N. Vendome St.	5+	R	35			1	36	36	MHP, HOME, HACoLA		
741 W. 39th St.	1	R		1		0	1	1	N/A		
12735 W. Venice Blvd.	1	R			1	0	1	1	N/A		
6201 W. Hollywood Blvd.	5+	R	13	39		483	535	535	N/A	Zone Variance	
2619 Wilshire Blvd.	5+	R		5		45	50	50	N/A	Zone Variance	
1539 S. Shenandoah St.	5+	R			1	0	1	1	N/A		
(9) Total of Moderate and Above Moderate from Table A3 ► ► ► ►					0	4,593	4,593	4,593			
(10) Total by income Table A/A3 ► ►			484	751	16	5,915	7,166	7,166			
(11) Total Extremely Low-Income Units*											

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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 it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

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

* Note: This field is voluntary

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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**	635	472	3,468	18		4,593	4,593

* 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.			2006	2007	2008	2009	2010	2011				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	27,238		1,019	692	423	899	484				3,517	23,721
	Non-deed restricted												
Low	Deed Restricted	17,495		595	384	67	263	751				2,060	15,435
	Non-deed restricted												
Moderate	Deed Restricted	19,304		14	60		3	16				93	19,211
	Non-deed restricted												
Above Moderate		48,839			146	1,474	1,925	4,593				8,138	40,701
Total RHNA by COG. Enter allocation number		112,876		1,628	1,282	1,964	3,090	5,844				13,808	99,068
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note units serving extremly 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**
Homebuyer Assistance: Purchase Assistance	366 loans for low-income homebuyers 200 loans for moderate-income homebuyers 72 loans for above moderate-income	2006-2014	Loans Funded: Low-Income - 78 Moderate-Income - 7 Above Moderate-Income - 0
Homebuyer Assistance: Mortgage Credit Certificates	168 MCCs for low income homebuyers 252 MCCs for moderate income homebuyers	2006-2014	Stand-Alone MCCs Issued: Low Income - 13 Moderate Income - 38
For-Sale Developer Assistance: Forward Commitment Program	Contracts for 30 moderate income homebuyers Contracts for 85 above moderate income homebuyers	2006-2014	Assisted 1 moderate-income homebuyer and 3 low-income homebuyers in 2011
For-Sale Developer Assistance: Small Sites Development Opportunities	Finance for-sale developments, providing 44 low-income ownership units	2006-2014	Assisted 1 moderate-income homebuyer and 1 low-income homebuyer in 2011. Extended contract for development of up to 11 low-income homebuyers by 08/31/2012.
For-Sale Developer Assistance: In-fill Housing Development	45 for-sale moderate income units annually 5 low income units annually	2006-2014	CRA/LA status update unable to be received due to dissolution of Redevelopment Agencies.
For-Sale Developer Assistance: New Housing Opportunities	45 for-sale moderate income units annually 5 for-sale low-income units annually in CRA/LA Downtown project areas	2006-2014	CRA/LA status update unable to be received due to dissolution of Redevelopment Agencies.

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For-Sale Developer Assistance: Response to Housing Opportunities	25 for-sale moderate income units annually 25 for-sale low income units annually in CRA/LA project areas	2006-2014	CRA/LA status update unable to be received due to dissolution of Redevelopment Agencies.
For-Sale Developer Assistance: Small Lot Subdivisions	314 market-rate units within small lot subdivisions annually	Developer Workshop - 2010 Simplified forms and procedures - 2011 Individual developer consultations - 2006-2014	15 small lot subdivision cases filed with DCP in 2011. 13 cases moved forward as small lot projects, representing 205 units of for-sale housing. Outreach to developers and architects on possible improvements to the program's policies and procedures, as well as an update to the Small Lot Design Guidelines, is planned to begin in 2012.
Mortgage Revenue Bond Financing for New Rental Housing	75 low-income rental units and 300 above moderate income units annually, through CRA/LA 180 very low-income rental units, through LAHD	2006-2014	No Bond-Only units for new construction projects were developed in 2011. The bond market was beginning to recuperate from prior years' market instability.
Affordable Housing Trust Fund for New Rental Housing	4,789 very low income units 479 low income units	2006-2014	In 2011 the AHTF financed the construction of 10 housing projects, consisting of a total of 539 units. 2011 also saw the permitting of 12 new housing projects, consisting of a total of 816 affordable units (288 very low income, 466 low income), which received AHTF funding. 5 of these projects were also funded by the CRA/LA.
New Rental Housing Opportunities	70 very low income, 70 low income, and 60 moderate income rental units annually	2006-2014	CRA/LA status update unable to be received due to dissolution of Redevelopment Agencies.
Response to Rental Housing Opportunities	50 very low income, 50 low income, and 50 moderate income rental units approved annually in CRA/LA project areas	2006-2014	CRA/LA status update unable to be received due to dissolution of Redevelopment Agencies.
Project-Based Rental Assistance	1,074 (430 extremely low, 644 very low income) households housed through project-based rental assistance vouchers 745 low income units of rental housing	2006-2014	HACLA has a total of 2,121 allocated project-based units as of 2011.
New Generation Fund – New Affordable Housing	Support the construction of 2,560 new units	2008-2014	Two projects comprising 197 units were funded in 2011.

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Housing for Senior and Disabled Persons	50 units for very low income seniors annually 50 units for very low income disabled persons annually	2009-2014	DCP Ordinance in development to allow by-right licensed community care facilities for 7 or more residents citywide. CRA/LA status update unable to be received due to dissolution of Redevelopment Agencies. HACLA Activity: Under Construction: Del Rey Senior Housing 124 units (30 public housing units serving senior and disabled, 79 PBV/LIHTC units, 14 LIHTC units) on the West side of Los Angeles, to be completed by December 20, 2012
Housing For All Household Sizes and Types	75 large family low income units 75 small low income units	2006-2014	CRA/LA status update unable to be received due to dissolution of Redevelopment Agencies. HACLA acquired twelve 4-bedroom townhomes of public housing in Watts. Acquired 1 single family residence as public housing in Watts. DCP reviewed projects for land use entitlements and project readiness to support public funding applications.
Innovative Housing Unit Design	50 very low income units of alternative multi-family housing 50 very low income units with universal design elements Provide assistance to develoeprs and property owners during project review	Establish Task Force to review City Codes - 2009 Task Force report and recommendations - 2010 Revised regulations - 2011 Individual developer consultations - 2006-2014	Task Force and recommendations for revised regulations on hold pending budget and staff resources.
Alternative Multi-Family Development	20 second units on lots annually, including 6 low income units, 7 moderate income units and 7 above-moderate income units	2006-2014	Building permits were issued for 18 second units on single-family zoned residential lots, per AB 1866.
New Programs to Increase the Production of Affordable Housing	Introduce Motion	December 2008	The Mayor's Office has worked with the City's family of housing-related agencies in order to find ways to increase the City's production of affordable housing. Despite budgetary pressures on the traditional sources of funds used to create affordable housing, the City has managed to produce units. For example, the City continues to finance the creation of permanent supportive housing units, as well as continues to acquire multi- and single-family units through the federal NSP for rehabilitation.
Small Sites for Affordable Housing	Report to Mayor and City Council Draft ordinance, policies, procedures as determined in study	Ordinance, policies, procedures - 2010	On hold pending budget and staff resources. CRA/LA activity: Unknown due to dissolution of Redevelopment Agencies.

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Adaptive Reuse	450 market rate and 50 affordable housing units annually	Report on impediments and analysis of requiring affordable component - 2009 Revised ordinance - 2010 Facilitate proposed developments - 2006-	As best as can be determined, building permits were issues for one Adaptive Reuse Ordinance project in 2011, totaling 17 units.
Redevelopment of City-Owned Property	Post updated inventory of City-owned property at least once a year Create opportunity for development of: 50 low-income rental units through CRA/LA 188 low-income rental units 31 low-income homeownership units 15 moderate income homeownership units 15 above-moderate homeownership	2008-2014	There was varying activity related to several sites in 2011. For the Eastlake site: Prospective buyers were notified of RFP to buy property. One proposal was received. For the Rampart site: Received authority from City Council to sell the property through a Request for Proposals. Notified prospective buyers of opportunity to buy property. For the Plaza Vermont site: Took possession of property through a foreclosure action. Received City Council authority to sell property through a RFPs. For the Dunbar Hotel / Somerville Apartments I & II site- Buyer selected for purchase and rehabilitation of properties through a Request for Proposal process. Properties transferred to buyer and rehabilitation started.
Industrial Land: Redevelopment Opportunities	Complete Industrial Land Use Study and 16 Community Plan Updates Adopt regulations requiring affordable housing set-aside with redevelopment of industrial land. Create opportunity for development of 400 market rate work force housing units and 100 affordable housing units during the planning period, including 25 extremely low-income units, 25 very low-income units, 25 low-income units, and 25 moderate-income units	Industrial land survey - 2007 Identify housing potential - 2008 Industrial land use recommendations in 16 Community Plans - 2009-2014	The results of the 2007 industrial land use study are being incorporated into the various planning efforts across the City. In particular, zoning changes for industrial areas identified as "Transition Districts" (ie. areas where transition to other uses such as housing may be permitted) in the Southeast LA, Central City North and Hollywood are being proposed.
Redevelopment of Brownfield Industrial and Commercial Sites	Environmental clean-up of at least five brownfield sites Create opportunity for 100 units, including 10 very low and 10 low income units	Site identification, acquisition and clean-up - 2008-2011 Development of up to 100 units - 2011-2014	The Rockwood Park brownfield site was successfully converted into a park in 2011. The City was selected to receive two Brownfields Assessment grants from the EPA in 2011, which target the Wilmington and Pacoima neighborhoods. The City's Brownfields Program continues to provide assistance regarding a wide range of individual development sites throughout the City.

