

TRANSMITTAL

To:

THE COUNCIL

Date:

SEP 19 2014

From:

THE MAYOR

TRANSMITTED FOR YOUR CONSIDERATION. PLEASE SEE ATTACHED.



ERIC GARCETTI
Mayor

(Ana Guerrero)



Eric Garcetti, Mayor
Rushmore D. Cervantes, General Manager

Housing Development Bureau

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September 8, 2014

Council File: 10-1140

Council Districts: All

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Honorable Eric Garcetti
Mayor, City of Los Angeles
200 North Spring Street, Room 303
Los Angeles, CA 90012

Attention: Mandy Morales, Legislative Coordinator

COUNCIL TRANSMITTAL: LOS ANGELES HOUSING AND COMMUNITY INVESTMENT DEPARTMENT (HCIDLA) REQUEST TO: (1) CREATE ACCOUNTS FOR THE CONTINUED OPERATION OF TWO LEAD HAZARD REDUCTION DEMONSTRATION GRANTS AND ONE HEALTHY HOMES PRODUCTION GRANT THROUGH FISCAL YEAR 2014-15; AND (2) EXECUTE FOUR CONTRACT AMENDMENTS.

SUMMARY

The Los Angeles Housing and Community Investment Department (HCIDLA) is currently administering two Lead Hazard Reduction Demonstration Grants (LHRD) and one Healthy Homes Production (HHPP) Grant funded by the U.S. Department of Housing and Urban Development's (HUD) Office of Lead Hazard Control and Healthy Homes (OLHCHH). HCIDLA is requesting authority to create new accounts and amend existing appropriations for continued operations of the grant programs for FY 2014-15 and to execute contract amendments with four Community Based Organizations (CBOs).

On December 19, 2011, the Mayor and City Council authorized HCIDLA to execute service contracts with four recommended contractors to perform Outreach, Education and Enrollment services in support of the LHRD Grant (LG 9). Contracts were for a period of one year (Jan 1, 2012 - Dec 31, 2012), with two one-year renewal options subject to contractor performance and funding availability (C.F. 10-1140-S2). Subsequently, the contracts were amended twice; Amendment 1 (C.F. 10-1140-S6) to add funding and increase the term of the contracts, second amendment was as a 14.8 amendment to increase the term of the contracts. To continue the outreach and training components for the LG 9 and LG 10 grants, HCIDLA is requesting authority to execute the third and final amendment to increase funding for the approved Outreach, Education and Enrollment contractors.

RECOMMENDATIONS

The General Manager of HCIDLA respectfully requests that:

- I. Your office schedule this transmittal at the next available meeting(s) of the appropriate City Council committee(s) and forward it to the City Council for review and approval immediately thereafter;
- II. The City Council take the following actions:

A. Authorize the City Controller to:

- 1. Establish new accounts within Lead Fund No. 53Q, Department 43, for Fiscal Year 2014-15 as follows:

Account No.	Account Name
43L143	Housing
43L299	Related Cost

- 2. Transfer appropriations within Lead Fund No. 53Q, Department 43, for Fiscal Year 2014-15 as follows:

From	Account No.	Account Title	Amount
	43G143	LAHD Admin	\$ 13,614.35
	43G299	Related Cost	\$ 7,033.19
	43G904	Administrative Reserve	\$ 237,652.77
	43H143	Housing	\$ 52,544.15
	43H299	Related Cost	\$ 50,580.39
	43J143	LA Housing Dept.	\$ 10,006.75
	43K299	Reimbursement of General Funds Costs	\$ 21,735.09
	43K143	Housing and Community Investment	\$ 47,432.41
		TOTAL	\$ 440,599.10

To	Account No.	Account Title	Amount
	43L143	Housing	\$ 304,160.22
	43L299	Related Cost	\$ 108,971.95
	43G902	Lead Hazard Reduction Direct	\$ 27,466.93
		TOTAL	\$ 440,599.10