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Public Facilities Zoned Land: Joint Use Opportunities	Create opportunities for 50 very low and 50 low income units during the planning period	Identify potential LAUSD sites - 2006-2008 Secure entitlements for housing on 2 LAUSD sites - 2008-2011 Propose 5 sites to LAUSD Board - 2010-2014	The Los Angeles Unified School District (LAUSD) partnered with a non-profit developer to finalize construction on 50 units of affordable housing (2-3 BRs/30-60% AMI) on school-district owned surplus land in the Glassel Park community. Opening is planned for early 2012. A second project by the same partners is also being discussed.
Infill Opportunities	Assist planners and developers to identify 10 new locations for residential development annually	Identify software needs and costs - 2011 Create pilot on ZIMAS - 2012	On hold pending budget and staff resources.
Infill Opportunities: Downtown Center	Create locations for 700 housing units, including 40 moderate, 30 low, and 30 very low income units	2008-2014	A 108 unit affordable housing development (107 affordable units - 57 Very Low/50 Low) took advantage of the Greater Downtown Housing Incentive Program, which offers increased height and FAR rights in exchange for the provision of affordable housing.
Coordination of Infrastructure Improvements	Facilities financing plan in up to 8 udpated Community Plans	Develop template for community plan-specific infrastructure needs - 2009 Matrix of infrastructure costs - 2010. Create financing methodology	A facilities chapter for each of 7 new Community Plans was in development. The facilities chapter will identify existing infrastructure programs/plan/services and projects to be implemented by various agencies. Financing Plans are not being prepared due to lack of funding necessary to conduct the required studies for such plans. The idea of linking infrastructure funding to housing provision has been deemed unfeasible.
Permanent and New Funding Sources for the Affordable Housing Trust Fund	$100,000,000 annually	2006-2014	2011 Sources for the AHTF. CRA and HOME $38,612,063 DWP - AHTF $1,085,000 DWP - PSH $3,940,814 HOPWA - $1,001,933 PSHP Bond - $219,165 LHTF - $2,650,000 **Total $47,508,975**

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Advocate for State and Federal Housing Funds	Support State and Federal bills that provide funds for affordable housing development in the City of Los Angeles in each legislative session	2006-2014	CLA activity: recommended that Council support the following State bills: 1) SB 184, the Costa-Hawkins Act, which would restore the ability of local governments to enact/implement inclusionary housing programs by clarifying that the California Costa Hawkins Rental Housing Act does not apply to inclusionary housing programs and 2) AB 221 which would give communities more flexibility in ending homelessness throughout California by allowing "permanent, supportive housing" to be an eligible use under the Emergency Housing and Assistance Program-Capital Development (EHAP-CD) program. Recommended that Council support the following Federal bills or administrative actions: 1) fund the National Housing Trust Fund and 2) fund the Preservation, Enhancement, and Transformation of Rental Assistance (PETRA) initiative, which would help cover the incremental cost of converting public housing, Section 8 Moderate Rehabilitation, Rent Supplement, and Rental Assistance programs to long-term project-based Section 8 contracts
Affordable Housing Public Benefit Fee	Complete nexus study to establish a Public Benefit Fee Adopt amendments to the Zoning Code to implement a Public Benefit Fee Target $20 million in fees collected to support affordable housing development and/or infrastructure improvements	Nexus Study - 2009 Adopt Ordinance - 2010 Collect Fees - 2010-2014	The Affordable Housing Public Benefit Fee Study was completed in 2011. The study looked at the nexus between new market-rate development and the subsequent increase in demand for affordable housing in the City of Los Angeles. The report was not publicly released in 2011.
Downtown TFAR Public Benefit Fee	$20 million for affordable housing development	2007-2014	Affordable housing remains one of give public benefits that can be funded through the Downtown TFAR Public Benefit Fee program. There has been no action on dedicating a portion of the Fee to the Affordable Housing Trust Fund in 2011.
Off-Site Parking Options	Reduce the cost of housing production by reducing the cost of parking in 10 neighborhoods	Draft State Building Code amendments for robotic parking structures - 2010 Amend State Buidling Code for rebotic parking structures - 2012 Robotic parking for 10 projects - 2010-2014	Continued collecting funds for the Venice parking impact trust fund. The funds will be used for improvements identified in the Westside Parking Study, which is an element of the Westside Mobility Study currently being prepared.
Cooperative Labor Agreements and Cooperative Materials Purchasing Agreements	Demonstration cooperative agreement for labor and/or materials among several residential developers	2009-2014	CRA/LA activity in 2011 was unable to be ascertained due to the statewide dissolution of Redevelopment Agencies.

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Land Ownership Alternatives	Demonstration project with one or more developers employing alternative land ownership structures	2010-2014	CRA/LA activity in 2011 was unable to be ascertained due to the statewide dissolution of Redevelopment Agencies.
Case Management and Case Processing Assistance	Assist 50 projects per year	Identify roles, program structure, fees; train staff - 2007-2009 Individual developer consultations - 2006-2014	CRA/LA activity in 2011 was unable to be ascertained due to the statewide dissolution of Redevelopment Agencies.
Employer-Assisted Housing	Create 50 moderate and 50 above moderate housing units as demonstration project with one employer	2008-2014	No activity in 2010.
Systematic Code Enforcement Program (SCEP)	Inspect 1,629,553 units	2006-2014	In 2011, 176,755 units were inspected under SCEP.
Single Family Rehabilitation	3,052 extremely low income units 2,050 very low income units 1,178 low income units	2006-2014	Minor home repairs or installation of safety & security devices in 2011. Extremely low-income - 1,185 Very low-income - 215 Low-income - 472
Residential Rehabilitation	189 very low income units 290 low income units	2006-2014	LAHD residential rehabilitation programs were discontinued due to funding reductions in 2008. CRA/LA activity in 2011 was unable to be ascertained due to the statewide dissolution of Redevelopment Agencies.
Utility Maintenance Program	Prevent the vacation of 2,050 master-metered apartment buildings	2006-2014	During Calendar Year 2011, 154 utility shut offs were prevented. The actual number of cases is significantly lower than expected due to a lower number of utility shut-off prevention (water and gas) cases referred by the Los Angeles Department of Water and Power to the Department. Further, a separate escrow account for UMP is not to be opened if there is an active Rent Escrow Account Program (REAP) escrow account at the same property at the time of referral. Provision of REAP services includes UMP-type utility shut-off prevention payments from the escrow account.

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Residential Rehabilitation of Obsolete Public Housing	Complete revitalization of Harbor View and Jordan downs 77 above moderate-income, 200 moderate-income, 25 low-income, and 103 very low-income units in the Harbor View Development 280 extremely low income, 280 very low income, and 140 low income 1-for-1 replacement Public Housing units, 700 workforce housing units and market rate homeownership, 700 market rate rental units in the Jordan Downs Development	2006-2014	In 2011 HACLA made significant progress in obtaining entitlements for the proposed Jordan Downs redevelopment project. The Final Environment Impact report was released, and the first public hearing was held.
Residential Hotel and Single Room Occupancy (SRO) Hotel Preservation	Acquisition and rehabilitation of SRO hotels	2008-2014	CRA/LA activity in 2011 was unable to be ascertained due to the statewide dissolution of Redevelopment Agencies.
Regulation of Conversion and Demolition of Residential Hotels	Preserve 15,000 residential units in 315 hotels or convert to affordable units	2008-2014	In 2011, the Rent Division has processed 2 exemption applications, approving exemptions for 2 hotels. RHO Exemption Review process is complete.
Section 8 Moderate Rehabilitation Single Room Occupancy	Maintain Section 8 rental assistance for existing 1,300 participating SRO units	2006-2014	HACLA has a total of 1,107 allocated units.
Mobile Home Park Preservation	Assist 100 mobile park tenants 250 market-rate mobile home park pads in residential areas preserved	Council motion to amend relocation assistance ordinance - 2008 Adopt revised ordinance - 2009	No activity in 2011.
Preservation of Affordable Housing	Preserve affordability in up to 15,850 expiring units	2006-2014	A total of $2 million dollars was set aside for gap financing for properties that applied to the Affordable Housing Trust Fund (AHTF) 2011 Round 2 Notice of Funding Availability (NOFA). Through the competitive process, the Los Angeles Housing Department (LAHD) funded one at-risk preservation deal - L.A. Pro II. The L.A. Pro II is a Department of Housing and Urban Development (HUD) at-risk, scattered site property consisting of a total of 123 units in South Los Angeles. The project involves the demolishing of one site and replacing that site with new construction. Additionally, the other three sites will be rehabilitated, thus preserving the HUD Project-based Section 8 through a long-term contract and new rental use agreement of 55 years.
Preservation of the Rental Housing Stock - Condominium Conversions	Propose Zoning Code amendment	2009	Program continued to be on hold, pending budget and staff resources.

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Condominium Conversions	Complete Study Draft ordinance	Complete study - 2009 Ordinance to City Planning Commission - 2010 Ordinance to City Council - 2010	Program continued to be on hold, pending budget and staff resources.
Demolitions - Preservation of Community Character	Compelte Study Draft ordinance	Complete study - 2009 Ordinance to City Planning Commission - 2010 Ordinance to City Council - 2010	Program continued to be on hold, pending budget and staff resources.
Preservation of Rent-Stabilized Housing Units	Preserve 633,000 RSO units	2006-2014	In 2011, 262 rent adjustment applications were processed and over $14 million in property improvements were approved.
RSO Enforcement	Refer 60 cases to the city Attorney annually	2006-2014	In 2011, 4,808 cases were investigated and 38 cases were sent to the City Attorney's Office (CAO). The remainders were resolved in-house. Goal is to reduce the number of cases referred to the City Attorney by resolving complaint issues in-house. Outreach on tenant & landlord rights has been expanded. The CAO reports that 3 of the cases they received were filed and 41 City Attorney Office hearings (CAOH) conducted in 2011. During the same period, the City Attorney closed 26 cases due to voluntary compliance pre and post-CAOH.
Preservation through Transfer of Ownership	Rehabilitate 20 substandard housing units per year	2006-2014	CRA/LA activity in 2011 was unable to be ascertained due to the statewide dissolution of Redevelopment Agencies.
Mortgage Revenue Bond Financing for Rehabilitation of At-Risk Rental Housing	Rehabilitate 524 low-income units annually	2006-2014	No Bond-only (Rehab of At-Risk) units were developed in 2011. The bond market was beginning to recuperate from prior year's market instability.
Affordable Housing Trust Fund (AHTF) - At-Risk Rental Housing Rehabilitation	Rehabilitate 113 low-income units annually	2006-2014	In 2011, one preservation project was awarded funding through the AHTF. The LA Pro II development included the preservation of 80 at-risk, affordable units.
Public Housing Annual Inspections	All public housing units inpsected annually All Section 8 units inspected annually	2006-2014	HACLA will continue to conduct annual inspections of all units under the Public Housing and Section 8 programs.
Lead-Safe Housing: Privately-owned Housing Units	Complete lead abatement in 90 extremely low income units Complete lead abatement in 135 very low income units Complete lead abatement in 225 low income units	2006-2011	Completed lead abatement in housing units. Extremely low-income - 59 Very low-income - 46 Low-income - 30
Lead-Safe Housing: HACLA Housing Units	Abate lead-based paint hazards in 35 units annually	2008-2014	HACLA abated or stabilized lead-based paints in 6 units in 2011 due to fire damage.

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At-Risk Affordable Housing Tenant Outreach and Education	Involve up to 8,000 residents of identified at-risk units in preservation efforts	2006-2014	The LAHD conducted outreach and education to a total of 2,796 families living in 47 properties. These efforts resulted in renewals of rental subsidies, and physical condition inspections of at-risk buildings, as well as compelling the owners to make necessary repairs, smoothing the conversions from Project-based to Tenant-based subsidies and preventing any illegal evictions or rent increases of large foreclosed multifamily properties.
Preserve Affordability Covenants of At-Risk Units	Monitor all 15, 850 units with expiring covenants Extend and preserve affordability of up to 2,000 at-risk units	2006-2014	The LAHD continued to use third-year MacArthur Foundation grant funds to enhance its Affordable Housing Preservation Program (AHPP). A critical component of monitoring activity is the quality of data and the development and deployment of tools that capture, archive and process data. The AHPP has been working with LAHD Systems staff to develop and test an online, dynamic data module of the in-house Housing Information Management System (HIMS). In CY2011, AHPP and Systems staff developed the business requirements for the module, laid the groundwork for testing and deployment in 2012.
Mortgage Revenue Bond Financing – Rehabilitation of Affordable Rental Housing	Rehabilitate 540 very low-income units	2006-2014	No Bond-only (Rehab) units for 2011. The bond market was beginning to recuperate from prior year's market instability.
Urgent Repair Program	Prevent the vacation of 4,509 market-rate apartment buildings due to life-safety Housing Code and the California Health and Safety Code violations	2006-2014	During 2011, LAHD's Urgent Repair Program ensured the timely repair of hazardous Code violations for 457 cases.
Nuisance Abatement in Vacant Residential Buildings	Respond to 3,500 nuisance complaints" and "resolve 2,500 nuisance issues. Please note that this information has been changed since 2010, due to a technical error.	2006-2014	LADBS opened 16,528 customer service requests (CSRs) in 2011 and successfully resolved 16,341 cases. 102 cases were turned into the Office of the City Attorney (OCA) for criminal filings.
Citywide Nuisance Abatement Program	1,200 chronic problem properties and nuisance issues resolved annually	2006-2014	OCA activity: In 2011, CNAP opened cases on 638 properties. Of these, 506 cases were Medical Marijuana Dispensaries. During the same period, the City Attorney closed 784 cases (many from prior reporting years.) During the same year, TOUGH reviewed approximately 393 properties. Of these, 14 lawsuits were filed, 15 case conferences conducted and 12 evictions enforced.
Rent Escrow Account Program (REAP)	5,820 cases	2006-2014	Number of new cases accepted: 619 Total number of open cases at the end of 2011 - 1470

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Housing Enforcement (Inter-Agency Slum Housing Task Force)	500 properties subjected to Task Force review and/or prosecution annually	2006-2014	OCA activity: In 2011, the City Attorney's Housing Enforcement Section received and reviewed 531 cases submitted by the participating Task Force agencies. *In addition, the City Attorney personnel conducted 99 Pre-Filing Case Management Conferences (PFCMC) with property owners. During the same period, Housing Enforcement filed 162 cases, charging over 1,055 code violations. A total of 233 cases were returned to agencies for supplemental investigation and 67 cases were returned due to pre-filing compliance. *This effort resulted with 1,256 rental units brought into compliance often via post-conviction court hearings.
New Ownership of Substandard Housing	Adopt a receivership program Place 25 properties into receivership annually	2006-2014	CRA/LA activity in 2011 was unable to be ascertained due to the statewide dissolution of Redevelopment Agencies.
American Dream Program	Place 25 properties into American Dream Program annually	2006-2014	CRA/LA activity in 2011 was unable to be ascertained due to the statewide dissolution of Redevelopment Agencies.
Expedited Residential Recovery	In the event of a natural disaster, issue entitlement approvals within 4 weeks of application for reconstruction	2006-2014	There were no natural disasters in 2011, therefore there was no activity in 2011.
Emergency Allocation of Residential Reconstruction Funds	In the event of a natural disaster, issue loans and grants within 4 weeks of application for reconstruction funds	2006-2014	LAHD was awarded $3.5 Million by the State of California, Department of Housing and Community Development (HCD), Disaster Recovery Initiative (DRI) grant funds for disaster victims of the 2008 Sayre Wildfire in Sylmar. The program will offer eligible homebuyers purchase assistance in the form of a deferred loan for downpayment, closing costs and acquisition financing to purchase a mobile, manufactured or single-family home.

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Resources for Preservation of Affordable Housing	Preserve affordability in up to 15,850 expiring units Expand resources for program administration Expand resources for the preservation of affordable housing	2006-2014	HACLA accepted the invitation to administer 91 Enhanced Vouchers in 2011. LAHD continued to use third-year MacArthur Foundation grant funds to enhance its Affordable Housing Preservation Program (AHPP) to better coordinate its efforts with other City departments and target its resources to preserving affordable rental housing by channeling resources to continue its outreach, technical assistance and training initiative. A Project Assistant and a Student Professional Worker were dedicated to support the day-to-day operation of the AHPP. The LAHD was successful in obtaining a no-cost extension of the grant term through the end of CY 2012. The LAHD held its first City of Los Angeles Affordable Housing Preservation Summit. The Summit was attended by more than 130 participants, representing owners and management companies of at-risk expiring affordable housing, policy makers, tenant advocates, preservation purchasers, housing developers, and federal and local housing officials. The Summit offered in-depth presentations and discussions to initiate an intimate, practical discussion on the preservation of affordable housing in the City.
Advocate for Affordability Preservation Funds	Support State and Federal Bills that provide funds for preserving affordable housing in each legislative session	2008-2014	The Los Angeles Housing Department (LAHD) tracked and supported federal and state legislation that will increase resources and regulatory modifications for the preservation of federally-assisted affordable housing at risk of conversion to market-rate. The LAHD tracked and supported the following legislation/laws: • Transportation, Housing, and Urban Development (T-HUD) FY11 and FY12 Appropriations • National Housing Trust Fund (NHTF) • Rental Assistance Demonstration (RAD) • Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act CLA activity: See response under Program 1.1.5.B " Advocate for State and Federal Housing Funds" on page 11.
Tenant and Tenant-Approved Nonprofit Buyouts of At-Risk Buildings page 6-34	Create an effective strategy to assist in tenant and tenant-approved nonprofit buyouts of affordable housing projects where at-risk units would remain affordable under tenant or nonprofit control Identify the possible funding sources, including a recommended set aside of funding resources appropriate per year	Complete study - 2009 Develop ordinance - 2010	Study initiated in 2008, resulting in the City Council instructing the City Attorney's Office and Department of City Planning to further review programs such as the District of Columbia's Tenant Opportunity to Purchase Act (TOPA) and provide legal analysis (including a review of the Ellis Act) relative the development of a similar law/program in Los Angeles.

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Los Angeles Inter-Agency Preservation Working Group	Citywide and subregional efforts to create strategies for preserving at-risk housing Regular reports on strategies identified	2008-2014	The Los Angeles Housing Department (LAHD) participated in convening five meetings of the Los Angeles Preservation Working Group (LAPWG). The LAPWG is comprised of LAHD, Housing Authority of the City of Los Angeles (HACLA), Department of Housing and Urban Development (HUD) staff, affordable housing developers, advocates, and legal services organizations. The five meetings served to strategize around preservation of the City's affordable housing stock by sharing information, tracking expiring inventory, and developing creative preservation strategies and transactions. The LAPWG was instrumental in the planning of the LAHD's First Annual City of Los Angeles Affordable Housing Preservation Summit in 2011.
New Generation Fund - Preservation of At-Risk Housing	Support preservation of 640 low-income units	2008-2014	No predevelopment or acquisition loans were executed for at-risk projects in 2011.
Rent Stabilization Ordinance (RSO)	Maintain registration of 633,000 units annually. Protect tenants from unreasonable rent increases while providing landlords with a just and reasonable return	2006-2014	In 2011, 349 Landlord Declarations of Intent to Evict were processed and 328 tenant evictions were provided approximately $3.2 million in relocation assistance through the LAHD contractor.
Housing Choice Voucher Program	Maintain 37,000 Section 8 vouchers for very low-income households	2006-2014	HACLA has a total of 41,228 vouchers for very low-income households. This includes HUD-VASH for homeless veterans, of which 200 new vouchers were awarded to HACLA in 2011.
Section 8 Vouchers for Disabled and Elderly Households	Continue to provide 518 vouchers	2006-2014	HACLA has a total of 375 units allocated specifically for the disabled.
Real Estate Owned (REO) Acquisition	50 REO properties purchased by low-income households 50 REO properties purchased by moderate-income households	2006-2014	This program was combined with the NSP - Foreclosed Properties program described below.
Neighborhood Stabilization Program--Foreclosed Properties	1,000 moderate income units (120% of AMI) or below acquired, rehabilitated, and resold/rented 25 percent of all funding for very low income units (50% of AMI) and below	2009-2014	Acquired and committed to develop: 530 units Rehabbed: 74 units
Mortgage Revenue Bond Financing -- Affordable Units in Market Rate Housing	Rehabilitate 90 units for very low-income households	2006-2014	No Mortgage Revenue Bonds were issued for Market Rate Housing units in 2011. The bond market was beginning to recuperate from prior years market instability.

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Historic Preservation	25 units per year in historic structures for moderate income households Accessible unit(s) in every project	2006-2014	Pre-development: Rehabilitation of the historic Dunbar Hotel, including CRA/LA and LAHD properties, totaling 83 units. Under construction: Construction continuing for rehabilitation of the historic Boyle Hotel in the Eastside/Adelante Redevelopment Project Area, including reconfiguration of 32 hotel rooms into 31 affordable units and new construction of an addition of 20 affordable units on an adjacent parcel. Rehabilitation of the 28th Street YMCA (designed by Paul Williams) into affordable housing began in 2011. The project provides 48 units of studio-style affordable housing.
Incentives for Affordable Housing in Historic Preservation Overlay Zones	Rehabilitation of 10 homes occupied by low-income households in HPOZs annually	Establish interdepartmental working group to identify potential incentives - 2010 Report to Council on incentives - 2011 Incentives established and posted - 2012	On hold pending budget and staff resources.
Mills Act Implementation	25 homes annually	2006-2014	A total of 38 Mills Act contracts were processed in 2011. Two were multi-family residential properties including Lincoln Place Apartments - a significant Garden City Movement property located in the Venice community. A total of 35 properties were single-family residences. One property was a commercial office building in downtown.
Rent Stabilization Training Program	Complete development of training materials Distribute information	Report to Council - 2009 Adopt new measure - 2010	In 2011, LAHD coordinated and provided 24 Property Management Training Program (PMTP) sessions annually for approximately 720 landlords and managers who failed to comply with the Department's Orders to repair health and safety Code violations.
Property Management Training Program	Training completed for 3,413 management entities	2006-2014	During 2011, LAHD referred 1,575 property owners who failed to comply with the Department's orders to repair Health and Safety Code violations to attend the Property Management Training Program to receive instruction pertaining to property management and maintenance, as well as related rental topics.
Coastal Zone Monitoring	Annual reports on the status of the affordable housing stock in the Coastal Zone Monitor and enforce compliance with affordability covenants	2006-2014	5 new covenants for affordable units in the Coastal Zone were executed in 2011, resulting in 8 new affordable units.