- 3. Expend funds, under Recommendation #2 (above), for a total amount not to exceed **\$440,599.10**, for LG 9, for Fiscal Year 2014-15, upon proper written demand from the General Manager of HCIDLA or designee.
- 4. Increase appropriations within General Fund No. 100, Department 43, for Fund 53Q, for Fiscal Year 2014-15 as follows:

Account No.	Account Title	Amount
001010	Salaries, General	\$ 295,878.22
002120	Printing & Binding	\$ 3,500.00
003310	Transportation (Mileage and Parking)	\$ 2,200.00
003040	Contractual Services	\$ 82.00
001090	Overtime	\$ 2,500.00
TOTAL		\$ 304,160.22

5. Expend funds appropriated within General Fund No. 100, Department 43, for LG 9, for Fiscal Year 2014-15, under Recommendation #4 (above), for a total amount not to exceed **\$304,160.22** upon proper written demand from the General Manager of HCIDLA or designee.

6. Establish new accounts within Lead Fund No. 54S, Department 43, for Fiscal Year 2014-15, as follows:

Account No.	Account Name
43L143	Housing
43L299	Related Cost

7. Transfer appropriations within Lead Fund No. 54S, Department 43, for Fiscal Year 2014-15, as follows:

From	Account No.	Account Title	Amount
	43J143	LA Housing Dept.	\$ 91,903.03
	43J299	Related Costs	\$ 36,756.92
	43K143	Housing and Community Investment	\$ 31,351.81
	43J404	Reserve	\$ 377,432.84
	43J402	Lead Hazard Reduction Direct	\$ 226,804.18
	43K299	Reimbursement of General Fund Costs	\$ 12,799.65
TOTAL			\$ 777,048.43

To	Account No.	Account Title	Amount
	43L143	Housing	\$ 582,112.02
	43L299	Related Cost	\$ 194,936.41
TOTAL			\$ 777,048.43

8. Expend funds, under Recommendation #7 (above), for a total amount not to exceed **\$777,048.43**, for LG 10, for Fiscal Year 2014-15, upon proper written demand from the General Manager of HCIDLA or designee.

9. Increase appropriations within General Fund No. 100, Department 43, for Lead Fund 54S, Department 43, for Fiscal Year 2014-15, as follows:

Account No.	Account Title	TOTAL
001010	Salaries, General	\$ 529,287.02
002120	Printing & Binding	\$ 5,000.00
003310	Transportation (Mileage)	\$ 5,500.00
002130	Travel	\$ 3,500.00
003040	Contractual Services	\$ 1,075.00
006010	Office and Administrative	\$ 4,750.00
001090	Overtime	\$ 3,500.00
006030	Lease	\$ 29,500.00
TOTAL		\$ 582,112.02

10. Expend funds appropriated within General Fund No. 100, Department 43, for LG 10, for Fiscal Year 2014-15, under Recommendation #9 (above), for a total amount not to exceed **\$582,112.02**, upon proper written demand from the General Manager of HCIDLA or designee.
11. Establish new accounts within Healthy Homes 1 (HH 1) Fund No. 54K, Department 43, for Fiscal Year 2014-15 as follows:

Account No.	Account Name
43L143	Housing
43L299	Related Cost

12. Transfer appropriations within HH 1 Fund No. 54K, Department 43, for Fiscal Year 2014-15 as follows:

From	Account No.	Account Title	Amount
	43H317	Administrative Reserve (3 Yr)	\$ 44,223.09
	43J143	LA Housing Dept	\$ 116,428.51
	43J299	Related Costs	\$ 32,045.53
	43H316	Healthy Homes Direct	\$ 100,550.14
TOTAL			\$ 293,247.27

To	Account No.	Account Title	Amount
	43L143	Housing	\$ 221,609.44
	43L299	Related Cost	\$ 71,637.83
TOTAL			\$ 293,247.27

13. Expend funds, under Recommendation #12 (above), for a total amount not to exceed **\$293,247.27**, for HH 1, for Fiscal Year 2014-15, upon proper written demand from the General Manager of HCIDLA or designee.

14. Increase appropriations within General Fund No. 100, Department 43, Fund 54K, Department 43, for HH 1, for Fiscal Year 2014-15 as follows:

Account No.	Account Title	Amount
001010	Salaries, General	\$ 194,509.44
002120	Printing & Binding	\$ 1,100.00
003310	Transportation (Mileage and Parking)	\$ 500.00
002130	Travel	\$ 3,600.00
006010	Office and Administrative	\$ 4,500.00
001090	Overtime	\$ 5,000.00
006030	Lease	\$ 12,400.00
TOTAL		\$ 221,609.44

15. Expend funds appropriated within General Fund No. 100, Department 43, for HH 1, for Fiscal Year 2014-15, under Recommendation #14 (above), for a total amount not to exceed **\$221,609.44**, upon proper written demand from the General Manager of HCIDLA or designee.

B. Authorize the General Manager, HCIDLA, or designee, to execute the third and final amendment of contracts ending December 31, 2014 for the approved Outreach, Education and Enrollment CBOs (Table 1), to increase funding by the amount shown below, for a new increased total up to \$70,000.00. Pending HUD's 2014 grant award, HCIDLA will issue a RFP for the selection of outreach, education, enrollment, and training CBOs for 2015.

Table 1								
Lead Outreach and Education CBOs								
Council Districts	CBOs	Contract #	Funding Increase from 54 S	Funding Increase from 53 Q	Total Amendment Increase Amount	Current Contract Amount	New Total Contract Amount	New Contract Period
12, 13, & 14	Coalition For Economic Survival	C-120119	\$12,000.00	\$5,500.00	\$17,500.00	\$104,500.00	\$122,000.00	1/1/2014 - 12/31/2014
1, 4, 8, 9, 10, 14, & 15	Inner City Law Center	C-120112	\$12,000.00	\$5,500.00	\$17,500.00	\$104,500.00	\$122,000.00	1/1/2014 - 12/31/2014
1, 13, & 14	Inquilinos Unidos	C-120111	\$12,000.00	\$5,500.00	\$17,500.00	\$104,500.00	\$122,000.00	1/1/2014 - 12/31/2014
2, 6, 7, & 12	Pacoima Beautiful	C-120118	\$12,000.00	\$5,500.00	\$17,500.00	\$104,500.00	\$122,000.00	1/1/2014 - 12/31/2014
TOTAL BUDGET =			\$48,000.00	\$22,000.00	\$70,000.00	\$418,000.00	\$488,000.00	

- C. Authorize the City Controller to expend funds for the Lead Outreach and Education CBOs, (Table 1), from Department 43; Fund 53Q; Account G902 for \$22,000; and from Department 43; Fund 54S; Account J402 for \$48,000 for Fiscal Year 2014-2015.
- D. Authorize the General Manager, HCIDLA, or designee, to prepare Controller's instructions and/or make any necessary technical adjustments consistent with the Mayor and City Council actions on this program, subject to the approval of the City Administrative Officer (CAO), and request the Controller to implement these instructions.

III. The Mayor concur with the action of the City Council.

BACKGROUND

Lead Hazard Remediation Program (LHRP)

Lead-based paint hazards in pre-1978 housing continue to pose serious health risks in the City of Los Angeles. Pre-1978 rental housing occupied by low-income families with young children are considered at greatest risk for lead poisoning.

High exposure to lead-based paint hazards can cause serious adverse health effects, including damage to the brain and nervous system. Children under the age of six years are most vulnerable since the brain and nervous system are still developing at this early stage. Rental housing is considered a risk factor because it is more likely to experience deteriorating lead-based paint.

As the nation's second most populous city, Los Angeles ranges over 460 square miles with nearly 3.8 million residents. Over one million housing units, accounting for nearly 80% of the city's housing, were built before 1980, and are likely to have lead-based paint. In addition, nearly two thirds of the City's residents are renters, and 20% of all households are below the poverty line. (2012 American Community Survey (ACS 2012)).