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Affordable Housing Monitoring	Annual reports on the status of the affordable housing inventory Monitor and enforce compliance with affordability covenants	2006-2014	Incorporation of affordability covenant information into ZIMAS on-hold pending budget and staff resources. HACLA continues to participate in providing information on the affordable housing inventory. CRA/LA prepared annual reports to State HCD. LAHD monitored over 23,000 restricted units.
Citywide Housing Production System	Create new inter-departmental system Generate reports	2008-2014	The program objectives were met in calendar year 2010. The system continues to collect data and generate reports.
RSO Monitoring	Annual report on the status of RSO properties	2006-2014	Registration of approximately 638,000 RSO units is required annually. RSO Determinations Unit reviews exemptions & records findings. Demolitions of RSO units are tracked through required filings of Landlord Declarations of Intent to Evict for Demolition and Permanent Removal from the Rental Housing Market. In 2011, 45 removal applications were processed.
Inventory Update	Annual report on development of sites included in the Inventory of Sites	2006-2014	An annual report on the development of sites in the Site Inventory was not published due to budget constraints.
Monitor Housing Production Goals	Periodic report on the City's housing production and preservation goals and accomplishments	2006-2014	DCP efforts to better monitor housing production goals are on hold pending budget and staff resources. HACLA participated in meetings and provided information for the CHPS (Citywide Housing Production System). LAHSA on a yearly basis updates the Housing and Services Inventory that gets submitted to HUD. This report is vetted with the 10 Homeless Coalitions and Planning Bodies throughout the County of Los Angeles, as well as with LAHSA Programs and HMIS staff. For 2011, the HMIS bed coverage rate approached 60%, and LAHSA HMIS is on track to reach 85% overall bed coverage by June 2013. CRA/LA activity in 2011 was unable to be ascertained due to the statewide dissolution of Redevelopment Agencies.
Annual Report on the City's Housing Stock	Quarterly and annual reports on residential building activity Periodic report on changes in the rental housing stock	2006-2014	Quarterly and annual reports for 2011 not posted due to budgetary and resource constraints.

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Monitor the Affordable Housing Incentives Program	Periodic report on affordable housing units produced as a result of land use incentives	Create multi-department systems working group - 2009 Draft of new tracking system - 2010 Final tracking system developed, pilot tracking - 2011 Track affordable housing; post results quarterly - 2011-2014	LAHD developed a HIMS Module to track compliance of land use covenants. A monthly report was created to record the number of applications received and covenants recorded as well as the status of each application received. Lastly, a year-end report was developed to reflect the total covenants recorded by affordability, the number of affordable units, type of covenant and the purpose of the covenant. 44 density bonus covenants, representing 146 affordable units were recorded in 2011.
Advocacy for State and Federal Data Production	Support State and Federal bills that provide for the production and collection of data that supports the City's planning needs	2006-2014	No activity by CLA.
Collaboration on Data Production and Collection	Additional data from Federal, State, regional and County agencies Homeless Count with City of Los Angeles data	2006-2014	LAHSA: As of the 2011 Homeless Count, the City of LA was found to have 23,539 homeless individuals and family members, and youth. Crucial to the cause of data collection is the number of municipalities that "opt-in" to conduct their counts and achieve a higher coverage rate of census tracts. The 2011 Count included 35 opt-in areas, and LAHSA is well on track to double that number for the 2013 Homeless Count.
Census 2010	Census forms and methodologies that better reflect the City's needs	2006-2010	No activity in 2011, as the 2010 Census was completed.
Housing Needs Assessment by Community Plan Area	Adopt revisions of Community Plans that include the designation of appropriate locations and densities of housing Adopt implementation measures to assure that such sites are designated and zoned appropriately Develop different scenarios for each community to reach fair share goals in the Community Plans where updates will not be completed by 2014 and conduct public participation process to discuss and select the preferred scenario	2006-2014	Six Community Plans were in development, including consideration of housing opportunities at planned or potential station areas.
Database for Evaluating Housing Needs	Database of current socioeconomic and demographic data Periodic reports of socioeconomic and demographic data	2006-2014	DCP maintained database and produced reports on specialized issues upon request.

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Adjust Production and Preservation Goals on a Periodic Basis	Periodic adjustment of housing production and preservation goals and program priorities	2006-2014	Revisions to the 2011 AHTF NOFA included an increase in the subsidy boost for projects with New Generation Fund or Supportive Housing Loan Fund awards. Also, a cap was imposed on the number of commitments that can be awarded to any one applicant, in addition to a limit on the number of awards to projects serving seniors. Another revision to the adopted NOFA included the assessment criteria for evaluating the true and immediate risk of preservation/at-risk projects.
Density Bonus	Adopt amendments to the Zoning Code to reflect current State density bonus law Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate implementation of the most recent density bonus requirements 45 very low income units annually 129 low income units annually 118 moderate income units annually	2006-2014	In 2011, a total of 17 "market-based" Density Bonus received affordable housing covenants, to produce 75 affordable units (29 VL, 31 L, and 15 Mod) and 478 total units. A total of 11 subsidized projects received a density bonus, resulting in 709 affordable units (211 VL, 416 L) and 817 total units.
Downtown Affordable Housing Bonus	Adopt amendments to the Zoning Code to implement incentives in Downtown 40 moderate, 30 low, and 30 very low income affordable units annually	Adopt ordinance - 2007 Post on web site and disseminate to developers - 2008-2014 Individual developer consultations - 2008-2014	In 2011, one subsidized rental project downtown received a density bonus through the Greater Downtown Housing Incentives Ordinance, creating 107 affordable units (57 VL, 50 L) in a 108 unit developmenL DCP continued to provide one-on-one consultations with residential developers interested in the incentive program.
Affordable Housing in the Coastal Zone (Mello Act Implementation)	Adopt amendments to the Zoning Code to implement inclusionary and replacement housing requirements in the Coastal Zone Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate implementation of affordable housing requirements in the Coastal Zone 45 very low income units 30 low income units 50 moderate income units	2006-2014	No amendments to the Zoning Code or the Affordable Housing Incentives Program Guidelines in 2010.

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Expedite Affordable Housing Projects	Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate implementation of expedited processes for affordable housing development Prioritize affordable housing projects to expedite processing of permits and any related entitlements Reduce building permit processing time by up to 3 months Reduce entitlement processing time by up to 3 months	2010-2014	LADBS began a new expediting process called Parallel Design Permitting Process (PDPP) in 2010. It allows for project design and permitting process (incluing zoning pre-check) to run concurrently, thereby saving significant time and resources. LADBS allows all affordable housing projects to take part in the program. DCP acitivity on hold pending budget and staff resources.
Community Plan Affordable Housing Targets	Break down the citywide RHNA housing goals plus other unmet housing needs (fair share goals) among the 35 community plans by affordability level and units	2008-2014	6 Community Plans in development (one was put on hold in 2011), including policies and objectives addressing affordable housing needs.
Neighborhood Level Affordable Housing Programs	Cnetral City West: 670 low-income units Playa Vista: 190 moderate-income for-sale and 100 low-income rental units in Phase 1, and 125 moderate-income for-sale and 83 low-income rental units in Phase 2 Warner Center: 1200-1300 workforce housing units (200 per year for the next 6 years) by 2014	2006-2014	The neighborhood-level affordable housing programs in Central City West and Warner Center have been discontinued with the 2009 Palmer vs. Los Angeles decision, which ruled these "inclusionary"-type programs are in violation of the State's Costa-Hawkins legislation. In 2011, 74 condos and 4 model homes/offices were built in Playa Vista.
Redevelopment Project Area Housing Programs	Adopt inclusionary affordable housing requirements within each redevelopment project area's Five Year Plan in conformance with the Community Redevelopment Law	2006-2014	Affordable housing requirements have been removed with the disolution of the Redevelopment Agencies by the State.
Redevelopment Project Area Workforce Income Housing Programs	Adopt Workforce Income Housing Program Guidelines	2008-2014	CRA/LA status update unable to be received due to dissolution of Redevelopment Agencies.

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Preservation Barriers Assessment	Identify development standards that pose compliance difficulties for preservation projects Adopt amendments to the Zoning Code to alleviate challenges	2006-2014	On hold pending budget and staff resources.
Streamlined Review Process for Redevelopment Project Areas	Reduce entitlement processing time for residential development by at least 3 months	2006-2014	CRA/LA status update unable to be received due to dissolution of Redevelopment Agencies.
Improvements to Entitlement Processing	Complete fee study of entitlement processing costs Amend the Zoning Code to implement full cost recovery Reduce entitlement processing time for residential development by at least 3 months Reduce the number of City departments involved in approving and signing-off for building permit issuance	Issue request for proposal for consultant - 2008 Fee study completed and approved by Council - 2009 Ordinance adopted with new fees - 2010 Streamlined procedures designed by interdepartmental working group - 2008-2009 System for condition clearance designed, tested, implemented - 2009-2014	The Development Services Center was launched in 2011. Applications for all discretionary land use approvals are now accepted at both of the Center's offices. Center staff also clear conditions related to applications for building permits, providing an extra level of service. DCP staff now sits side-by-side with their colleagues at LADBS, LADWP and BoE. Trained to "cut the red tape and roll out the red carpet," DSCM staff are adept at advising applicants on the intricacies of the City's planning and permitting processes, thereby improving the entitlement process for applicants. In February, the "one project, one planner" model of case processing went into effect. One planner now manages the review and analysis of all cases connected to a single project, including the environmental assessment (with the exception of EIRs). The new model significantly improves the quality of project planning and enhances service to the public. In February, a consolidated and centralized Major Projects Section was also established within DCP. The Major Projects Section conducts comprehensive review of some of the City's most complex and regionally significant projects and enables the Department to conduct a more thorough and focused analysis of projects that have the potential to generate the most significant effects on the City's infrastructure, local economy and environment.
Development and Design Standards	Reduce need for entitlements for residential development projects Include development and design standards in 16 Community Plans	2008-2014	Development and design standards are being incorporated into the 6 new Community Plans being developed in 2011. The Plans will facilitate improved design of new and renovated structures and public spaces, as well as provide the specific, neighborhood-level detail, relevant policies, and implementation strategies necessary to achve the General Plan objectives. The Hollywood Community Plan is set for adoption in 2012, and the other 5 are aiming for 2013.

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Zoning Code Reform	Adopt Zoning Code amendments to streamline the review and approval process Adopt various packages of grouped code amendments	2008-2010	In 2011, DCP began embarking on a five-year year work program to completely rewrite and simplify the City's Zoning Code. The central purpose of comprehensively revising the City's antiquated zoning code is to enable and facilitate better implementation of the City's General Plan. Completion of this project will result in simplified, more accessible land use regulations, understandable to both neighborhood stakeholders and developers.
Amend the Zoning Code to Facilitate Non-Conventional Housing	Adopt amendments to the Zoning Code to accommodate innovative multifamily types	2008-2014	Ordinance in development to allow by-right licensed community care facilities for multiple residents citywide.
Update the Los Angeles Building Code	Adopt the CBC	2006-2008	The new building code was updated in 2011 to incorporate provisions of the 2009 International Building Code the 2010 California Building Code. The Green Building Code was added to the Code at the end of 2010.
Complete Community Plan EIRs	Minimal environmental review (i.e., Negative Declaration) required for residential development projects	2008-2014	6 Community Plans and corresponding Program EIRs in development. The Program EIRs are designed to provide a basis for preparation of future environmental documents. Lead agencies for individual projects may use this EIR as the basis of their cumulative impacts analysis and may also use the information contained within the EIR in order to "tier" subsequent environmental documentation of projects within the Community Plan Area (CPA).
Modifications to Small Lot Subdivision Process	Identify development standards, code requirements, and procedures that pose compliance difficulties for small lot subdivisions Adopt amendments to the Zoning Code to alleviate challenges	2006-2014	Outreach to developers and architects on improvements to the program's policies and procedures began in 2011 and is planned to result in modifications in 2012.
Modifications to Second Unit ("Granny Flat") Process	Identify development standards and code requirements that pose compliance difficulties to Second Unit Process Adopt amendments to the Zoning Code to alleviate challenges	2008-2014	ZA Memo #120 (2010) provides guidance on implementing State provisions governing the development of second units on residential lots. Zoning Code amendment is not needed because City is not pursuing additional standards or provisions at this time.
Streamline Affordable Housing Covenant Process	Reduce time needed to prepare affordable housing covenants Reduce time needed to obtain clearance from LAHD for building permits Annual report on covenant production and processing time	2006-2014	A guide for preparing affordable housing covenants was produced in Octover 2011 and put on the Housing Department's website. Guidelines for the Department's handling of covenants were updated on December 2010. A Land Use database is used to track the progress of covenant preparation. The Los Angeles Housing Department (LAHD) is part of the "Build LA" working group [led by the Department of Building and Safety (DBS) and the Department of City Planning (DCP)], which aims to streamline the permit application processing.