In 2013, there were 367 children under the age of six years in the City of Los Angeles with blood lead levels of 9.5 micrograms per deciliter or higher, which is considered the case management threshold. (Los Angeles County Childhood Lead Poisoning Prevention Program (CLPPP)).

Since 1998, the Los Angeles Housing and Community Investment Department (formally known as Los Angeles Housing Department) has operated the LHRP to remediate lead hazards in housing with the highest risk. Since the inception of the LHRP, HCIDLA has received ten grants from HUD-OLHCHH for the implementation of the program. As of June 30, 2014, the LHRP has been successful in making over 2,000 housing units lead-safe in the City of Los Angeles with an emphasis on privately-owned, low-income rental units and owner-occupied housing where children under the age of six reside. Currently, the City has two Lead Hazard Reduction Demonstration Grants- Lead Grant 9 (LG-9 (53Q)) and Lead Grant 10 (LG-10 (54S))-with a period of performance ending August 31, 2014 and May 31, 2015, respectively.

HCIDLA conducts outreach utilizing different approaches in order to reach the largest audience possible. HCIDLA reaches out to both owners and tenants by presenting at apartment associations,

sponsoring trainings, attending fairs, conducting presentations, and contracting with CBOs who were selected through a competitive RFP process. The program contracted with four CBOs that are culturally diverse and bilingual to perform outreach (C.F 10-1140-S2). The CBOs conduct door-to-door outreach and group presentations in order to educate parents about lead hazards, lead poisoning prevention and lead-safe work practices. In addition, they assist tenants in completing their application packets, collect necessary qualifying information and refer them to the LHRP for assistance. HCIDLA works directly with the Los Angeles County CLPPP. CLPPP Inspectors provide lead pamphlets to families of lead-poisoned children with the LHRP's information.

Healthy Homes Production Program (HHPP)

HCIDLA also administers the HHPP. The HHPP takes a comprehensive approach to identify and correct hazards in housing occupied by vulnerable low-income residents, especially children and seniors, with the intent of reducing injury and illness. It utilizes the Healthy Homes Rating System (HHRS) to identify household hazards. The HHRS, an American adaptation of a British evaluation system, was developed to systematically assess potential housing-related health and safety hazards. By focusing on 29 types of potential hazards, it places the emphasis directly on the risk to health and safety, rather than cosmetic or physical conditions alone.

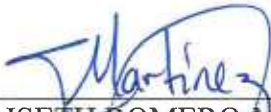
The Healthy Home Program utilizes a combination of "Behavioral and Physical Interventions" to mitigate household hazards. Physical interventions consist of physical repairs to homes to correct hazards identified during the home inspection and may include, but are not limited to health and safety issues such as trip hazards, moisture control, and pest management. Behavioral interventions include interviews and education of residents on home-related hazards and maintaining a healthy living environment in the home. Behavioral interventions are performed by CBOs selected through a competitive RFP process and include conducting resident interviews, educating residents on specific subject matters that affect their health, and reinforcing healthy behavior. Physical interventions are performed by licensed General Contractors and includes correcting deficiencies that causes illness and injuries, such as moisture/mold problems, trip hazards, electrical/fire hazards, structural defects, etc. (C.F. 10-1140-S4). The grant's period of performance ends November 14, 2014.

Through this transmittal HCIDLA is requesting authority to create new accounts and amend existing appropriations for the continued operations of the LG 9, LG 10 and HH1 grants for FY 2014-15 and to amend four Lead Outreach and Education contracts.

FISCAL IMPACT STATEMENT

There will be no impact on the General Fund. The Healthy Homes and Lead Grant Programs are supported with grant funds from HUD-OLHCHH.

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Attachment 1: Draft, Coalition for Economic Survival Contract Amendment
Attachment 2: FY 2014-15 Personnel Allocations