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Inter-Agency and Inter-jurisdictional Coordination	Leverage 7.1 (instead of current 4:1) in additional County, regional, State and Federal funds to local funds for residential development	2006-2014	The leverage ratio for 2011 AHTF projects was 3.85:1 and 6.22:1 for permanent supportive housing projects. HACLA coordinated the Permanent Supportive Housing NOFA with LAHD and Los Angeles County in 2011. LAHSA, as the Continuum of Care lead, submits on an annual basis the SuperNOFA application for federal funds. This year the LA CoC's Coordinating Council partnered with CoC Housing Authorities in developing the Request for Proposal (RFP) to ensure the new project selection process was as coordinated and uniform as possible as well as guarantee continued funding for quality permanent supportive housing projects in the coming years.
Crime Prevention through Environmental Design (CPTED)	40 residential projects given technical assistance and recommendations annually	2008-2014	DCP provided one-on-one developer consultations and referred applicants of proposed developments to LAPD for assistance. The LAPD's Crime Prevention Unit continues to consult with private developers to incorporate CPTED techniques into projects. The CPTED techniques are also incorporated into HACLA public housing sites.
Neighborhood Watch	Technical support and assistance to 20 new Neighborhood Watch programs annually	2008-2014	Data not available.
Safer City Initiative	10% reduction in criminal activity on Skid Row annually 400 homeless persons directed to housing and service programs annually	2007-2014	Operation Healthy Street was launched in 2011 to clean Skid Row streets and provide a cleaner and safer environment. Five miles of street and sidwalks were cleaned. Personal locker system increased by 500 units for a total of 1136 lockers for the homeless. A new bathroom, shower and luandry facility were made available. The City also opened an abandoned item 90-day storage program for items left in Skid Row so the homeless could claim them.
Health-based Buffer Zones for Residential Neighborhoods	Establish appropriate buffers in 12 Community Plans Make modifications to the Zoning Code and project-based mitigation measures as necessary	2008-2014	On a case-by-case basis, DCP has required Health Risk Assessments (HRAs) on projects to gauge health risks from polluting sites and determine appropriate mitigation.
Reducing Construction-Related Pollution	Revised construction-related pollution guidelines Changes to Zoning Code, Building Code and project-based mitigation measures as necessary	2008-2014	Construction related pollution regulations were enacted as part of the City's adoption of the Green Building Code in December 2010.

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Increase Access to Parks, Recreation Areas and Green Spaces	Increased accessibility to parks and open spaces designated in 16 Community Plan Updates	2008-2014	DCP's Urban Design Studio played leadership role in developing "Streets 4 People", a pilot program to create small parks, bicycle facilities, or pedestrian amenities using excess right-of-way. DCP also helped shape Council motion to initiate creation of "parklets", extending sidewalks for public seating, gardens, bike parking and other amenities 6 Community Plans in development, including consideration of guidelines to facilitate access to parks and open spaces.
Zoning and Neighborhood Implementation Tools for Mixed Use Development	1,000 housing units in mixed use development Identify targets in all Community Plans Adopt ordinances if appropriate	2008-2014	6 Community Plans in development, 5 of which are likely to include a new tool called a Community Plan Implementation Overlay (CPIO), which was created in 2010. CPIOs can be used to promote mixed-use nodes and boulevards, requiring a mix of uses or ground-floor commercial in appropriate areas, along with development and design standards. One case was filed for zone changes to Residential Accessory Services (RAS) zone - a proposed 15-unit project.
Healthy Neighborhoods	Adopt Healthy Neighborhood Policy with guidelines for sustainable practices and implement policy 30 units for extremely low income (30% AMI) annually 90 units for very low income (50% AMI) annually 130 units for above-moderate income (up to 200% AMI) annually	2009-2014	CRA/LA status update unable to be received due to dissolution of Redevelopment Agencies.
Childcare Facilities	5 childcare facilities and 375 slots in residential projects 6 childcare facilities and 450 slots in commercial development and/or near transit	2008-2014	DCP tracking of the development of childcare facilities on hold pending budget and staff resources. CRA/LA status update unable to be received due to dissolution of Redevelopment Agencies.
Million Trees LA – Public Property and Rights-of-Way	300,000 trees planted on public property and public rights-of-way	2006-2014	Since the program launch in September of 2006, Million Trees LA (MTLA) has planted over 330,000 trees increasing the overall new tree planting rate by as much as 6 fold. Prior to the MTLA program, the City, non-profits and new developments was planting approximately 10,000 annually (based on City's Urban Forestry Division information).
Walkability Checklist	Integrate Walkability Checklist into the project review process	2006-2014	Guided by DCP's Urban Design Studio, the Citywide Planning Commission adopted the Walkability Checklist in the summer of 2007 and directed that it be applied to all projects seeking discretionary approval, primarily Site Plan Review and Zone Change.
Urban Design Studio	Establish Urban Design Studio as a division within the DCP Maintain Urban Design Studio with an annual operating budget Increase staff to run Urban Design Studio	2006-2014	Urban Design Studio maintained in 2011 but with reduced staff due to budget constraints. Completed projects include: the Walkability Checklist, Downtown New Street Standards, Downtown Design Guide, Central City Community Plan: Urban Design Chapter, 21st Century City Plan, Urban Design Principles, Placemaking Academy, etc.

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Stormwater Collection and Mitigation	Adopt on-site stormwater design guidelines Integrate on-site stormwater design guidelines into project review process	2008-2014	Low-Impact Development (LID) Ordinance was adopted by City Council in 2011 and will begin to be implmented in May 2012. The LID Ordinance aims to promote and facilitate on-site adherence to the Standard Urban Stormwater Mitigation Plan in order to capture, treat and infiltrate stormwater and urban runoff, as well as promote best management practices such as bioswales and permeable pavement.
Green Streets	Adopt stormwater design guidelines for public rights-of-way Integrate stormwater design guidelines into project review process regarding needed off-site improvements	2008-2014	Stormwater design guidelines and Green Street Standard Plans adopted in 2010. Their aim is to provide construction details for green street elements. The Guidelines are being integrated into project review regarding best stormwater anagement practices.
Landscape Design	Integrate Landscape Ordinance into project review process	2008-2014	Landscape Ordinance continued to be part of project review throughout 2011. DCP prepared a Technical Bulletin for DCP staff regarding implementation of the Ordinance.
Reduced Requirements for Housing near Transit	Adopt revised traffic impact study policies Reduce traffic mitigation requirements for housing near transit	2006-2014	In 2011, the City updated the Traffic Study Guidelines. The new guidelines continue to allow projects near transit to reduce their overall assumed vehicle trip generation. This helps some projects reduce their overall traffic impacts. Also, the new guidelines listed possible mitigation measures aimed at further reducing vehicle trips for residential projects that would result in significant impacts.

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Transit Oriented District Studies	Complete 10 transit oriented district studies Incorporate study recommendations into the Community Plans	Complete TOD plan for La Cienega/Jefferson TOD - 2007 Council authorization to fund 9 TOD plans - 2007 Contracts approved for consultant teams - 2008 Complete 9 TOD plans, adopt ordinances - 2009-2010	DCP released the Draft Plan and EIR for the new Warner Center Regional Core Comprehensive Plan, reinventing Warner Center as a Transit-Oriented District. Released Draft EIR and held public workshops for the Cornfield-Arroyo Seco Specific Plan (CASP), which contains two light-rail stops. Intensive planning efforts for the neighborhoods surrounding transit stations along the Blue and Green lines in South and Southeast Los Angeles continued in 2011 through a grant program funded by CDC/ARRA and the LA County Public Health Dept. The recommendations will be incorporated into the Community Plans being done for each area. DCP also completed a TOD Plan and Market Study for the Exposition Line station areas in South and Southeast Los Angeles. The recommendations will be incorporated into the Community Plans being done for each area. DCP Successfully applied for $3.105 million in grant funds from Metro for 10 TOD plans along the Exposition and Crenshaw light rail corridors. The Jordan Downs Master Plan was adopted in 2011, which includes the plan for revitalizing a large public housing complex near a transit station in Southeast Los Angeles. A Framework of Sustainable Transit Communities was completed by Reconnecting America for the Mayor's office in 2011. The study identifies the qualities that ideally would be present in every Sustainable Transit Community (STC).
Innovative Parking Strategies	Complete studies of parking alternatives including maximum and shared parking feasibility study Incorporate parking study recommendations into Community Plans and the Zoning Code where appropriate	2008-2014	The Modified Parking Requirements (MPR) Ordinance passed the City Planning Commission in 2011. The MPR creates seven optional parking requirement modification tools that can be used in different areas of the City. The Ordinance would allow: 1) change of use parking standards, 2) use of a new Parking Reduction Permit, 3) off-site parking with 1500 feet, 4) decreased parking standards, 5) increased parking standards, 6) commercial parking credits, 7) maximum parking limits. On May 12, 2011, the Los Angeles City Planning Commission, hosted a Workshop on Los Angeles' Parking History, Context, and Examples. The Workshop informed the discussion of the propsed Modified Parking Requirement ordinance. Received SCAG grant funds and launched TOD Parking Study to analyze parking supply and needs near key transit stations
Congestion Management Program Land Use Strategy	Report on all projects developed and all demolitions around major transit stations and transit corridors annually Certify compliance with the Los Angeles County Congestion Management Program annually	2008-2014	Congestion Management Program report and certification of compliance with the Los Angeles County Congestion Management Program was adopted by City Council on November 22, 2011.

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Jobs/Housing Balance Incentives: Residential Exemptions in Transportation Specific Plans	Add fee exemption for residential units to Transportation Specific Plans that govern employment centers	2008-2014	Residential uses continues to be exempted from Traffic Impact fees or assessments in the following jobs-heavy Specific Plan areas: Central City West, Coastal Transportation Corridor, Warner Center and the West Los Angeles Transportation Improvement and Mitigation. In 2011, work progressed on the update to the Warner Center Specific Plan and the Coastal Transportation Corridor Specific Plan.
Education about Growth, Housing Need, Mixed-Use and Mixed-Income Neighborhoods	100 presentations Develop training curriculum Quarterly training workshops throughout the City of Los Angeles 100 participating neighborhood council members and community organization members annually	2008-2014	HRC hosted 3 presentations in 2011, with appoximately 60 stakeholders (1 neighborhood council and 2 Community Task Forces). Two of the presentations/workshops were in the South LA area, and one was in the North Valley. HRC reported a significant reduction in this area due to staff capacity and additional workload in other areas. HACLA continued to work with the Jordan Downs Community Advisory Committee and various Watts Stakeholders to provide updates on the redevelopment of Jordan Downs. HACLA also hired SHIELDS for Families, Inc. as their on-site human capital team for Jordan Downs. HACLA continues to be a collaborative partner with LAUSD and other Watts organizations for outreach and recruitment. HACLA also hired SHIELDS for Families, Inc. as the on-site human capital team for Jordan Downs. HACLA continues to be a collaborative partner with LAUSD and other Watts organizations for outreach and recruitment. DCP continues to educate the public about housing, growth, mixed-use and mixed-income communities in all of its public outreach. CRA/LA outreach us unknown due to the dissolution of the Redevelopment Agencies.
Targeting Growth in Community Plan Areas	Identify targeted growth areas and incorporate appropriate land use designations in 16 Community Plans Identify targets in all Community Plans	2008-2014	6 Community Plans in development in 2011, as well as two Specific Plans that encourage growth in areas where it is deemed appropriate (Warner Center, Cornfield-Arroyo). Growth targets are not being included, but capacity for growth is. Completed Proposed Hollywood Community Plan and EIR; Achieved City Planning Commission approval of Proposed Plan, which aims to direct growth to appropriate transit-accessible areas.
Housing Element Relationship to Land Use Entitlement and Long-Range Planning	Report to City Planning Commission	December 2008	No activity in 2011.

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Priority Plan Check and Expedited Permitting for Green Building Projects	Reduce plan check and permit process time for any LEED-Silver residential projects	2006-2014	With the implementation of the LA Green Building Code (ie. Cal Green), projects filed on or after January 1, 2011, must satisfy LA Green Building Code, as defined in Los Angeles Municipal Code Section 99.01.101.1, Tier 1 or higher in order to obtain expedited processing. The previous LEED Silver threshold has been replaced, as that is essentially the citywide standard for most significant projects.
Entitlement Case Mangement and Expediting for Green Building Projects	Reduce entitlement processing time for 100 LEED-Silver residential projects	2008-2014	DCP's policy is to provide priority entitlement processing green projects that go beyond the new mandatory requirements (essentially LEED Silver) and meet the new Tier 1 and Tier 2 levels of sustainability in the LA Green Building Code. In 2011, no new projects appeared to qualify for this service.
Sustainable Practices: Green Team	Establish Green Team Establish and maintain Standard of Sustainability Establish and maintain Standard of Excellence Develop and implement ordinances as necessary	2008-2014	Green Building Code was adopted in 2010, effective January 1, 2011, to implement the CalGreen Code and to: sunset the Standard of Sustainability; modify the Standard of Excellence to comport to CalGreen; establish LADBS as lead agency; and direct that Green Team meetings be held as needed, as determined by LADBS. In 2011, the Green Team was effectively re-configured. A new Green Division was implemented in LADBS in 2011 responsible for checking Green Code compliance.
Reduce Impediments to Innovative Design	Improved and streamlined procedures	2008-2014	A downtown Permanent Supportive Housing project that seeks to employ 102 pre-fabricated stacked apartment units was permitted in 2011.
Financial Incentives to Conserve Water	Installation of high efficiency clothes washers in 5,000 households per year	2006-2014	Program continues with a total of 8,328 residential washers rebated per year from 2011 - 2012
Manage Water Resources	Adopt changes in procedures as needed to allow stormwater reuse Facilitate integration of stormwater capture into site plan review	2009-2014	The LADWP is following the Low Impact Development (LID) Ordinance, which was adopted by City Council in 2011, where 100% of a ¾ inch storm event of required area is captured and managed using LID Best Management Practices. The priority order of Implementation are Infiltrate, Capture and Use, High Efficiency Bio-Filtration / Retention System BMP, or Combination of above. Integration of stormwater capture into site plan review is being done by standard language incorporated into Scope of Work documents. LADWP Project Managers receive technical assistance for stormwater capture implementation from the Watershed Management Group. LADWP is also monitoring the development of various state bills pertaining to rainwater harvesting, alternate water systems and other water conservation measures as well as the development of the 2013 California Plumbing Code with Chapters 16 and 17 which addresses both graywater and rainwater reuse systems.

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Incentives to Conserve Energy	50,000 low income households obtain more energy-efficient refrigerators 2,000 household retire non-energy efficient refrigerators annually	2006-2014	LADWP reports the following for 2011: *14,324 Consumer Rebates Paid *80,190 Refrigerators exchanged since program inception: 19,912 Exchanged in 2011 *34,544 Refrigerators recycled since program inception: 3,789 recycled in 2011
Loans for Energy Conservation in Affordable Housing Development	2,900 affordable housing units with energy efficient systems	2006-2014	344 Grants issued in 2011 totaling $1,200,000 to assist affordable housing prjects gain energy efficient systems. Qualifying criteria was changed in 2011 - New Construction projects must now exceed Title 24 requirements by a minimum of 25% for low-rise multifamily projects (three or fewer habitable stories) and 20% for high-rise multifamily projects (four or more habitable stories). A minimum of 50% (was 10%) aforementioned percentages must be related to implementing electrical energy efficiency measures.
Encourage Energy Conservation through Pricing	10,000 residential customers on the Time of Use (TOU) rate	2008-2014	The average monthly energy consumption per single family reduced from 514 kWh/month in 2008 to 477 kWh/month in 2011. Residential customers whose monthly energy use exceeds 3,000 kWh are now required to use TOU pricing (encourages energy conservation & can help lower a customer's bill). Nearly 10,000 residential customers on the TOU rate as of end of 2011.
Green Power for a Green LA	25,000 households choosing alternative energy sources	2006-2014	The LADWP reports a total of 17,045 Green Power Customers at the end of 2011.
Million Trees LA -- Private Property	700,000 shade trees planted citywide	2006-2014	Since the program launch in September of 2006, Million Trees LA (MTLA) has planted over 330,000 trees increasing the overall new tree planting rate by as much as 6 fold.
Building Design for Energy Efficiency	Guidelines developed and updated Integrate guidelines into all project reviews	2008-2014	Guidelines regarding energy efficiency in residential buildings were integrated into project reviews through the introduction of the LA Green Building Code on January 1, 2011 (the adoption of CALGreen). In an effort to expedite the strengthening of water and energy efficiency requirements, LADWP established a Codes and Standards Program to address water and energy conservation and sustainability through direct involvement with the code setting bodies. Guidelines continued to be made available on-line at www.environmentla.org.

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Building Design for Improved Air Quality	Guidelines developed and updated Integrate guidelines into all project reviews	2008-2014	Guidelines continued to be made available on-line at www.environmentla.org. LEED guidelines regarding indoor air quality in residential buildings were integrated into project reviews. LADBS implements the improved air quality standards found in the new Green Building Code.
Loans for Conservation	700 loans to households for installing solar systems	2008-2014	No loans written in 2011. Program was re-designed in 2011, when demand far exceeded $30m budgeted. Increased to $60m but lowered the subsidies to stretch the program further.
Incentives to Encourage Green Building Solutions in Existing Buildings	Develop green building incentives program for existing buildings	2006-2014	In 2011, LADWP developed four new green building incentives for existing buildings. The three residential incentives include cool roof, whole house fan and whole house retrofit bonus rebates; on the commercial side, LADWP added a Retrocommissioning Express rebate.
Recycle Construction Waste	Establish incentive program for source separation of constuction 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	2006-2011	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). All haulers and contractors responsible for handling C&D waste must obtain a Private Solid Waste Hauler Permit from BOS prior to collecting, hauling and transporting C&D waste and C&D waste can only be taken to City Certified C&D Processing Facilities.
Sustainable Building Materials	Issue and maintain guidelines Integrate guidelines into project review process	2009-2014	The LADBS and LADWP implements the sustainable building materials requirements of the new Green Building Code (effective January 1, 2011). Guidelines regarding sustainable building materials were integrated into project reviews. LADBS created a "Mandatory Requirements Checklist" for additions and alterations to residential buildings to assist developers and owners in 2011. In addition to fulfilling the (new) mandatory requirements of the City's LA Green Building Code, DCP continues to encourage developers to seek the voluntary standard of sustainable excellence and take advantage of the procedural incentives (priority processing of discretionary cases) afforded at the LEED Silver, or higher, USGBC certification rating. Guidelines continued to be made available on-line at www.environmentla.org.

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Recycling Collection in Residential Development	Provide on-site recycling bins and weekly pick-up for all residential developments	2006-2014	The City of Los Angeles collects a variety of recyclables from over 750,000 households every week. AB341 requires mandatory commercial recycling in California beginning July 1, 2012. Multi-family dwellings of 5 units or more will be required to recycle.
Information and Referral and Technical Assistance Regarding Sustainable Practices	Develop and maintain an outreach website 1,000 residential development stakeholders (architects, engineers, developers, general contractors, and others) trained in sustainable practices annually Produce Green Building Report Card annually	2009-2014	The LADWP website (LADWP.com) now includes tips pages for conservation, water efficient landscape systems and calculators for energy consumption. Information is provided for the Solar Incentive Program, Feed-In Tariff, and electric vehicles. The LADWP website has been updated to provide information regarding the Green Building Initiatives. Information is provided regarding the transition from LEED to the new state green code (CALGreen) and the LA Green Building Code. The Cal Green Tips pages are provided for both commercial and residential constructions types with detailed information regarding, plumbing, mechanical and electrical code requirements for compliance with the building codes, green codes and the Water Efficiency Ordinance. Detailed information is provided for residential graywater collection and reuse systems now recognized by the code. Website links are provided for the green building requirements, graywater, as well as links pertaining to other Technical Assistance Programs.
Sustainable Practices Demonstration Projects	One multi-family demonstration project and five single family demonstration projects annualy	2009-2014	On hold pending budget and staff resources. Dissolution of CRA/LA has likely ended this program.
Neighborhood Stabilization Program	6 residential neighborhoods served by program Adoption of new Community Plans	2008-2014	6 Community Plans in development, which include land use and urban design chapters to help protect neighborhood character. Plans also include policies to encourage and incentivize increased support and better services (such as healthy food stores and parks) in underserved areas. CDD reports that 489 individuals residing in Pacoima or Panorama City were provided workforce services during 2011. An additional 1,270 individuals received comprehensive social services with increased income or educational outcomes.
Services in Public Housing	50 residential clients served by educational assistance programs 100 residential clients served by computer training programs 100 youth served by recreational, educational and cultural programs 1,600 residential clients served by career assistance programs	2006-2014	HACLA Resident Services Division continues to provide seamless program services to the 14 housing developments. The HACLA Work Source portal received 165 new computers and printers for the Employment Technology Centers (ETC). 30,000 repeat customers received employment, computer or educational services. HACLA successfully enrolled and placed 499 clients for the South Bay Workforce investment Board (SBWIB) Transitional Subsidized Employment Program (TSE).

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Improved Street Standards, Streetscapes and Landscaping	Adopt new street standards	2008-2014	In 2011, through the Community Plan Update process, the City developed new street standards that provide an enhanced balance between traffic flow and other important street functions including transit routes and stops, pedestrian environments, bicycle routes, building design and site access. The Community Plan Updates with the modified street standards will proceed through the City Council approval process in 2012.
Improved Quality of Bicycle and Pedestrian Paths	Adopt policies in Bicycle Plan, Transportation Element and Community Plans that promote pedestrian and bicycle transit linkages 10 bicycle route segments constructed/improved 100 pedestrian paths improved	2008-2014	The City's 2010 Bicycle Plan adopted by City Council in March 2011. In addition to the Plan, a Five-Year Implementation Strategy and Technical Handbook were adopted at that time as well. Furthermore, two quarterly reports were produced in 2011. The City's Walkability Checklist, adopted in 2008, continued to be used for encouraging pedestrian-orientation in new discretionary projects.
Urban Design Standards	Adopt urban design standards in 16 Community Plans	Develop template for urban design chapter of Community Plans - 2008 Incorporate into plans and tailor to each community - 2008-2014	6 Community Plans are in development, which each include a Land Use and Urban Design chapter, which will help address specific design concerns for residential development. In addition, the City Planning Commission approved the use of Citywide Design Guidelines for all projects requiring a discretionary action. Based on community feedback, the Guidelines are planned to become a mandatory part of discretionary review in 2012, not just informational guidance.
Bicycle Facilities	Establish guidelines and development standards 40 bicycle facilities developed in residential projects annually	2009-2014	On September 30, 2011, the City Council approved DCP's proposed ordinance to expand bicycle parking requirements throughout the City. The actions will expand bicycle parking requirements to cover multi-family residential developments with more than three units or more than five guest rooms; include commercial,industrial, and manufacturing uses of less than 10,000 square feet; increase the levels of bicycle parking required under the current code for commercial, institutional, and industrial projects; define acceptable locations for bicycle parking; require that both short-term and long-term bicycle parking be provided; improve design standards; amend the amount of bicycle parking that may be substituted for automobile parking, and provide rules for the installation of bicycle parking within the public right-of-way by private businesses.
Response to Development Opportunities	20 developers and property owners provided with technical assistance annually	2006-2014	CRA/LA outreach is unknown due to the dissolution of the Redevelopment Agencies.
Planning for Neighborhoods	16 updated Community Plans Implementation tools as appropriate	2008-2014	6 Community Plans in development, with one draft (Hollywood) presented to City Planning Commission in 2011. New Community Plans for West Adams-Baldwin Hills-Leimert Park, South LA, Southeast LA, San Pedro, Granada Hills and Sylmar are in an advanced phase of development and plan to be introduced in 2012. The Plans will include heightened implementation measures for urban design and land use.

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Community and Neighborhood Council Development Review	Duplicate case files provided to CNCs for proposed projects Notifications to CNCs for filed applications bi-weekly Case filing activity posted on DCP website bi-weekly Case activity maps posted on DCP website quarterly	2006-2014	DCP continued bi-weekly posting of cases filed by Neighborhood Council and Community Plan areas. DCP continued to provide duplicate copies of cases filed to CNCs. In January, DCP introduced a new "Neighborhood Liason" position, which is meant to be the point of contact for community and neighborhood groups seeking more information about planning processes or pending plans and projects. January also saw the beginning of DCP's new Public Participation Policy, which increaed to 60 days the time the public has to to review preliminary reports before the City Planning Commission (CPC) meets.
SurveyLA – The Los Angeles Historic Resources Survey	Complete citywide survey Publish results	2006-2012	In 2011, Phase 1 of the SurveyLA field surveys continued. Survey were completed in 6 community plan areas (Central City North, San Pedro, Harbor Gateway, Wilmington – Harbor City, Palms-Mar Vista-Del Rey, West Los Angeles) covering approximately 74,000 parcels.
Anti-Mansionization Regulations	Adopt an ordinance to regulate new single-family home construction in flatland areas Adopt an ordinance to regulate new single-family home construction in hillside areas	Adopt ordinance for flat lands - 2008 Adopt ordinance for hillsides - 2009	City Council adopted the permanent Baseline Mansionization Ordinance in February 2011. The Ordinance is intended to curb the construction of homes that are excessively large and thus out-of-scale with nearby homes in the City's various single-family residential zones.
Neighborhood Preservation – Downzoning	Rezone appropriate areas in 16 Community Plans	2008-2014	6 Community Plans were in different stages of development. The furthest along, Hollywood, proposed some targeted downzoning to preserve neighborhood character. The proposed downzoning was balanced with upzoning in areas with good transit access.
Homeownership Properties Acquisition Demonstration Project	150 affordable units sold to moderate income families	2008-2014	Status of CRA/LA projects in 2011 was unable to be obtained due to the State's dissolution of the Redevelopment Agencies.
Home Ownership on Large Lots in Pacoima	1 pilot project in Pacoima	2008-2014	Status of CRA/LA projects in 2011 was unable to be obtained due to the State's dissolution of the Redevelopment Agencies.
Reasonable Accommodation	Train DCP staff on processing Reasonable Accommodation requests Produce and disseminate materials regarding Reasonable Accommodation process	2007-2014	Reasonable Accommodation Checklist, a standard DCP application form, was maintained and used to confirm an applicant's qualificailon for reasonable accommodation provisions.
ADA Compliance Officer(s)	Reasonable accommodation provided in all appropriate and covered facilities and programs including residential shelters	2006-2014	There were 257 sign language interpreter services and 67 Communication Access Realtime Translation (CART) reasonable accommodation requests that were processed and provided.
Office of the City Attorney Dispute Resolution Program (DRP)	Refer and resolve 50 housing disputes relatead to persons with disabilities	2006-2014	OCA activity: In 2011, the Department of Disability (DOD) made 3 referrals to DRP.

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Citywide Fair Housing Program	Receive 600 fair housing inquiries annually Resolve 480 fair housing investigations annually Conduct 67 fair housing training sessions annually Train 35 new fair housing testers annually	2006-2014	In 2011, the LAHD through a contract with the Housing Rights Center (HRC), received 757 fair housing inquiries; resolved 488 fair housing investigations; conducted 151 fair housing training sessions; trained 96 new fair housing testers; answered 1,245 calls regarding fair housing issues through the Fair Housing/Predatory Lending Hotline; and, received 8,081 hotline calls that included tenant/landlord issues, fair housing concerns, and housing/predatory lending calls.
Community Reinvestment	Implement a demonstration program in at least one low or moderate income neighborhood	2008-2014	The City continues to seek ways to reinvest in communities with dwindling public sources of funding.
Responsible Lending Training with Financial Institutions	Implement a demonstration outreach and training program	2008-2014	The City continues to seek ways to incent and compel financial institutions to reinvest and conduct business with the City's residents and businesses.
Housing Information Clearinghouse	Establish a consolidated housing information database on the City's website	2006-2014	In 2011 HACLA coordinated information on permanent supportive housing with LAHD for the Citywide Housing Production System (CHPS) database. HACLA continued to use Social Serve for property listings in 2011 as well.
Housing Information Services	Identify avenues to distribute and disseminate information	2008-2014	HACLA continued to conduct voucher issuance sessions, worked with program partners to disseminate information and used Social Serve for property listings.
Don't Borrow Trouble: Education against Home Equity Fraud and Predatory Lending Scams	Answer 60 DBT/predatory lending calls annually through the Fair Housing/Predatory Lending Hotline	2006-2014	The Housing Rights Center (HRC) answered 76 Don't Borrow Trouble (DBT)/predatory lending calls in 2011 through the Fair Housing/Predatory Lending Hotline.
Education for Buyers and Homeowners	3,000 individuals assisted annually	2006-2014	4,800 homebuyers attended homebuyer education classes
Education for Property Owners	Provide education about housing management practices and regulations and promote knowledge of housing rights	2006-2014	Status of CRA/LA projects in 2011 was unable to be obtained due to the State's dissolution of the Redevelopment Agencies.
RSO Tenant/Landlord Outreach and Education Program	Develop mechanism to assure disclosure	2008-2014	In 2011, completed development of comprehensive Landlord Tenant Outreach Plan through $150,000 contract. Outreach activities, videos, web upgrades & staff training initiated per plan. Series of educational workshops was launched; training provided for approx. 500 participants. Hotline assisted 123,000 callers & public counters assisted 64,115 clients with housing inquiries. Approximately 80 printed informational items are updated and distributed citywide (3,302 mailings). Briefings are provided to realtor associations; however, no legal mechanism to require disclosure of RSO status and this would pose legal liability for the City.

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Fair Housing Awareness Training Program (Neighborhood Councils)	Establish fair housing education programs Pursue funding for training initiatives	2008-2014	On hold pending budget and staff resources.
Fair Housing Research	Complete the AI Identify and implement action items	2006-2014	In 2011, the Los Angeles Housing Department (LAHD) determined the key tasks to be undertaken, developed the scope of work and timeline, negotiated and executed a contract with ICF International to produce a new Analysis of Impediments (AI) for the City.
Domestic Violence Shelter Program	Provide 2,850 individuals with access to public services annually Maintain up to 1,006 shelter and transitional beds annually for domestic violence victims	2006-2014	CDD reports that 1597 individuals were provided access to public services and 575 shelter and transitional beds were provided in 2011.
HOPWA Emergency Shelter and Transitional Housing Program	20 existing HIV/AIDS emergency shelter beds funded annually 152 existing HIV/AIDS transitional housing beds funded annually 30 new HIV/AIDS transitional housing beds funded annually	2006-2014	1,186 clients received emergency and transitional housing.
Shelter and Transitional Housing Facilities	829 existing emergency shelter beds funded annually 2,880 existing transitional housing beds funded annually	2006-2014	Emergency Shelter beds: Total 375 Beds - 106 beds (ESG) and 269 beds (CDBG) Transitional Housing: Total 2,575 beds - 582 beds (CDBG), 824 beds (SHP - LAHSA) and 1,169 (SHP - Directs)
Overnight Shelter (Winter Shelter and Year-Round Shelter)	954 temporary shelter beds year round Serve 30 or more families by vouchers in the Year Round Shelter Program 1,768 temporary winter shelter beds Serve 200 or more families and 15 or more individuals by vouchers in the Winter Shelter Program	2006-2014	Year Round Shelter: Total 1,037 (General Funds) Permanent Housing: Total 1,171 beds - 1,047 beds (SHP - LAHSA) and 124 (SHP - Directs) Temporary Winter Shelter Beds: Total 870 beds (City General Funds and ESG) Family Transitions Program: 1,173 Families vouchered from Dec 2011 to June 2012
Resources for Shelters	Distribute goods to 220 or more homeless service agencies and housing providers annually	2006-2014	Data not available.
Priority Occupancy for Homeless Persons	Adopt citywide policy and amend city codes and regulations to facilitate priority housing occupancy for homeless and special needs households	2007-2014	In 2011, HACLA targeted permanent supportive housing development to chronically homeless individuals. HACLA utilized excess grant funding to provide 459 new Shelter Plus Care units for the chronically homeless. HACLA implemented a policy allowing the transfer of hundreds of Shelter Plus Care residents who no longer required the intensive supportive services of that program into the voucher program, thereby freeing those units to serve new chronically homeless individuals. HACLA continues to play a central role in the regional Home For Good plan to end chronic and veteran homelessness.

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Community Based Development Organization (CBDO)	Provide educational/vocational training and employment placement/retention services to 280 homeless persons annually	2006-2014	Over an 18 month period, HACLA: Completed Educational/Vocational Training for 3899 persons. Obtained (and retained) employment for 319 persons. LAHSA does not provide educational or vocational training. Obtained Employment: 357 persons Retained Employment: 92 persons
HOPWA Supportive Services for Persons Living with HIV/AIDS	Provide 13,500 clients with supportive services annually	2006-2014	7,329 clients received supportive services.
Rental Assistance for Homeless Persons	Distribute 4,000 Housing Choice Vouchers to homeless households annually	2006-2014	HACLA had a total of 4,011 tenant-based vouchers set aside for the homeless in 2011.
Rental Assistance for Homeless Persons with Disabilities	Maintain housing of 2,000 homeless households with disabilities annually	2006-2014	HACLA has 2,957 units of supportive housing allocated for the homeless with disabling conditions.
HOPWA Rental Assistance for Persons Living with HIV/AIDS	63 extremely low income and 21 very low income households receive TRA annually 13 extremely low income and 18 very low income households receive PBRA annually 305 low income households receive STRMU assistance annually	2006-2014	In 2011 HACLA has 165 allocated TRA units and 32 allocated PRBA units to assist low-income individuals living with HIV/AIDS. LAHD reports that 815 clients received housing subsidy assistance through the program.
Citywide Rent-to-Prevent-Eviction Program	Assist 110-125 individuals or families at risk of homelessness annually	2006-2014	LAHSA: This program was discontinued.
New Resources for Rental Assistance	Increase the funding base for rental assistance for homeless households and households at high risk of homelessness	2008-2014	LAHSA is funding homeless activities through its ESG grant. All HPRP funds fully expended.
HOPWA Housing Development for Persons Living with HIV/AIDS	Financing commitment to, at minimum, one housing development per year dedicated to serving persons living with HIV/AIDS and their families	2006-2014	$2 million in HOPWA funds were committed to housing development.
Permanent Supportive Housing Program	2,224 permanent supportive housing units financed for homeless households	2008-2014	Five projects with 308 permanent supportive housing units financed for homeless households in 2011. HACLA continued to allocate 2,224 permanent supportive housing units, of which 397 were awarded to 7 new developments in 2011. LAHSA: Under the 2011 SuperNOFA application 194 NEW units of Permanent Supportive Housing were submitted for funding for homeless personws. The LA Continuum of Care was awarded $88,177,272.

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New Resources for Housing Serving the Mentally Ill	Pursue funding towards permanent housing units for homeless mentally ill annually	2008-2014	LAHSA is taking a targeted approach to assessing need and setting regional priorities for CH, Vets, families & youth in coordination with the federal Opening Doors plan and the local Home for Good plan. Based on our 2011 Homeless Count, approximately 35% of the homeless in LA county are severely mentally ill--this represents an 11% increase from the previous count. LAHSA's approach to targeting services for mentally ill clients involves emphasizing this subpopulation in new applications for LAHSA funding under the SuperNOFA process, funding two safe haven programs to provide 50 beds to individuals with severe mental illness, and funding the year round program The City will continue its work with interested stakeholders, particularly at the County level, to fund affordable housing with intensive, wrap-around services.
Permanent Housing (for persons with disabilities)	Maintain 1,477 permanent supportive housing units for homeles households annually	2008-2014	LAHSA: Permanent Housing (for persons with Disabilities) 1,171
Los Angeles Supportive Housing Acquisition Fund	Support site acquisition and pre-development of up to 1,500 housing units	2008-2014	Four permanent supportive housing projects comprising of 157 units were funded in 2011.
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 Regualr reports on contract management and program implementation	2008-2014	As the lead for the Los Angeles Continuum of Care, LAHSA, conducts 10 quarterly meetings to discuss efforts on how to combat homelessness effectively and efficiently. Attendees include City and County representatives to ensure a information sharing and coordinated process. Through November 2011, there were over 30 Continuum meetings featuring between 575 to 625 attendees, including representatives of homeless service providers, city and county representatives, school districts, policy makers, faith based and grass roots organizations, and other homeless stakeholders. In addition to the quarterly meetings, LAHSA staff also participate in monthly meetings of the 8 homeless Coalitions that cover the county's Service Planning Areas. Finally, the LAHSA coordinating council meets 3 to 5 times yearly to give a C0C-wise perspectibe and advise the agency on SuperNOFA and other funding policies and priorities. The Coordinating Council serves as the advisory board to the LAHSA commission. Regarding financial and contracts management, on a monthly basis, LAHSA provides status reports to the Finance, Contract, and Grant Management Committee and the Program and Evaluation Committee of the LAHSA Commission of which 5 board members are representatives of the City of Los Angeles (10 member board). The City continues to work with the United Way and other partners in the pursuit of fulfilling the goals of its *Home for Good* plan.

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Access New Resouces and Services for the Homeless	Periodic reports on state and county legislative and budgetary initatives	2008-2014	LAHSA provides quarterly programmatic and qualitative data to the United Way to be included in their Home For Good progress reports. The Mayor's office and LAHD continue to participate.
Housing and Services Planning for Persons Living with HIV/AIDS	Regularly updated plan for the use of HOPWA grant funds	2006-2014	2011 Housing Opportunities for Persons living with AIDS (HOPWA) Request For Proposals (RFP) included input from focus groups with providers; held and staffed bimonthly meetings w/ Los Angeles County HIV/AIDS Committee (LACHAC); HOPWA technical services provider completed assessment of the Hotel/Food Voucher Program and Housing Case Manager position, and recommendations for changes to programs.
City Homeless Corrdinator	Periodic reports on homeless housing and service delivery and recommendations for improvement	2008-2014	LAHSA's Executive Director served on the Mayor's Housing and Homelessness Cabinet during 2011.
Temporary Housing Facilities for Disaster Response	120 sites available throughout the City within 24 hours of a natural disaster	2006-2014	In 2011, the City Council granted the authority to execute a grant agreement with the CA Department of Housing and Community Development for a Disaster Recovery Initiative (DRI) grant of up to $8.5 million for disaster victims of the 2008 Sayre Wildfire and for disaster planning efforts and related actions.
Outreach and Training for Emergency Preparedness and Response	4 fairs during Emergency Preparedenss Month annually 2 Neighborhood Preparedenss Ambassadors Trainings annually Outreach to neighborhood and community groups as requested	2006-2014	Information was unable to be obtained.
Siting Homeless Housing and Services	Identify locations for housing with supportive services in 16 Community Plans Identify targets in all Community Plans	2008-2014	6 Community Plans in development, including incentive areas for affordable housing.
Zoning and Development Standards for Shelters	Adopt amendment to Zoning Code to facilitate by-right siting of shelter and transitional housing facilities	2008-2014	On hold pending budget and staff resources.
Zoning for Health Facilities	Adopt amendment to Zoning Code to remove restrictions on locations of public health and treatment program facilities	2008-2014	Ordinance in development to allow by right licensed community care facilities for 7 or more residents citywide. DCP obtained a grant for $250,000/year for five years, through the 2011 CommunityTransformation Grant (County Health), to create first-ever Health Chapter of General Plan Framework and related health ordinances

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Assistance for Homeless Persons in Accessing Housing and Services	Continue funding 1 organization to reach 300 or more homeless individuals Explore expanding outreach funding to community-based organizations within the City	2006-2014	Homeless Individuals reached: 2465 (LAHSA ERT) LAHSA has been implementing various programs to ensure that outreach funding is expanded. In response to the HEARTH Act and ESG guidelines, LAHSA, in collaboration with the City and County of Los Angeles is building regional systems of care that will provide coordinated assessments for receipt of homeless services, prevents homelessness by helping families remain within their communities and retain their current non-shelter housing, or diverts people to housing options other than homeless shelters. The first step in this process was the Family Transitions Project (FTP), which streamlined intake of homeless families seeking motel vouchers during the winter months. The improved coordination through the pilot FTP project resulted in more families being diverted away from homelessness and more families exiting homelessness and being rapidly rehoused in permanent housing. Building on the success of the FTP, LAHSA, in partnership with the City and County of Los Angeles, is pooling resources to fund the Family Solutions Centers (FSC), which will provide coordinated entry, intake assessment, and housing and supportive services interventions to homeless families and families at-risk of homelessness across the various regions of Los Angeles County. In collaboration with mainstream resources and targeted homeless resources, this new integrated Countywide system will provide the appropriate level of services and housing to each family in need. The ultimate goals of this coordinated system will be to divert families from becoming homeless and to end families' homelessness as rapidly as possible
Computerized Information Center (CIC)/Information and Referrals for Persons with Disabilities	Assist 150 or more clients seeking homeless services and housing resource referrals annually	2006-2014	The CIC uses a custom software program to provide information on and referral to critical services offered throughout the greater Los Angeles area. CIC staff provide referrals to over 1000 persons with disabilities and agencies annually. The database resources include: housing, emergency shelter, accessible transportation, employment training, job placement, and recreational opportunities. We were not able to determine the number of housing referrals made in 2011.
HOPWA Centralized Countywide Housing Information Services Clearinghouse	Assist 2,640 clients seeking HIV/AIDS housing information referrals	2006-2014	54,554 website hits from clients seeking HIV/AIDS housing information referrals; 533 live contacts and 12 training meetings occurred.

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Awareness of Special Needs Housing (Neighborhood Councils)	Establish outreach curriculum Pursue funding for training program	2008-2014	LAHSA's Emergency Response Team (ERT) is considered one of the lead Outreach Programs in Los Angeles City and County. The ERT provides support to Los Angeles County and City Departments as well as Elected Officials offices. LAHSA continues its networking with other outreach workers countywide. In 2011, there was a focus providing information and training on Los Angeles County Department of Health Services "Healthy Way LA" Program, and participation in the United Way's "Home for Good" Outreach Programs Survey. LAHSA also assistance and supported local outreach teams on conducting special projects. This year, special outreach projects included the Hansen Dam/Sunland-Tujunga region, LAC/USC Medical Center Emergency Room Outreach, Venice Beach and Westchester Outreach, Occupy LA Homeless Participant Outreach, CEO/LASD/LAHSA Outreach Protocol Project, and the Skid Row Families Outreach Project. LAHSA's ERT also continues to work with LA City Dept. of Public Works - Bureau of Street Services Investigation and Enforcement Division (SSIED) by providing outreach and notification services to encampment dwellers to ensuring they receive assistance with accessing shelter and related services
Homeless Needs Outreach	Disseminate information about the housing needs of special needs populations to 2,000 people	2008-2014	LAHSA provided information and referral services to 3,159 people. This includes direct requests for assistance received through the emergency services line, by email, and by encounters and engagements made with homeless individuals and families at locations throughout Los Angeles City and County.
Technical Assistance to Homeless Housing Providers	Technical assistance provided to 20 providers annually	2006-2014	Data not available.
A "Project 50" Pilot Program Targeting the Chronically Homeless	50 long-term chronically homeless individuals housed	2008-2010	Project 50 was completed, and housed 43 of the initial 50 chronically homeless individuals that were identified.

General Comments: